

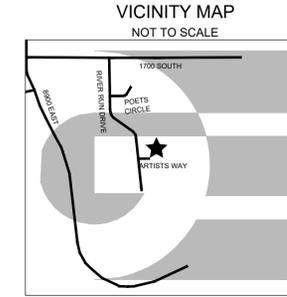
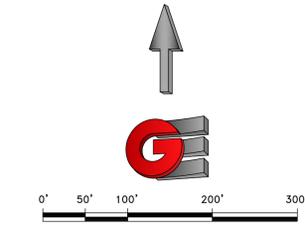
ARROWHEAD MEADOW PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER BEING LOCATED NORTH 89°10'35" WEST 1178.36 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 28; RUNNING THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER NORTH 89°10'35" WEST 349.36 FEET TO THE EAST BOUNDARY LINE OF MONASTERY COVER SUBDIVISION PHASE 1; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) NORTH 05°31'41" WEST 1472.85 FEET; (2) NORTH 02°08'21" WEST 495.95 FEET; THENCE SOUTH 89°17'55" EAST 601.87 FEET; THENCE SOUTH 37°52'13" EAST 151.16 FEET; THENCE SOUTH 00°09'27" EAST 1000.76 FEET; THENCE NORTH 87°43'20" EAST 255.34 FEET; THENCE SOUTH 00°40'17" EAST 245.17 FEET; THENCE SOUTH 00°39'40" EAST 248.71 FEET; THENCE NORTH 90°00'00" WEST 439.83 FEET; THENCE SOUTH 01°24'05" WEST 355.59 FEET TO THE POINT OF BEGINNING, CONTAINING 29.50 ACRES MORE OR LESS.

JULY 2020



LEGEND

	WEBER COUNTY MONUMENT AS NOTED		EXISTING WATER LINE
	SET 24\"/>		EXISTING IRRIGATION LINE
	MARKED GARDNER ENGINEERING		EXISTING STORM DRAIN
	SUBDIVISION BOUNDARY		EXISTING SANITARY SEWER
	LOT LINE		EXISTING OVERHEAD POWER
	ADJACENT PARCEL		EXISTING GAS LINE
	SECTION LINE		EXISTING WATER METER
	EASEMENT		EXISTING WATER MANHOLE
	EXISTING FENCE LINE		EXISTING FIRE HYDRANT
	20' UTILITY AND ACCESS EASEMENT AND EMERGENCY TURNS		EXISTING WATER VALVE
	100' WELL PROTECTION ZONE		EXISTING STORM MANHOLE
			EXISTING CATCH BASIN
			EXISTING SEWER MANHOLE
			SOIL TEST PIT
			STREET CENTERLINE MONUMENTS

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	284.36	57.00	285°50'18"	N0° 27' 08"W	68.74
C2	10.16	11.00	52°55'09"	S63° 05' 18"W	9.80
C3	142.18	57.00	142°55'10"	N71° 54' 42"W	108.08
C4	142.18	57.00	142°55'10"	S71° 00' 27"W	108.08
C5	10.16	11.00	52°55'09"	N63° 59' 33"W	9.80

NORTHEAST CORNER SEC. 28, T6, R2E, S.L.B. &M. WEBER COUNTY PRECAST 3" BRASS CAP MONUMENT 2" BELOW GROUND GOOD CONDITION, DATED 1989

NOTES

- CURRENT WEBER COUNTY ZONE FV-3.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0476F WITH AN EFFECTIVE DATE OF JUNE 2, 2015.
- AREA TABULATIONS:
 - TOTAL SUBDIVISION AREA - 348.614 SQ. FT.
 - TOTAL LOT AREA - 337,057 (96.68%) SQ. FT.
 - TOTAL RIGHT-OF-WAY AREA - 11,581 SQ. FT. (3.32%)
- EPHEMERAL STREAM - FLOW LINE IS SHOWN BASED ON FIELD MEASUREMENTS OF A SLIGHT DEPRESSION, THERE IS NO DISCERNIBLE TOP BANK. PUBLIC ROADWAY LENGTH - 134 LINEAR FEET. PRIVATE RIGHT-OF-WAY LENGTH - 469 LINEAR FEET.
- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

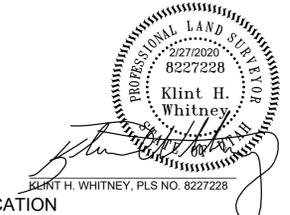
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ELEVEN (11) LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CURTIS HYDE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°07'46" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY OF THE SUBDIVISION WAS ESTABLISHED BY THE NEIGHBORING DEDICATED SUBDIVISION MONASTERY COVE SUBDIVISION PHASE 1 ENTRY NUMBER 1656217 AND BY WARRANTY DEEDS, ENTRY NUMBERS 2123884 AND 2123883.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS ARROWHEAD MEADOW PHASE 1 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2020.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

ARROWHEAD MEADOW PHASE 1

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT OF WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT AMY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, DEDICATION OF UTILITY AND ACCESS EASEMENTS.

SIGNED THIS ____ DAY OF _____, 2020.

BY: CURTIS HYDE

ACKNOWLEDGEMENT

STATE OF UTAH)
))
COUNTY OF DAVIS))

On this _____ day of _____, 2020, before me _____, A Notary Public, personally appeared CURTIS HYDE, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP _____ NOTARY PUBLIC

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS ____ DAY OF _____, 2020.
CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST: _____ NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS ____ DAY OF _____, 2020.
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ____ DAY OF _____, 2020
DIRECTOR WEBER-MORGAN HEALTH DEPT.

DEVELOPER:
B & H INVESTMENT
CURTIS HYDE
110 WEST JENNINGS LANE
CENTERTVILLE, UTAH, 84014
801-540-8505

S1

2

GARDNER ENGINEERING
CIVIL • LAND PLANNING
SURVEYING

5150 SOUTH 875 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL _____

RECORDS, PAGE _____ RECORDED _____

FOR _____

COUNTY RECORDER

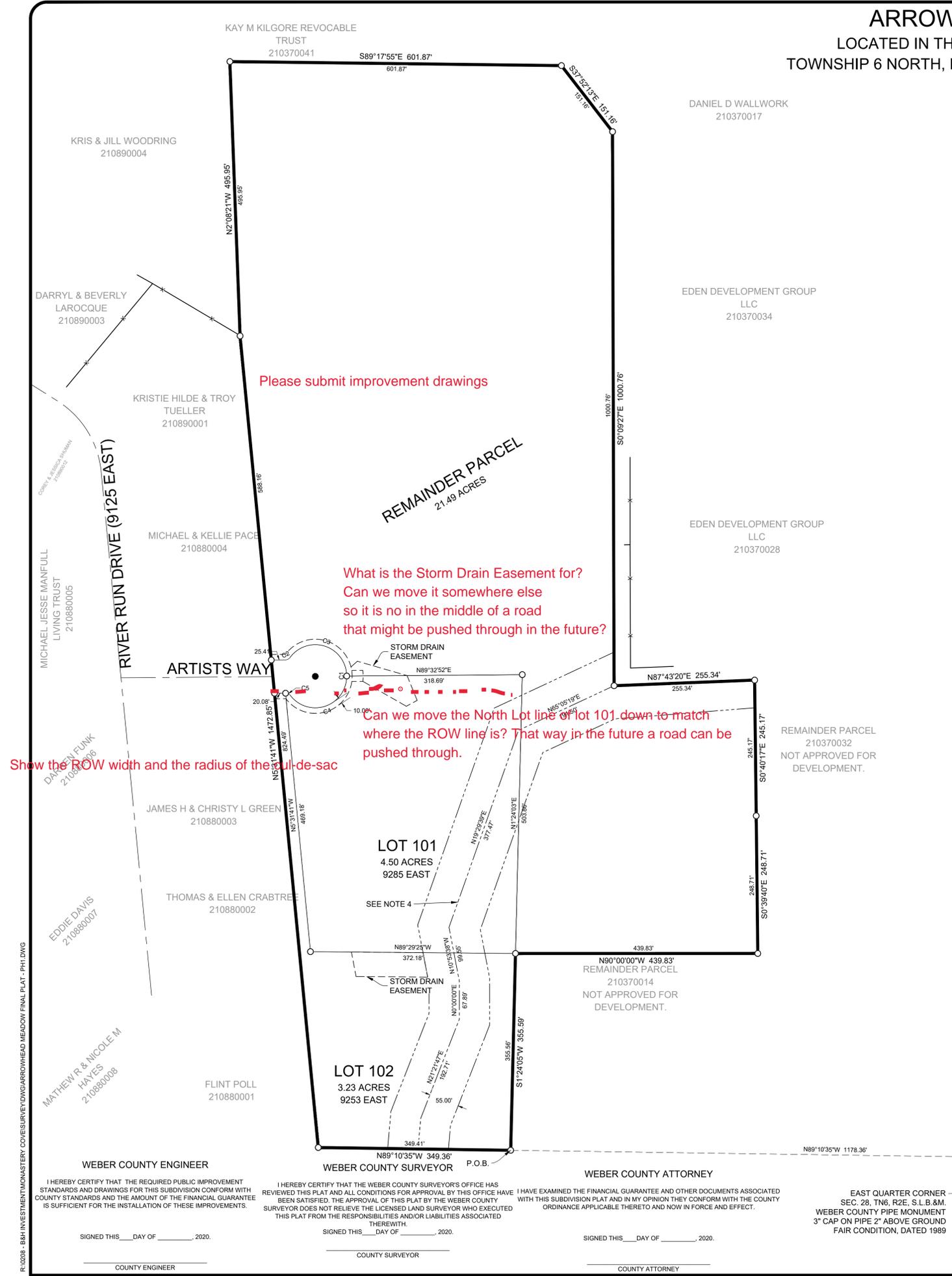
BY: _____

Please submit improvement drawings

What is the Storm Drain Easement for? Can we move it somewhere else so it is no in the middle of a road that might be pushed through in the future?

Can we move the North Lot line of lot 101 down to match where the ROW line is? That way in the future a road can be pushed through.

Show the ROW width and the radius of the cul-de-sac



WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS ____ DAY OF _____, 2020.
COUNTY ENGINEER

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS ____ DAY OF _____, 2020.
COUNTY SURVEYOR

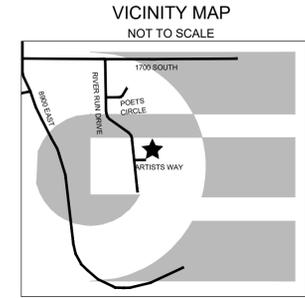
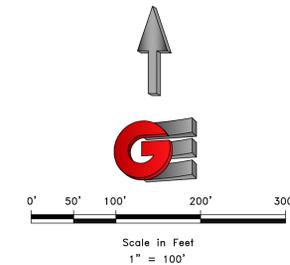
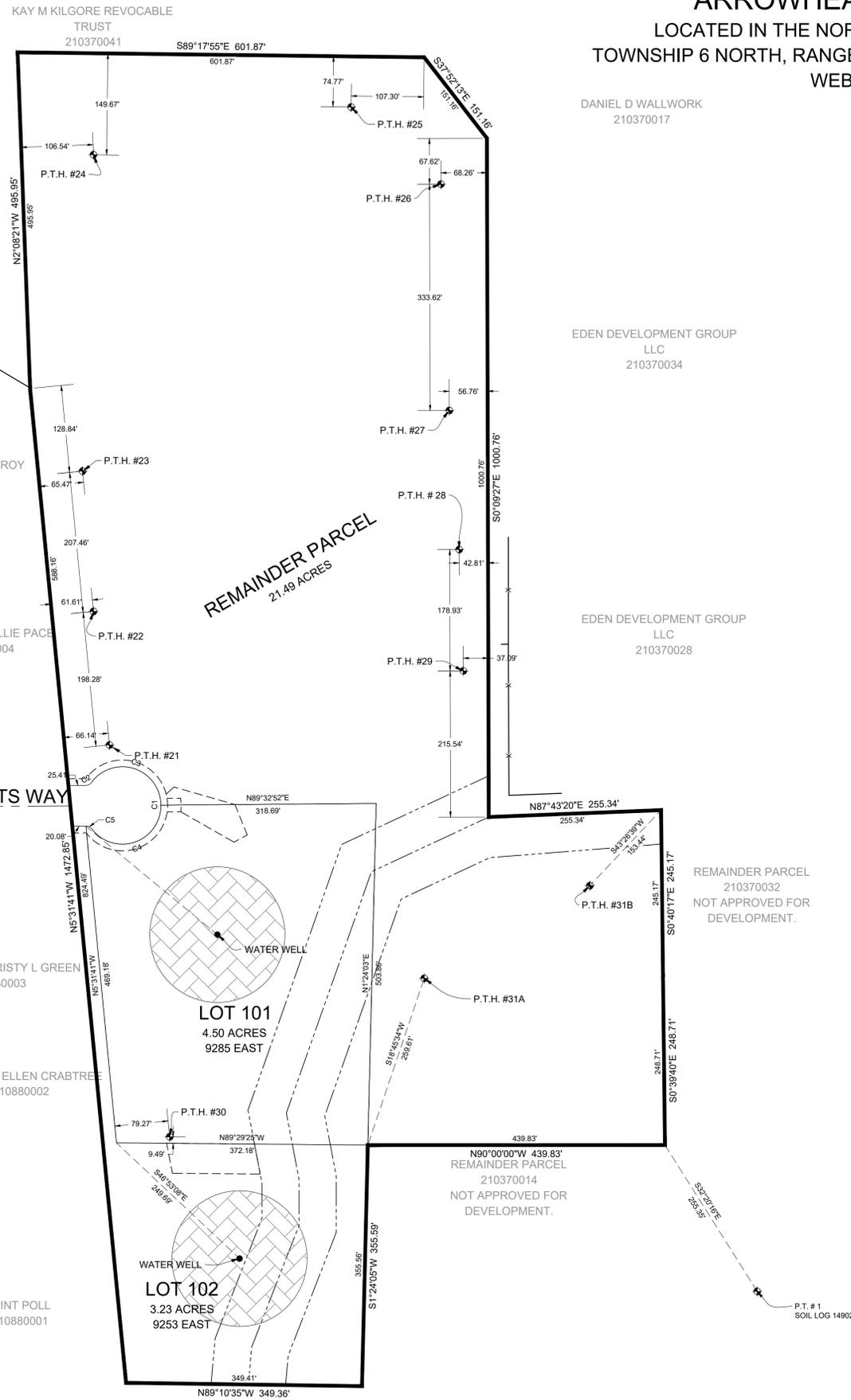
WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS ____ DAY OF _____, 2020.
COUNTY ATTORNEY

EAST QUARTER CORNER SEC. 28, T6, R2E, S.L.B. &M. WEBER COUNTY PIPE MONUMENT 3" CAP ON PIPE 2" ABOVE GROUND FAIR CONDITION, DATED 1989

P:\0208 - B&H INVESTMENT\MONASTERY COVER\SURVEY\DWG\ARROWHEAD MEADOW FINAL PLAT - PH.DWG
P:\0208 - B&H INVESTMENT\Monastery Cover\DWG\Arrowhead Meadow Final Plat - PH.dwg 2/18/2021 1:32:29 PM LT

ARROWHEAD MEADOW PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
MARCH 2020



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- ▨ 20' UTILITY AND ACCESS EASEMENT
- ▨ 100' WELL PROTECTION ZONE
- ▨ STORM DRAIN EASEMENT
- — — — — EXISTING WATER LINE
- — — — — EXISTING IRRIGATION LINE
- — — — — EXISTING STORM DRAIN
- — — — — EXISTING SANITARY SEWER
- — — — — EXISTING OVERHEAD POWER
- — — — — EXISTING GAS LINE
- ⊙ EXISTING WATER METER
- ⊕ EXISTING WATER MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING CATCH BASIN
- ⊕ EXISTING SEWER MANHOLE
- ◆ SOIL TEST PIT

PERC TEST HOLE #	DEPTH INCHES	FINAL STABILIZED PERC RATE	TEST STATUS	RECOMMENDED WASTEWATER DISPOSAL SYSTEM	STATIFIED SOILS EVALUATION #1864 BY WEBER-MORGAN HEALTH DEPT
PT 21-L	60"	2.5 MIN/IN	FAIL	AT-GRADE	0'-16" LOAM, GRAY, DRY, GRAVELLY & COBBLY SANDY LOAM, REDDISH BROWN, DRY, VERY GRAVELLY, COBBLY & STONEY
PT 21-M	48"	5.0 MIN/IN	PASS		
PT 21-H	36"	4.2 MIN/IN	FAIL		
PT 22-L	60"	5.6 MIN/IN	PASS	CONVENTIONAL	0'-17" LOAM, GRAY, DRY, GRAVELLY, COBBLY & STONEY SANDY SKELETAL, DARK REDDISH BROWN, DRY
PT 22-M	48"	6.2 MIN/IN	PASS		
PT 22-H	36"	5.0 MIN/IN	PASS		
PT 23-L	60"	5.0 MIN/IN	PASS	CONVENTIONAL	0'-14" LOAM, GRAY, DRY, GRAVELLY & COBBLY SANDY LOAM, LIGHT GRAY, VERY GRAVELLY & COBBLY SANDY SKELETAL, PALE BROWN, DRY
PT 23-M	48"	5.6 MIN/IN	PASS		
PT 23-H	36"	25.0 MIN/IN	PASS		
PT 24-L	60"	4.5 MIN/IN	FAIL	WISCONSIN MOUND	0'-18" LOAM, GRAY, MOIST, GRAVELLY 18"-36" LOAM, GRAYISH BROWN, MOIST, GRAVELLY 36"-45" HEAVY LOAM, BROWN, MOIST, GRAVELLY & STONEY 45"-60" SANDY LOAM, BROWN, MOIST, VERY COBBLY & STONEY
PT 24-M	48"	2.9 MIN/IN	FAIL		
PT 24-H	36"	25.0 MIN/IN	PASS		
PT 25-L	60"	8.3 MIN/IN	PASS	CONVENTIONAL	0'-26" LOAM, BLACK, MOIST GRAVELLY, COBBLY SANDY LOAM, PALE BROWN, DRY, VERY COBBLY, STONEY 26"-42" LOAMY SAND, PALE BROWN, DRY, VERY COBBLY, STONEY 42"-60" LOAMY SAND, PALE BROWN, DRY, VERY COBBLY, STONEY
PT 25-M	48"	2.5 MIN/IN	PASS		
PT 25-H	36"	7.1 MIN/IN	PASS		
PT 26-L	60"	5.0 MIN/IN	PASS	CONVENTIONAL	0'-6" LOAM, GRAY, DRY, GRAVELLY, COBBLY, STONEY 6"-38" SANDY LOAM, PALE BROWN, DRY, VERY COBBLY, STONEY 38"-60" LOAMY SAND, REDDISH BROWN, MOIST, VERY COBBLY, STONEY
PT 26-M	48"	12.5 MIN/IN	PASS		
PT 26-H	36"	4.5 MIN/IN	FAIL		
PT 27-L	60"	8.3 MIN/IN	PASS	CONVENTIONAL	0'-8" LOAM, GRAY, DRY, COBBLY & STONEY 8"-36" SANDY LOAM, GRAY, DRY, VERY COBBLY & STONEY 36"-57" SANDY SKELETAL, REDDISH BROWN, MOIST, COBBLY & STONEY
PT 27-M	48"	7.1 MIN/IN	PASS		
PT 27-H	36"	5.6 MIN/IN	PASS		
PT 28-L	60"	4.2 MIN/IN	FAIL	AT-GRADE	0'-10" LOAM, GRAY, DRY, COBBLY & STONEY 10"-27" SANDY LOAM, PALE BROWN, DRY, VERY COBBLY & STONEY 27"-55" SANDY SKELETAL, REDDISH BROWN, MOIST
PT 28-M	48"	5.0 MIN/IN	PASS		
PT 28-H	36"	5.6 MIN/IN	PASS		
PT 29-L	60"	8.3 MIN/IN	PASS	CONVENTIONAL	0'-14" LOAM, GRAY, DRY, GRAVELLY 14"-28" LOAM, GRAYISH BROWN, GRAVELLY, DRY 28"-58" SANDY LOAM, REDDISH BROWN, DRY, COBBLY & STONEY
PT 29-M	48"	5.0 MIN/IN	PASS		
PT 29-H	36"	8.3 MIN/IN	PASS		
PT 30-L	60"	8.3 MIN/IN	PASS	CONVENTIONAL	0'-17" LOAM, GRAY, DRY, VERY GRAVELLY 17"-48" LOAMY SKELETAL, DARK REDDISH BROWN, DRY
PT 30-M	48"	5.0 MIN/IN	PASS		
PT 30-H	36"	10.0 MIN/IN	PASS		
PT 31A-L	60"	1.2 MIN/IN	FAIL		0'-16" LOAM, BLACK, MOIST, GRAVELLY 16"-36" LOAM, BROWN, MOIST, GRAVELLY & STONEY 36"-60" SANDY SKELETAL, REDDISH BROWN, MOIST
PT 31A-M	48"	5.0 MIN/IN	PASS		
PT 31A-H	36"	16.7 MIN/IN	PASS		
PT 31B-L	60"	8.3 MIN/IN	PASS	CONVENTIONAL	0'-27" SILT LOAM, BLACK, MOIST, GRAVELLY 27"-41" LOAM, GRAYISH BROWN, MOIST, GRAVELLY 41"-52" LOAM, BROWN, MOIST 52"-68" SANDY LOAM, BROWN, MOIST
PT 31B-M	48"	6.2 MIN/IN	PASS		
PT 31B-H	36"	5.5 MIN/IN	PASS		

SOIL LOG #14902
LOCATION - UTM ZONE 12 NAD 83 439440E 4564344N.
CULINARY WATER WELL MUST BE A MINIMUM OF 100 FEET FROM WASTE WATER FACILITIES.

DEVELOPER: B & H INVESTMENT CURTIS HYDE 110 WEST JENNINGS LANE CENTERVILLE, UTAH, 84014 801-540-8505	S2 2	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
<p>GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING</p> 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		

P:\0208 - B&H Investment\0208\ARROWHEAD MEADOW\FINAL PLAT - PH.DWG
 P:\0208 - B&H Investment\0208\ARROWHEAD MEADOW\Final Plat.dwg 2/18/2021 1:53:08 PM L1