

# 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

**OWNER'S DEDICATION**

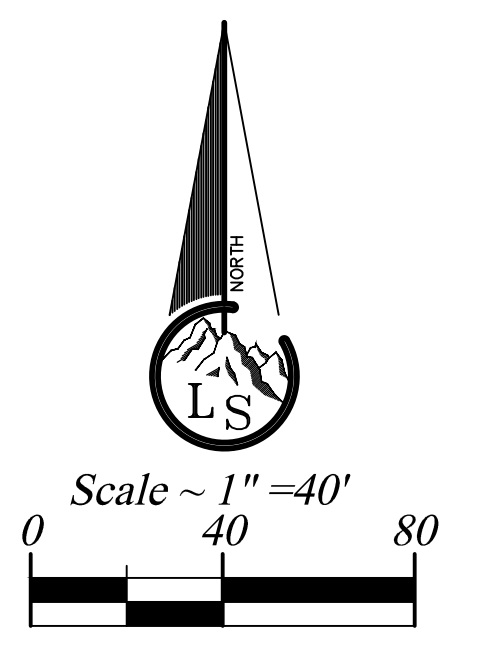
We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract ASPEN RIDGE AT POWDER MOUNTAIN:

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 as access to the individual lot(s), parcel(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 Aspen Ridge Home Owners Association whose membership consists of said owners, their grantees, successors, or assigns.

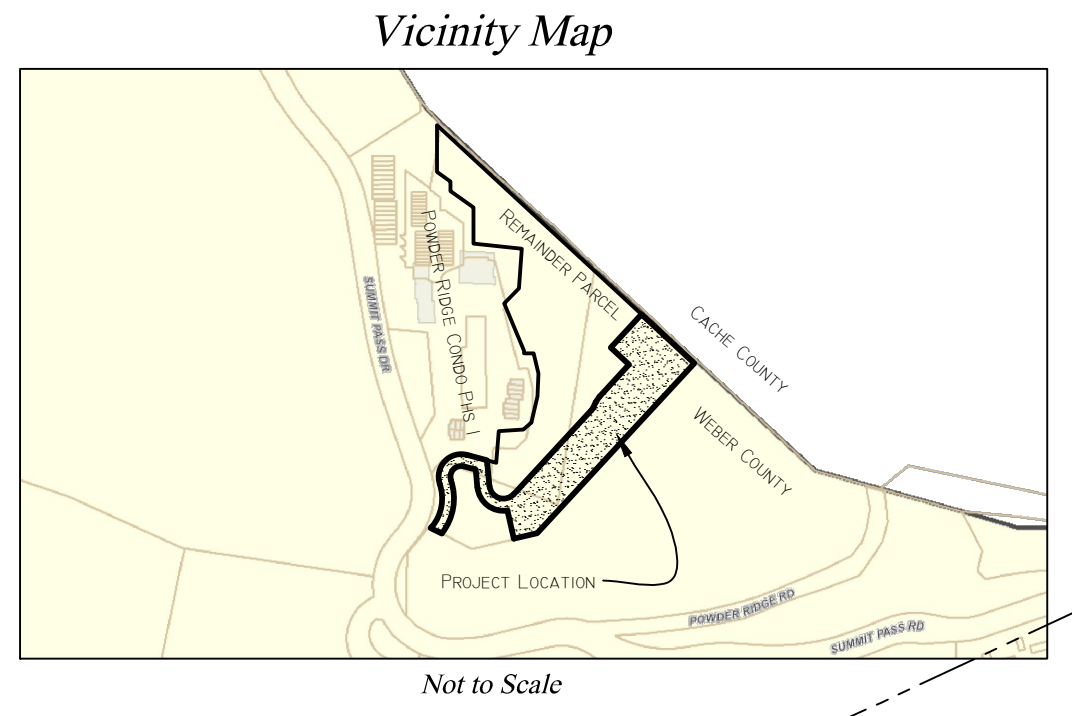
We hereby grant and convey to Aspen Ridge Home Owners Association, all those parts or portions of said tract of land designated as Parcel A and Parcel B to be used for the benefit of said Aspen Ridge Home Owners Association.

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.



**PLAT NOTES:**  
1. 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.  
2. Parcel A and Parcel B is reserved to the HOA.



- Legend**
- - - - - 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

**BOUNDARY CURVE DATA**

| CURVE | DELTA      | RADIUS | LENGTH | CH BRG & DIST         |
|-------|------------|--------|--------|-----------------------|
| C1    | 93°30'17"  | 78.00  | 127.29 | N 52°29'21" W 113.63' |
| C2    | 90°00'00"  | 2.00   | 3.14   | N 50°43'14" W 2.83'   |
| C3    | 50°26'23"  | 22.00  | 19.37  | S 59°03'35" W 18.75'  |
| C4    | 29°59'11"  | 129.01 | 67.52  | S 18°50'48" W 66.75'  |
| C5    | 45°46'44"  | 88.00  | 70.31  | S 26°44'35" W 68.46'  |
| C6    | 12°55'00"  | 43.00  | 9.69   | S 56°05'27" W 9.87'   |
| C7    | 42°40'43"  | 133.00 | 99.07  | N 2°04'44" E 96.79'   |
| C8    | 131°31'37" | 42.00  | 96.71  | S 71°29'02" E 76.60'  |
| C9    | 17°06'04"  | 32.00  | 9.55   | N 34°11'58" E 9.52'   |
| C10   | 17°06'10"  | 68.00  | 20.30  | N 34°12'01" E 20.22'  |
| C11   | 15°20'08"  | 133.00 | 35.60  | N 15°45'01" E 35.49'  |
| C12   | 24°15'52"  | 133.00 | 56.32  | N 4°02'58" E 55.90'   |
| C13   | 3°04'44"   | 133.00 | 7.15   | N 17°43'16" W 7.15'   |
| C14   | 22°38'06"  | 165.01 | 65.19  | N 22°31'20" E 64.77'  |
| C15   | 50°26'23"  | 58.00  | 51.06  | N 59°03'35" E 49.43'  |
| C16   | 33°05'06"  | 78.00  | 45.04  | N 64°13'57" E 44.42'  |
| C17   | 4°56'18"   | 78.00  | 6.72   | N 45°13'16" E 6.72'   |
| C18   | 17°06'10"  | 68.00  | 20.30  | N 34°12'01" E 20.22'  |
| C19   | 3°30'54"   | 32.00  | 1.96   | N 27°22'09" E 1.96'   |
| C20   | 13°56'21"  | 32.00  | 7.61   | N 35°56'21" E 7.59'   |

**CENTERLINE CURVE DATA**

| CURVE | DELTA      | RADIUS | LENGTH | CH BRG & DIST         |
|-------|------------|--------|--------|-----------------------|
| C21   | 56°35'18"  | 25.00  | 24.69  | N 77°55'36" E 23.70'  |
| C22   | 16°28'33"  | 70.00  | 20.13  | N 41°23'41" E 20.06'  |
| C23   | 29°18'11"  | 70.00  | 35.80  | N 18°30'18" E 35.41'  |
| C24   | 29°59'11"  | 147.01 | 76.94  | N 18°50'48" E 76.07'  |
| C25   | 50°26'23"  | 40.00  | 35.21  | N 59°03'35" E 34.09'  |
| C26   | 131°31'41" | 60.00  | 137.74 | S 71°29'03" E 109.42' |
| C27   | 17°06'04"  | 50.00  | 14.92  | N 34°11'58" E 14.87'  |
| C28   | 17°06'10"  | 50.00  | 14.93  | N 34°12'01" E 14.87'  |

**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 \_\_\_\_\_  
Chairman, Weber County Commission

**WEBER COUNTY COMMISSION ACCEPTANCE**

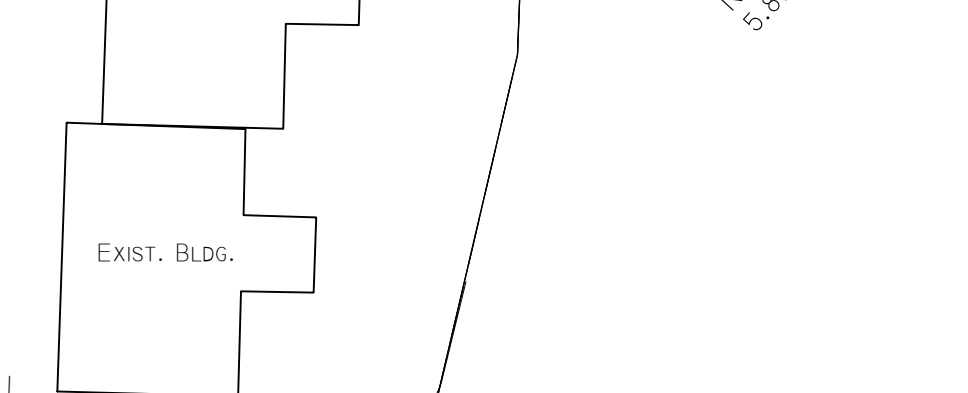
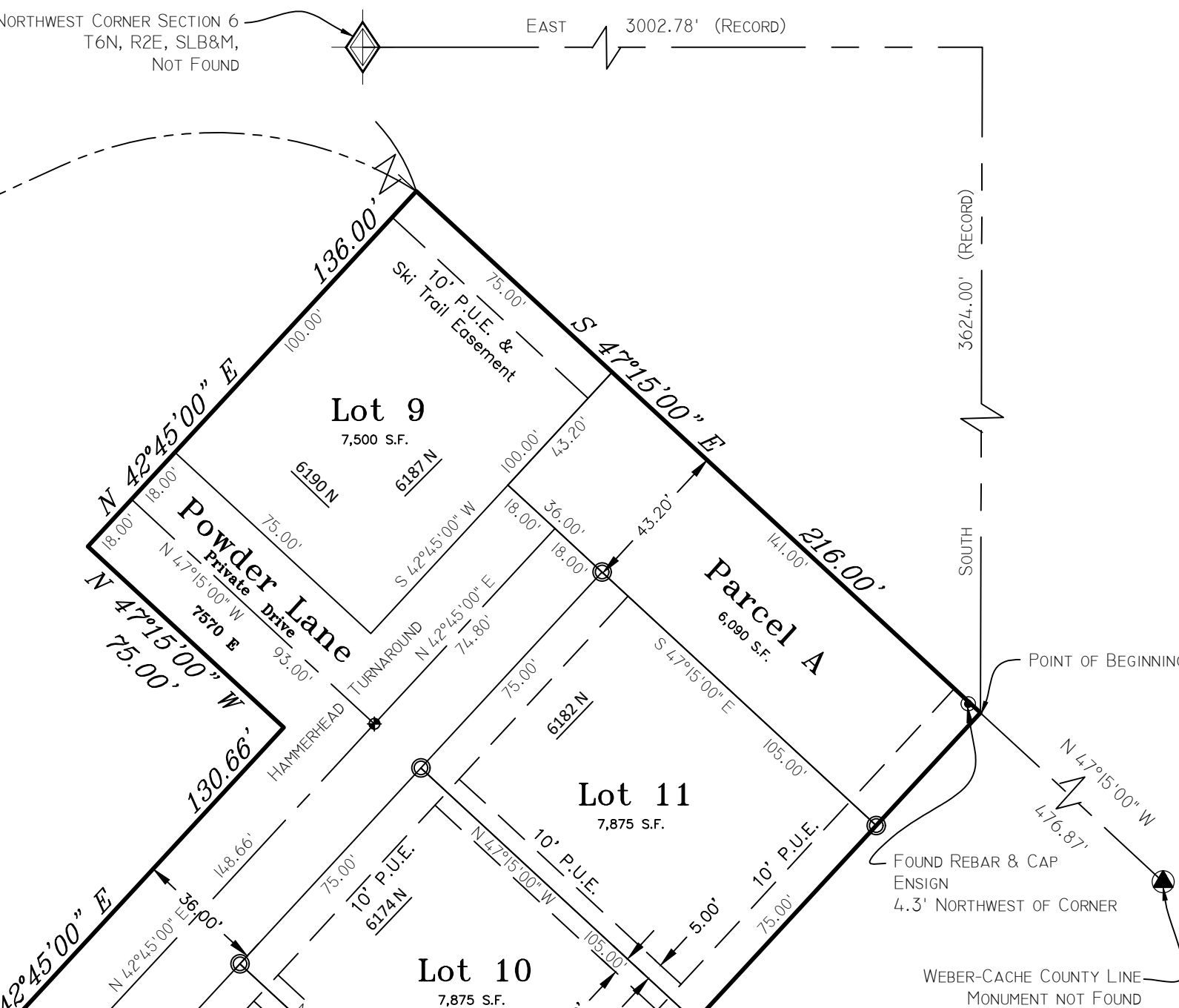
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

**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 \_\_\_\_\_  
Weber County Surveyor



**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 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 Northwesterly along the arc of a 78.00 foot radius curve to the right a distance of 127.29 feet (Delta is 93°30'17" and Long Chord bears North 52°28'21" West 113.63 feet); thence Northwesterly along the arc of a 2.00 foot radius curve to the left a distance of 3.14 feet (Delta is 90°00'00" and Long Chord bears North 50°43'14" West 2.83 feet); thence Northwesterly along the arc of a 22.00 foot radius curve to the left a distance of 19.37 feet (Delta is 50°26'23" and Long Chord bears North 59°03'35" West 18.75 feet); thence Southwesterly along the arc of a 29.59 foot radius curve to the left a distance of 67.52 feet (Delta is 29°59'11" and Long Chord bears North 18°50'48" West 66.75 feet); thence Southwesterly along the arc of a 22.00 foot radius curve to the left a distance of 19.37 feet (Delta is 50°26'23" and Long Chord bears South 59°03'35" West 18.75 feet); thence Southerly along the arc of a 129.01 foot radius curve to the left a distance of 67.52 feet (Delta is 29°59'11" and Long Chord bears South 18°50'48" West 66.75 feet); thence Southwesterly along the arc of a 88.00 foot radius curve to the right a distance of 70.31 feet (Delta is 45°46'44" and Long Chord bears South 26°44'35" West 68.46 feet); thence Southwesterly along the arc of a 43.00 foot radius curve to the left a distance of 9.69 feet (Delta is 12°55'00" and Long Chord bears South 56°05'27" West 9.87 feet); thence Northerly along the arc of a 42.40 foot radius curve to the right a distance of 96.79 feet (Delta is 42°40'43" and Long Chord bears North 2°04'44" East 96.79 feet); thence Northerly along the arc of a 131.31 foot radius curve to the right a distance of 96.71 feet (Delta is 131°31'37" and Long Chord bears South 71°29'02" East 76.60 feet); thence Northerly along the arc of a 17.06 foot radius curve to the left a distance of 9.55 feet (Delta is 17°06'04" and Long Chord bears North 34°11'58" East 9.52 feet); thence Northerly along the arc of a 17.06 foot radius curve to the left a distance of 20.30 feet (Delta is 17°06'10" and Long Chord bears North 34°12'01" East 20.22 feet); thence Northerly along the arc of a 15.20 foot radius curve to the right a distance of 35.60 feet (Delta is 15°20'08" and Long Chord bears North 15°45'01" East 35.49 feet); thence Northerly along the arc of a 24.16 foot radius curve to the right a distance of 56.32 feet (Delta is 24°15'52" and Long Chord bears North 4°02'58" East 55.90 feet); thence Northerly along the arc of a 3.04 foot radius curve to the right a distance of 7.15 feet (Delta is 3°04'44" and Long Chord bears North 17°43'16" West 7.15 feet); thence Northerly along the arc of a 22.38 foot radius curve to the right a distance of 64.77 feet (Delta is 22°38'06" and Long Chord bears North 22°31'20" East 64.77 feet); thence Northerly along the arc of a 50.26 foot radius curve to the right a distance of 49.43 feet (Delta is 50°26'23" and Long Chord bears North 59°03'35" East 49.43 feet); thence Northerly along the arc of a 33.05 foot radius curve to the right a distance of 44.42 feet (Delta is 33°05'06" and Long Chord bears North 64°13'57" East 44.42 feet); thence Northerly along the arc of a 4.56 foot radius curve to the right a distance of 6.72 feet (Delta is 4°56'18" and Long Chord bears North 45°13'16" East 6.72 feet); thence Northerly along the arc of a 17.06 foot radius curve to the right a distance of 20.30 feet (Delta is 17°06'10" and Long Chord bears North 34°12'01" East 20.22 feet); thence Northerly along the arc of a 3.30 foot radius curve to the right a distance of 1.96 feet (Delta is 3°30'54" and Long Chord bears North 27°22'09" East 1.96 feet); thence Northerly along the arc of a 13.56 foot radius curve to the right a distance of 7.59 feet (Delta is 13°56'21" and Long Chord bears North 35°56'21" East 7.59 feet).

**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 Records Office for parcels 23-012-0082, 23-012-0105, 23-012-0106, 23-012-0119, 23-012-0136.  
3. Plots 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.

**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 \_\_\_\_\_, 20\_\_.

Signature \_\_\_\_\_  
Weber County Surveyor

**Trust Acknowledgement**

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 )  
                              ) SS  
                              ) COUNTY OF WEBER )

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: \_\_\_\_\_

**Limited Liability Company Acknowledgement**

IN WITNESS WHEREOF, said Limited Liability Company herinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**Phoenix One L.L.C., a Oregon Limited Liability Company**

By: \_\_\_\_\_ Residing in: \_\_\_\_\_  
STATE OF UTAH )  
                              ) SS  
                              ) COUNTY OF WEBER )

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they] is/are the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same. WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public \_\_\_\_\_ Residing in: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**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.

**TYLER D. KNIGHT**  
9008384  
STATE OF UTAH

**Landmark Surveying, Inc.**  
A Complete Land Surveying Service  
www.LandmarkSurveyUtah.com

4646 South 3500 West - #A-3  
West Haven, UT 84401  
801-731-4075

Webber County Recorder

Entry no. \_\_\_\_\_  
Fee paid \_\_\_\_\_  
Filed for record and recorded \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
at \_\_\_\_\_  
in book \_\_\_\_\_ of official records,  
on page \_\_\_\_\_  
County Recorder: Leann H Kilts  
By Deputy: \_\_\_\_\_

**DEVELOPER: Michael Moyal**  
Address: 7482 E. Summit Pass

**Subdivision**

A part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian.

Revisions \_\_\_\_\_

DRAWN BY: TDK  
CHECKED BY: TDK  
DATE: \_\_\_\_\_  
FILE: 3731

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 Professional Licensing. If this document is unsigned it is a Preliminary document(s) 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.