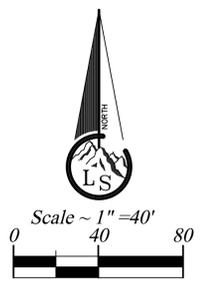
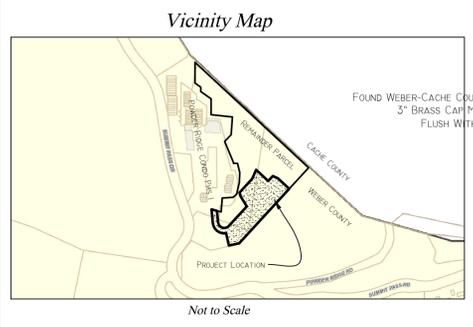


ASPEN RIDGE AT POWDER MOUNTAIN

A PART OF SECTION 6 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - DECEMBER 2020



- Legend**
- x---x--- EXISTING FENCE
 - EASEMENTS
 - STREET CENTERLINE
 - ◆ SECTION CORNER
 - ▲ COUNTY LINE MONUMENT
 - FND PROPERTY NAIL
 - FND REBAR AND CAP
 - ⊙ SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - ⊕ ELEVATION BENCHMARK



- PLAT NOTES:**
- 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.
 - Open Space is reserved to the HOA.

WEBER-MORGAN HEALTH DEPARTMENT
I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems. Signed this _____ day of _____, 20____.

Director, Weber-Morgan Health Department
WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 20____.

Chairman, Weber County Planning Commission
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 _____, 20____.

Signature _____

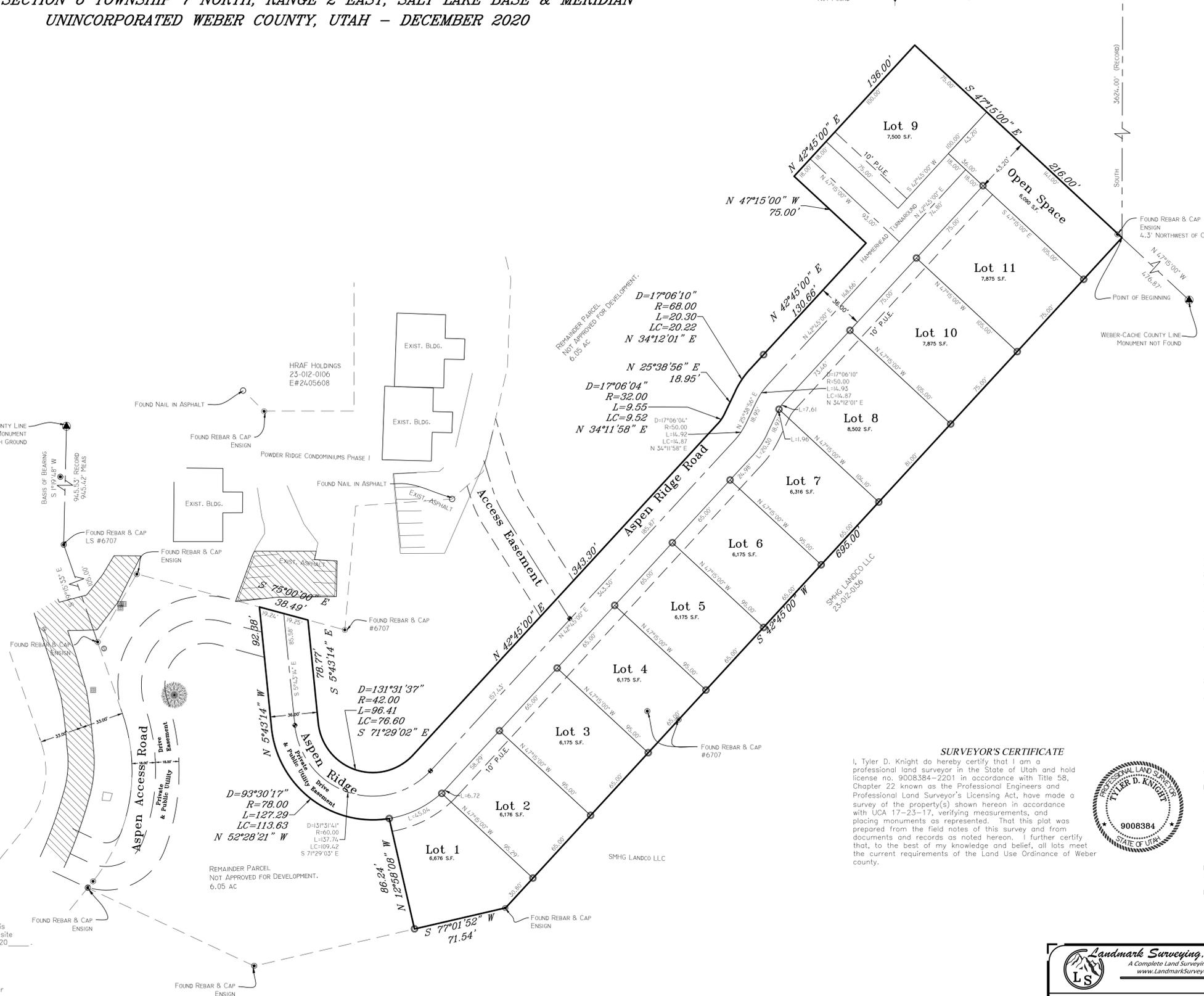
WEBER COUNTY COMMISSION ACCEPTANCE
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 20____.

Attest:
Chairman, Weber County Commission Title: Weber County Clerk

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 _____, 20____.

Signature _____

NORTHWEST CORNER SECTION 6 T6N, R2E, SLB8M, NOT FOUND EAST 3002.78' (RECORD)



OWNER'S DEDICATION
We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract ASPEN RIDGE AT POWDER MOUNTAIN:

We hereby dedicate and reserve unto ourselves, our heirs, our grantees and/or assigns, an easement(s), and/or right(s)-of-way as shown hereon to be used in common with all others within said subdivision and those adjoining subdivisions that may be subdivided by the undersigned owners, successors, and/or assigns on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private Right(s)-of-Way) as access to the individual lot(s), common area(s), open spaces(s), agricultural parcel(s), park(s), or other property or uses granted for the ownership or use of said owner(s), heirs, grantees, and/or assigns, to be maintained by [name of HOA] Owners Association whose membership consists of said owners, their grantees, successors, or assigns. We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements. We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Trust Acknowledgment
IN WITNESS WHEREOF, said Michael Moyal Living Trust, dated, July 14, 2016 has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this _____ day of _____, 20____.

MICHAEL MOYAL
STATE OF UTAH)
COUNTY OF WEBER) SS
On the date first above written personally appeared before me the above named signers, residing at [addresses], who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.
WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public _____ Residing in: _____
My Commission Expires: _____

BOUNDARY DESCRIPTION
A part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian: Beginning at a point located North 47°15'00" West 476.87 feet from a Brass Cap Monument marking an angle point in the Weber-Cache County line, said County Monument being located 3002.78 feet East, 3624.00 feet South and 476.87 feet South 47°15'00" East from the Northwest corner of said Section 6; and running thence thence South 42°45'00" West 695.00 feet; thence South 77°01'52" West 71.54 feet; thence North 12°58'08" West 86.24 feet; thence right along the arc of a 78.00 foot radius curve a distance of 127.29 feet (Delta is 93°30'17" and Long Chord bears North 52°28'21" West 113.63 feet); thence North 5°43'14" East 78.77 feet; thence left along the arc of a 42.00 foot radius curve a distance of 96.41 feet (Delta is 131°31'37" and Long Chord bears South 71°29'02" East 76.60 feet); thence North 42°45'00" East 343.30 feet; thence left along the arc of a 32.00 foot radius curve a distance of 9.55 feet (Delta is 17°06'04" and Long Chord bears North 34°11'58" East 9.52 feet) thence right along the arc of a 68.00 foot radius curve a distance of 20.30 feet (Delta is 17°06'10" and Long Chord bears North 34°12'01" East 20.22 feet); thence North 42°45'00" East 130.66 feet; thence North 47°15'00" West 75.00 feet; thence North 42°45'00" East 136.00 feet to the said County line; thence along said County line South 47°15'00" East 216.00 feet to the point of beginning.

Contains 114,612 s.f. or 2.631 acres

SURVEYOR'S CERTIFICATE
I, Tyler D. Knight do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber County.



NARRATIVE
This survey was requested by Michael Moyal to subdivide his property as shown on this plat.
Documents used to aid in this survey:
1. Weber County Tax Plat 23-012-1.
2. Deeds of record as found in the Weber County Recorder's Office for parcels: 23-012-0082, 23-012-0105, 23-012-0106, 23-012-0119, 23-012-0136.
3. Plats of Record: Powder Ridge Condominiums Phase 1 and amendments, Summit Eden Phases 1A to 1C and amendments,
4. Record of Survey: #2354, #3857, a Survey performed by Ensign Engineering for Deer Crest Property, dated June 3, 2015.

Boundary is a part of parcels created by Warranty Deed Entry's #2919763, #2405608 and #2551203 as found in the Weber County Recorder's office.
Basis of bearing is state plane grid from monument as shown.

<p>Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com</p>	<p>4646 South 3500 West - #A-3 West Haven, UT, 84401 801-731-4075</p>	<p>Weber County Recorder</p>	
		<p>DEVELOPER: Michael Moyal Address: 1825 Washington Blvd. Ogden UT, 84404</p>	<p>1</p>
<p>A part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian.</p>		<p>Subdivision</p>	
<p>Revisions</p>		<p>DRAWN BY: TDK CHECKED BY: TDK</p>	
<p>DATE: _____ FILE: 3731</p>		<p>By Deputy: _____</p>	

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document and is not intended for and shall not be used in construction, nor to be recorded or filed, nor implemented or used as a Final Product.