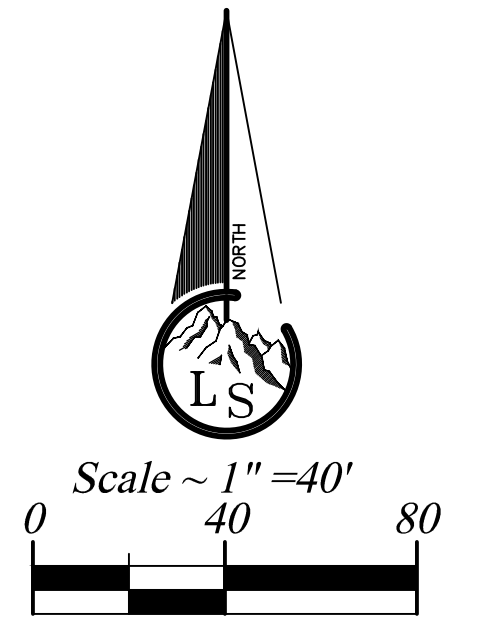
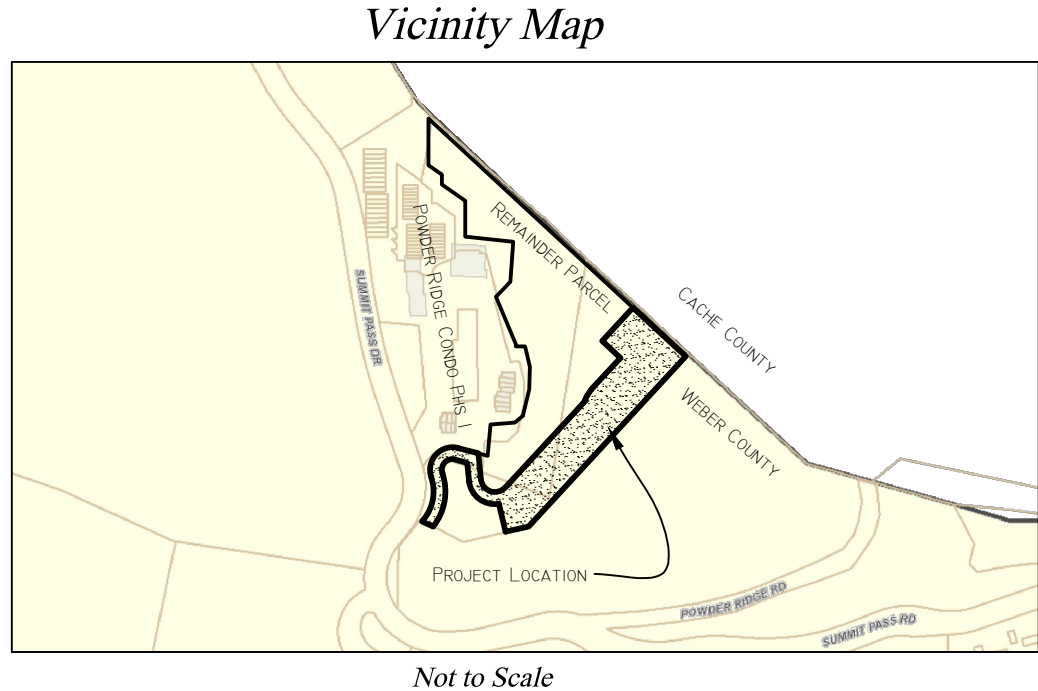


# ASPEN RIDGE AT POWDER MOUNTAIN 2ND AMENDMENT

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\_\_\_\_

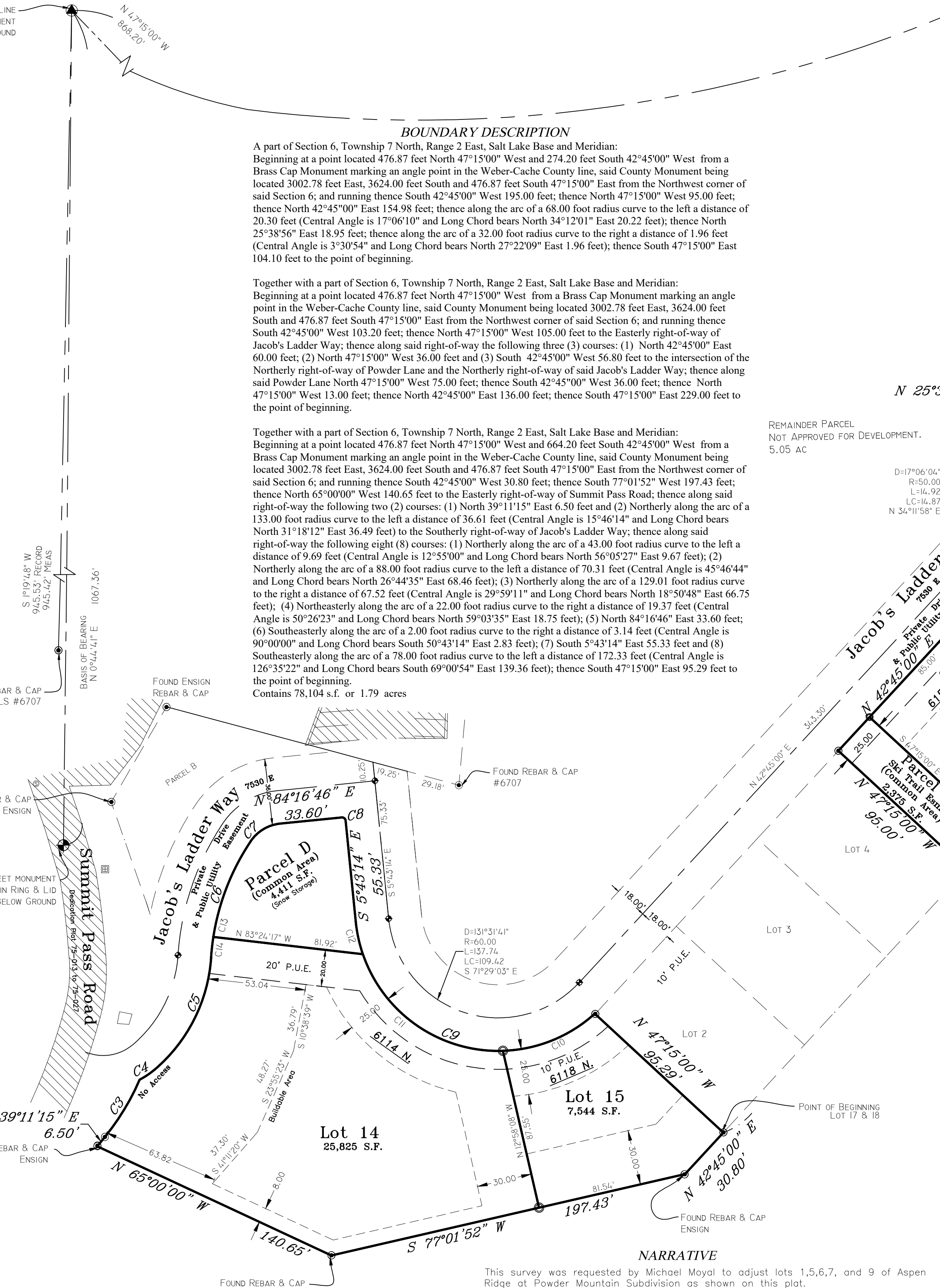
Attest:  
Chairman, Weber County Commission Title: Weber County Clerk

**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 \_\_\_\_\_



**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 Survey's: #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.

**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 \_\_\_\_\_ Record of Survey: \_\_\_\_\_

**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	128°35'22"	78.00	172.33'	S 89°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'

**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

**Review Set/ Not Final**

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

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

**DEVELOPER: Michael Moyal**  
Address: 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: \_\_\_\_\_

**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 as common area 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\_\_\_\_.

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: \_\_\_\_\_

**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

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

**Limited Liability Company Acknowledgement**

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