

ASPEN RIDGE AT POWDER MOUNTAIN 1ST AMENDMENT

AMENDING LOTS 10 & 11 OF 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 1ST AMENDMENT. 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 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.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20__.

ASPEN RIDGE AT POWDER MOUNTAIN L.L.C., a Utah Limited Liability Company

By: _____ By: _____
STATE OF UTAH)
COUNTY OF WEBER) SS

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: _____

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 193.20 feet; thence North 47°15'00" West 105.00 feet; thence North 42°45'00" East 150.00 feet; thence North 47°15'00" West 36.00 feet; thence North 42°45'00" East 43.20 feet to the said County line; thence along said County line South 47°15'00" East 141.00 feet to the point of beginning.

Contains 21,840 s.f. or 0.50 acres

NARRATIVE

This survey was requested by Michael Moyal to adjust lots 10 and 11 of Aspen Ridge at Powder Mountain Subdivision as shown on this plat.

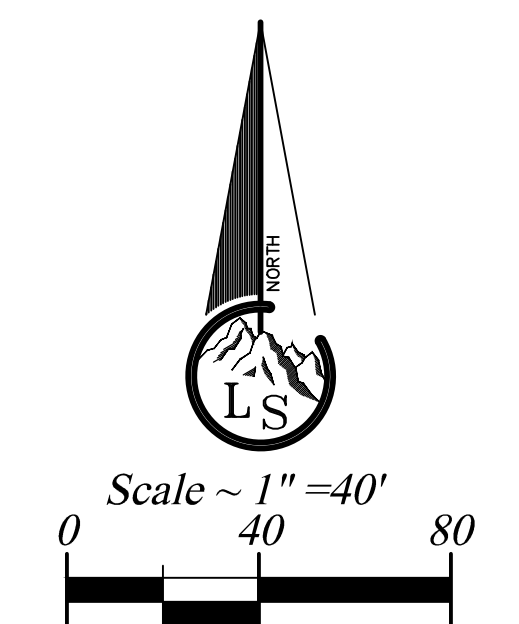
Documents used to aid in this survey:

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, Aspen Ridge at Powder Mountain Subdivision.
4. Record of Survey: #2354, #3857, a Survey performed by Ensign Engineering for Deer Crest Property, dated June 3, 2015.

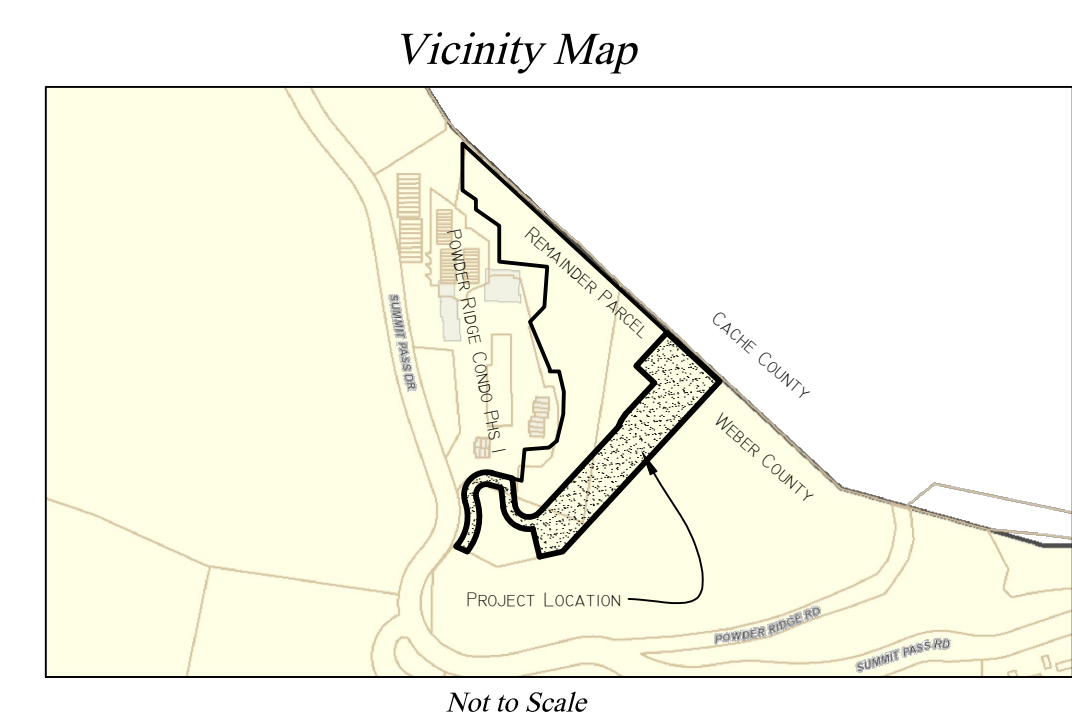
Basis of bearing is state plane grid from monument as shown.

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.



- 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
 - ◆ STREET MONUMENTS



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.

FOUND WEBER-CACHE COUNTY LINE
3" BRASS CAP MONUMENT
FLUSH WITH GROUND

HRAF HOLDINGS
23-012-0106
E#2405608

REMAINER PARCEL
NOT APPROVED FOR DEVELOPMENT.
5.81 AC

FOUND NAIL IN ASPHALT

FOUND REBAR & CAP
ENSIGN

FOUND REBAR & CAP
LS #6707

FOUND REBAR & CAP
ENSIGN

FOUND 2" STREET MONUMENT
IN RING & LID
BELOW GROUND

FOUND REBAR & CAP
ENSIGN

FOUND REBAR & CAP
ENSIGN

FOUND REBAR & CAP
ENSIGN

REMAINER PARCEL
NOT APPROVED FOR DEVELOPMENT.
5.81 AC

FOUND REBAR & CAP
ENSIGN

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 hereon are hereby approved and accepted by the Commissioners of Weber County, Utah this ____ day of _____, 20__.

Chairman, Weber County Commission
Attest:
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 _____

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__.

Weber County Surveyor

<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: 7482 E. Summit Pass</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 DATE: _____ FILE: 3731amd1</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(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.