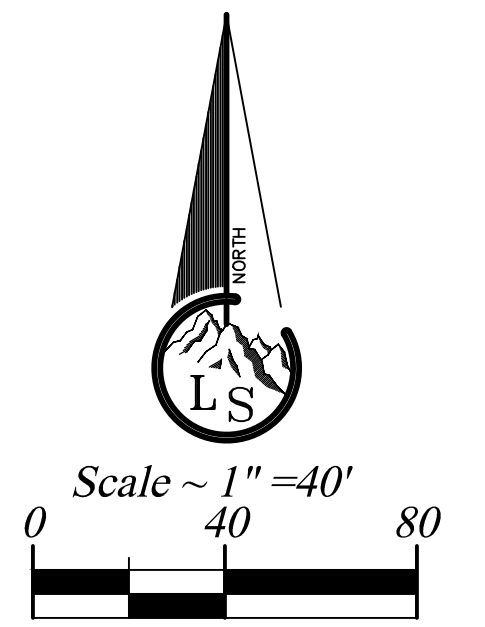
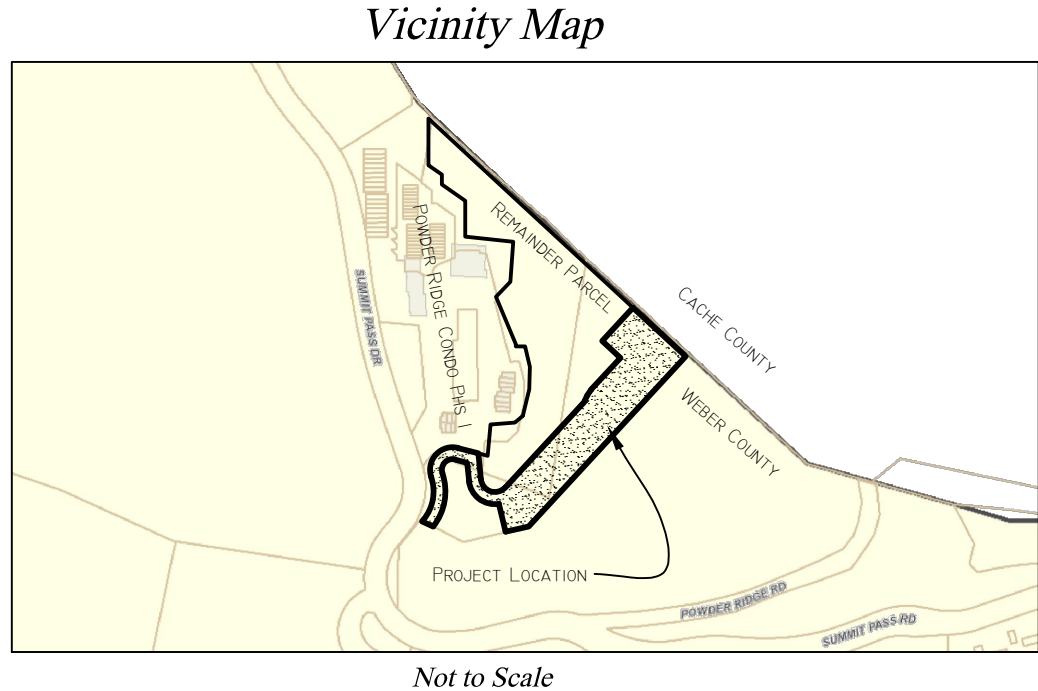


ASPEN RIDGE AT POWDER MOUNTAIN 2ND AMENDMENT

AMENDING LOTS 1, 5, 6, 7, & 9 OF ASPEN RIDGE AT POWDER MOUNTAIN
AND LOT 13 OF ASPEN RIDGE AT POWDER MOUNTAIN 1ST AMENDMENT
A PART OF SECTION 6 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - APRIL 2022



- Legend**
- EXISTING FENCE
 - EASEMENTS
 - SETBACK LINES
 - 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
 - ROAD/STREET DEDICATION



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.
- A Title Report was performed on these properties by Metro National Title, issuing office File Number 92081, with commitment date: March 18, 2022 at 7:45 a.m. Schedule B, Part II Exception items that affect or encumber the title to the property are shown. (Many exceptions do not pertain to title issues or do not affect property in any way)

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__

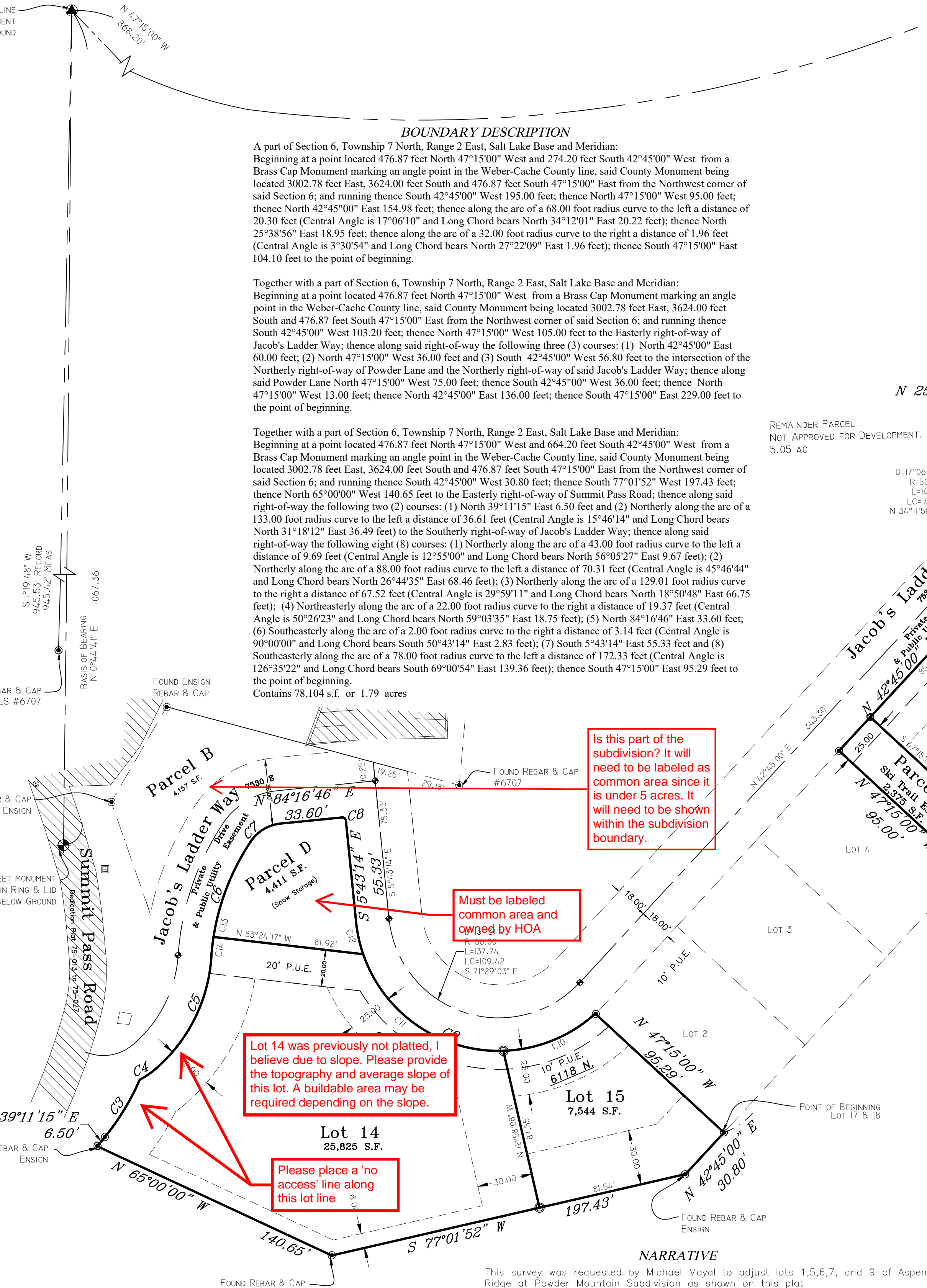
Attest:
Chairman, Weber County Commission Title: Weber County Clerk

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



BOUNDARY DESCRIPTION

A part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian:
Beginning at a point located 476.87 feet North 47°15'00" West 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 195.00 feet; thence North 47°15'00" West 95.00 feet; thence North 42°45'00" East 154.98 feet; thence along the arc of a 68.00 foot radius curve to the left a distance of 20.30 feet (Central Angle is 17°06'10" and Long Chord bears North 34°12'01" East 20.22 feet); thence North 25°38'56" East 18.95 feet; thence along the arc of a 32.00 foot radius curve to the right a distance of 1.96 feet (Central Angle is 3°30'54" and Long Chord bears North 27°22'09" East 1.96 feet); thence South 47°15'00" East 104.10 feet to the point of beginning.

Together with a part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian:
Beginning at a point located 476.87 feet North 47°15'00" West 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 103.20 feet; thence North 47°15'00" West 105.00 feet to the Easterly right-of-way of Jacob's Ladder Way; thence along said right-of-way the following three (3) courses: (1) North 42°45'00" East 60.00 feet; (2) North 47°15'00" West 36.00 feet and (3) South 42°45'00" West 56.80 feet to the intersection of the Northerly right-of-way of Powder Lane and the Northerly right-of-way of said Jacob's Ladder Way; thence along said Powder Lane North 47°15'00" West 75.00 feet; thence South 42°45'00" West 36.00 feet; thence North 47°15'00" West 13.00 feet; thence North 42°45'00" East 136.00 feet; thence South 47°15'00" East 229.00 feet to the point of beginning.

Together with a part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian:
Beginning at a point located 476.87 feet North 47°15'00" West and 664.20 feet South 42°45'00" West 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 30.80 feet; thence South 77°01'52" West 197.43 feet; thence North 65°00'00" West 140.65 feet to the Easterly right-of-way of Summit Pass Road; thence along said right-of-way the following two (2) courses: (1) North 39°11'15" East 6.50 feet and (2) Northerly along the arc of a 133.00 foot radius curve to the left a distance of 36.61 feet (Central Angle is 15°46'14" and Long Chord bears North 31°18'12" East 36.49 feet) to the Southerly right-of-way of Jacob's Ladder Way; thence along said right-of-way the following eight (8) courses: (1) Northerly along the arc of a 43.00 foot radius curve to the left a distance of 9.69 feet (Central Angle is 12°55'00" and Long Chord bears North 56°05'27" East 9.67 feet); (2) Northerly along the arc of a 88.00 foot radius curve to the left a distance of 70.31 feet (Central Angle is 45°46'44" and Long Chord bears North 26°44'35" East 68.46 feet); (3) Northerly along the arc of a 129.01 foot radius curve to the right a distance of 67.52 feet (Central Angle is 29°59'11" and Long Chord bears North 18°50'48" East 66.75 feet); (4) Southeasterly along the arc of a 2.00 foot radius curve to the right a distance of 3.14 feet (Central Angle is 90°00'00" and Long Chord bears South 50°43'14" East 2.83 feet); (5) North 84°16'46" East 33.60 feet; (6) Southeasterly along the arc of a 78.00 foot radius curve to the left a distance of 172.33 feet (Central Angle is 126°33'22" and Long Chord bears South 69°00'54" East 139.36 feet); thence South 47°15'00" East 95.29 feet to the point of beginning.
Contains 78,104 s.f. or 1.79 acres

Is this part of the subdivision? It will need to be labeled as common area since it is under 5 acres. It will need to be shown within the subdivision boundary.

Must be labeled common area and owned by HOA

Lot 14 was previously not platted, I believe due to slope. Please provide the topography and average slope of this lot. A buildable area may be required depending on the slope.

Please place a 'no access' line along this lot line

CURVE DATA

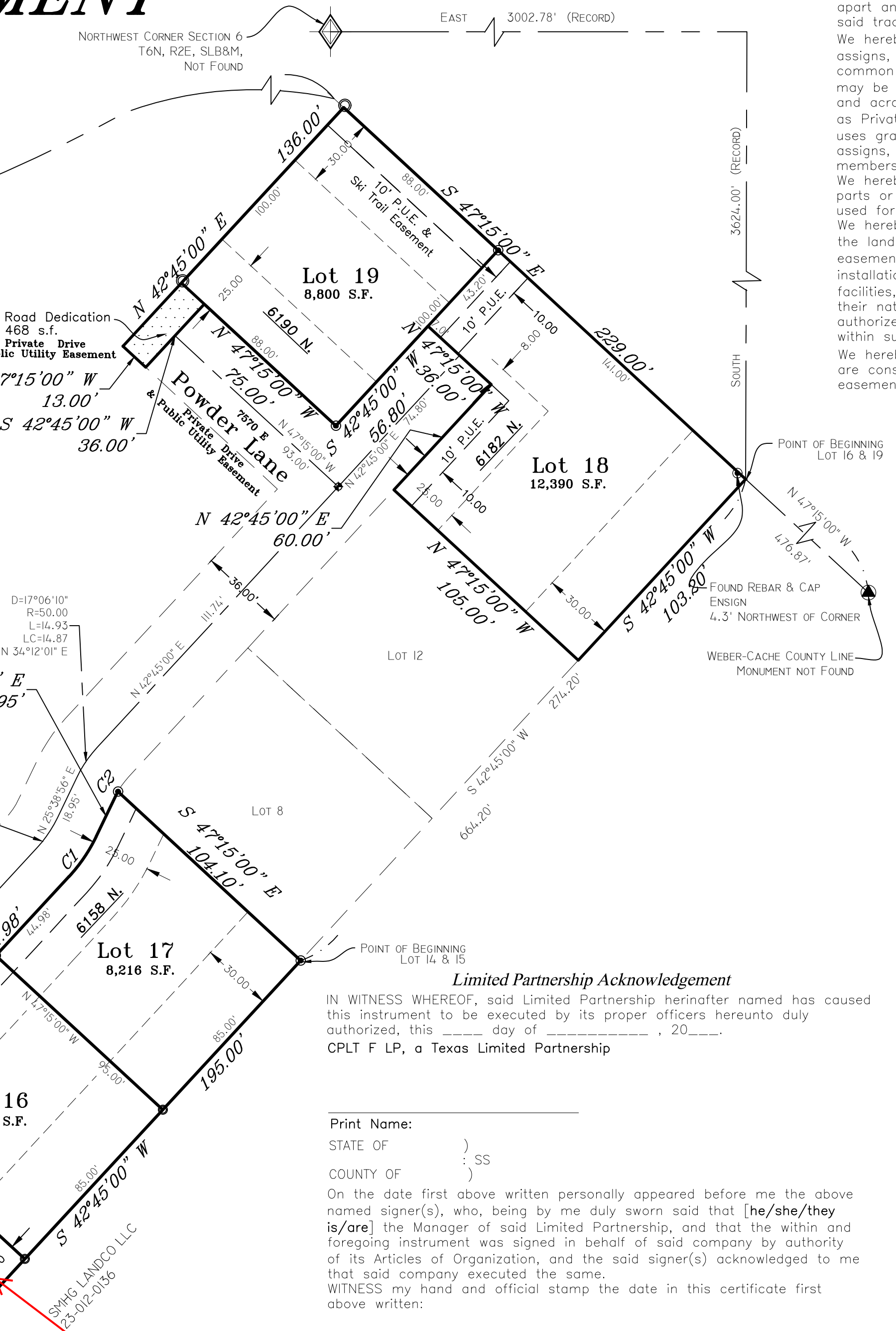
CURVE	DELTA	RADIUS	LENGTH	CH BRG & DIST	CURVE	DELTA	RADIUS	LENGTH	CH BRG & DIST
C1	17°06'10"	68.00	20.30	N 34°12'01" E 20.22'	C8	90°00'00"	2.00	3.14'	S 50°43'14" E 2.83'
C2	3°30'54"	32.00	1.96'	N 27°22'09" E 1.96'	C9	126°35'22"	78.00	172.33'	S 69°00'54" E 139.36'
C3	15°46'14"	133.00	36.61'	N 31°18'12" E 36.49'	C10	40°29'53"	78.00	55.13'	N 67°56'21" E 53.99'
C4	12°55'00"	43.00	9.69'	N 56°05'27" E 9.67'	C11	72°51'56"	78.00	99.20'	S 55°22'44" E 92.65'
C5	45°46'44"	88.00	70.31'	N 26°44'35" E 68.46'	C12	13°13'33"	78.00	18.04'	S 12°19'59" E 17.97'
C6	29°59'11"	129.01	67.52'	N 18°50'48" E 66.75'	C13	24°59'27"	129.01	56.27'	N 21°20'10" E 55.83'
C7	50°26'23"	22.00	19.37'	N 59°03'35" E 18.75'	C14	29°59'11"	129.01	67.52'	N 18°50'48" E 66.75'

NARRATIVE

This survey was requested by Michael Moyal to adjust lots 1, 5, 6, 7, and 9 of Aspen Ridge at Powder Mountain Subdivision as shown on this plat.

- Documents used to aid in this survey:
- Weber County Tax Plat 23-012-1.
 - 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.
 - Plats of Record: Powder Ridge Condominiums Phase 1 and amendments, Summit Eden Phases 1A to 1C and amendments, Aspen Ridge at Powder Mountain Subdivision.
 - Record of Surveys: #2354, #3857, #4425, #5553.

Basis of bearing is state plane grid from monument as shown.
NOTE:
The recording of this Amended plat in the office of the County Recorder acts as a statutory vacation, superceding, and replacement of any contrary provision, boundary lines or easements as a previously recorded plat of the same land as described hereon in accordance with UCA 10-9a-609 and/or UCA 17-27a-609.



Print Name: _____
STATE OF _____) SS
COUNTY OF _____)

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 Partnership, 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: _____

Limited Partnership Acknowledgement

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

CPLT LP, a Texas Limited Partnership

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.

9008384

Review Set/ Not Final

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 2ND 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 convey to Aspen Ridge Home Owners Association, all those parts or portions of said tract of land designated as Parcel C and Parcel D 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.

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

MICHAEL MOYAL: MANAGER By: _____
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: _____

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 hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20__.

TINY POND INVESTMENTS L.L.C., an Oregon Limited Liability Company

MICHAEL MOYAL
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 Partnership, 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: _____

Print Name: _____
STATE OF _____) SS
COUNTY OF _____)

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: _____

Print Name: _____
STATE OF _____) SS
COUNTY OF _____)

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: _____

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

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

DEVELOPER: Michael Moyal
Address: _____ I
7482 E. Summit Pass
Eden UT 84310

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

Subdivision

Revisions: _____
DRAWN BY: TDK
CHECKED BY: TDK
DATE: _____
FILE: 3731amd2

Weber 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: _____

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 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.