

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 NAP
- FND REBAR AND CAP
- SET 5/8" x 24" REBAR AND CAP STAMPED LANDMARK
- ELEVATION BENCHMARK
- STREET MONUMENTS
- ROAD/STREET DEDICATION

Vicinity Map

NOTICE TO OWNERS OF THE LOTS ON THIS PLAN: The Powder Mountain Water and Sewer District lacks the needed water pressure to service said lots at the time of this Plan.

BOUNDARY DESCRIPTION

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 274.20 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 North 42°45'00" West 195.00 feet; thence North 47°15'00" West 95.00 feet; thence North 42°45'00" East 154.08 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.

BOUNDARY DESCRIPTION

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 North 42°45'00" West 30.80 feet; thence South 77°01'52" West 197.43 feet; thence North 45°00'00" West 140.65 feet to the Eastern 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 Southern 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°40'44" 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) Northerly along the arc of a 22.00 foot radius curve to the left a distance of 19.37 feet (Central Angle is 50°20'23" and Long Chord bears North 59°03'35" East 18.75 feet); (5) North 84°16'46" East 33.60 feet; (6) Southeasterly along the arc of a 2.00 foot radius curve to the right a distance of 1.14 feet (Central Angle is 90°00'00" and Long Chord bears South 50°43'14" East 2.85 feet); (7) South 5°43'14" East 55.33 feet and (8) Southeasterly along the arc of a 78.00 foot radius curve to the left a distance of 172.23 feet (Central Angle is 12°55'22" and Long Chord bears South 69°30'54" 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.

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 1 day of September, 2022.

Chairman, Weber County Planning Commission: [Signature]

WEBER COUNTY ATTORNEY

I have examined the historical documents and other instruments 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 1 day of September, 2022.

Cristina P. Erickson, Attorney

WEBER COUNTY COMMISSION ACCEPTANCE

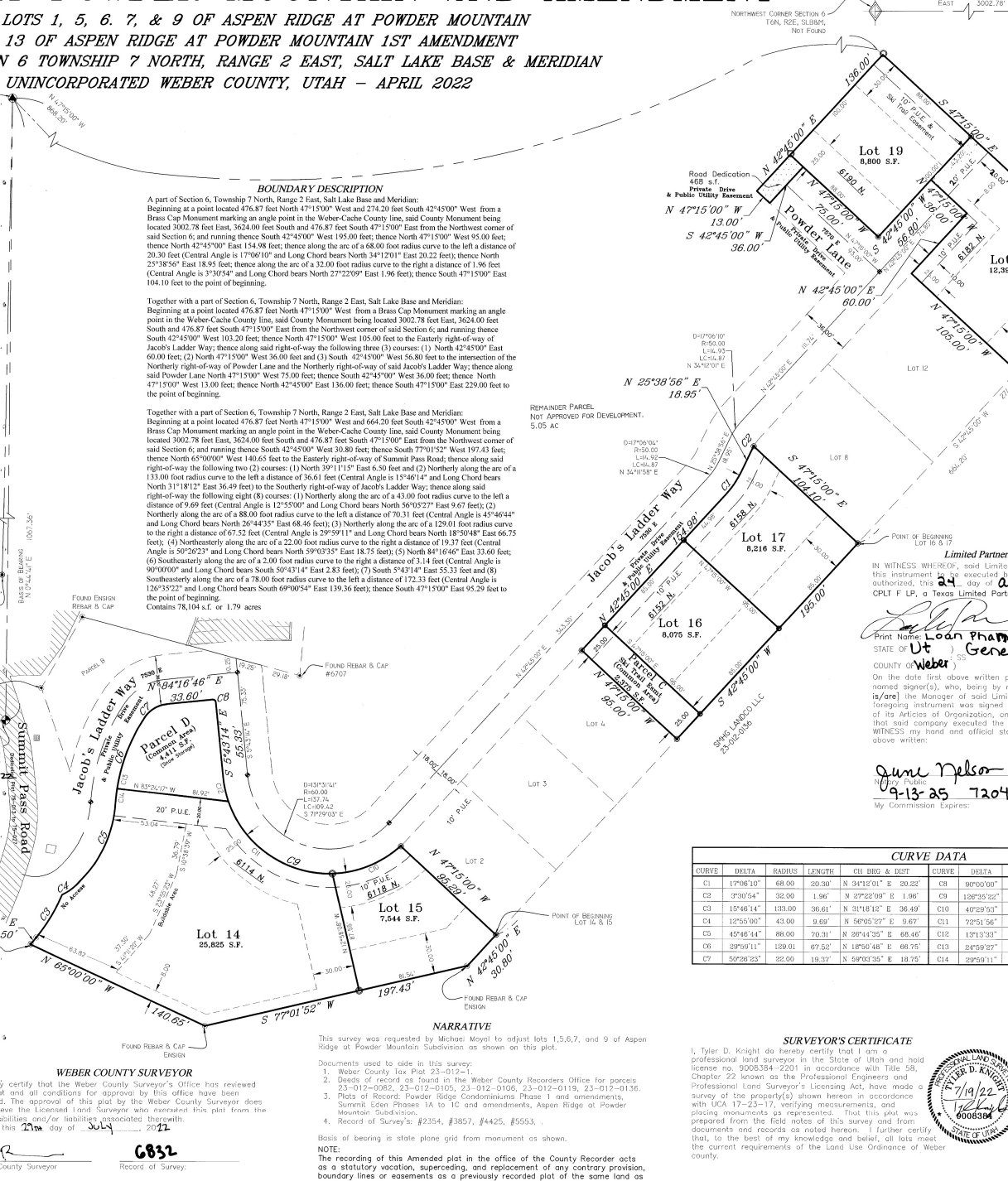
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantees of public improvements associated with this subdivision therein are hereby approved and accepted by the Commissioners of Weber County, Utah this 1 day of September, 2022.

Attest: [Signature], 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 provisions of the financial guarantee is sufficient for the installation of these improvements. Signed this 21 day of August, 2022.

[Signature], Weber County Engineer



OWNER'S DEDICATION

The undersigned owners of the herein described tract of land, on hereby set apart and subdivide the same into lots and interests as shown, or shown 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 heirs, grantees, and/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 all 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 Acknowledgment

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this 5 day of August, 2022.

ASPEN RIDGE AT POWDER MOUNTAIN LLC, a Utah Limited Liability Company

By: [Signature] MICHAEL MOYAL, MANAGER

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.

Limited Partnership Acknowledgment

IN WITNESS WHEREOF, said Limited Partnership hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this 24 day of August, 2022.

CPLT F LP, a Texas Limited Partnership

By: [Signature] Loan Pham (Phan), General Manager

STATE OF UT)
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 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.

Limited Liability Company Acknowledgment

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this 12 day of August, 2022.

TINY POND INVESTMENTS LLC, an Oregon Limited Liability Company

By: [Signature] Royce L. Rubin

STATE OF OREGON)
COUNTY OF) 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.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CH BEG & DIST	CURVE	DELTA	RADIUS	LENGTH	CH BEG & DIST
C1	17°06'10"	68.00	20.30	N 37°22'09" E 20.22'	C8	80°00'00"	2.00	3.14	S 50°43'14" E 2.85'
C2	3°30'54"	32.00	1.96	N 27°22'09" E 1.96'	C9	128°33'22"	78.00	172.33	S 89°04'54" 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 63.99'
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°28'44" E 92.85'
C5	45°40'44"	88.00	70.31	N 26°44'35" E 68.46'	C12	1°13'33"	78.00	18.04	S 12°19'56" 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 55.81'
C7	30°28'23"	22.00	19.37	N 59°03'35" E 18.75'	C14	29°59'11"	129.01	67.63	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 title in this survey:

1. Weber County 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, 23-012-0108, 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, Aspen Ridge of Powder Mountain Subdivision.
4. 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, supersession 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 10-9-609 and/or UCA 17-27a-609.

SURVEYOR'S CERTIFICATE

I, Tyler B. 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 17-2-21, 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 herein. 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.

LANDMARK SURVEYING, INC.
A Complete Land Surveying Service
www.landmarksurveying.com
4646 South 3300 West, RA-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Michael Moyal
Address: 7842 E. Summit Pass
Engle, UT 84602

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

Subdivision

DRAWN BY: TDK
CHECKED BY: TDK

DATE: FILE: 3731amd2

Notary Public: [Signature] Ann J. Morley, Weber County
My Commission Expires: 3-18-23 #705242

Weber County Recorder
Entry no. 3253316
Fee paid 160.00
Filed for record and recorded 02 day of SEP, 2022 at 9:15 AM
In book 94 of official records,
on page 19
County Recorder: Leann H. Hilt
By Deputy: [Signature]