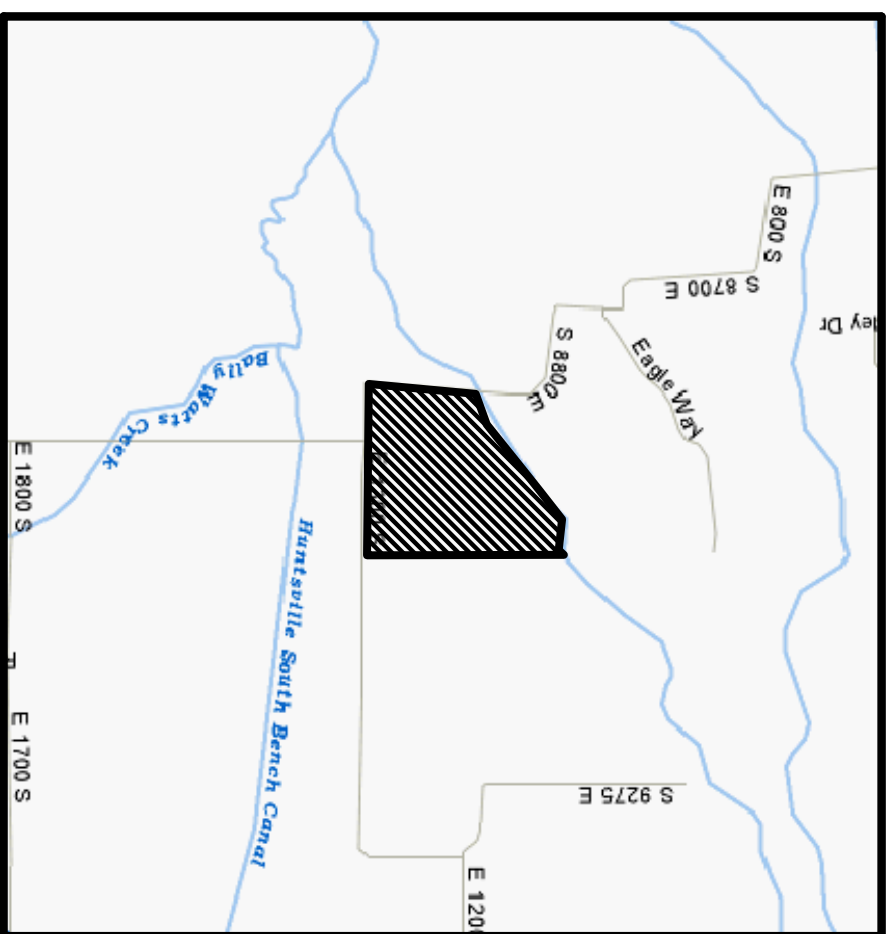


# POWDER RANCH SUBDIVISION

PART OF THE WEST HALF OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
FEBRUARY, 2014



VICINITY MAP  
NOT TO SCALE

## Developer:

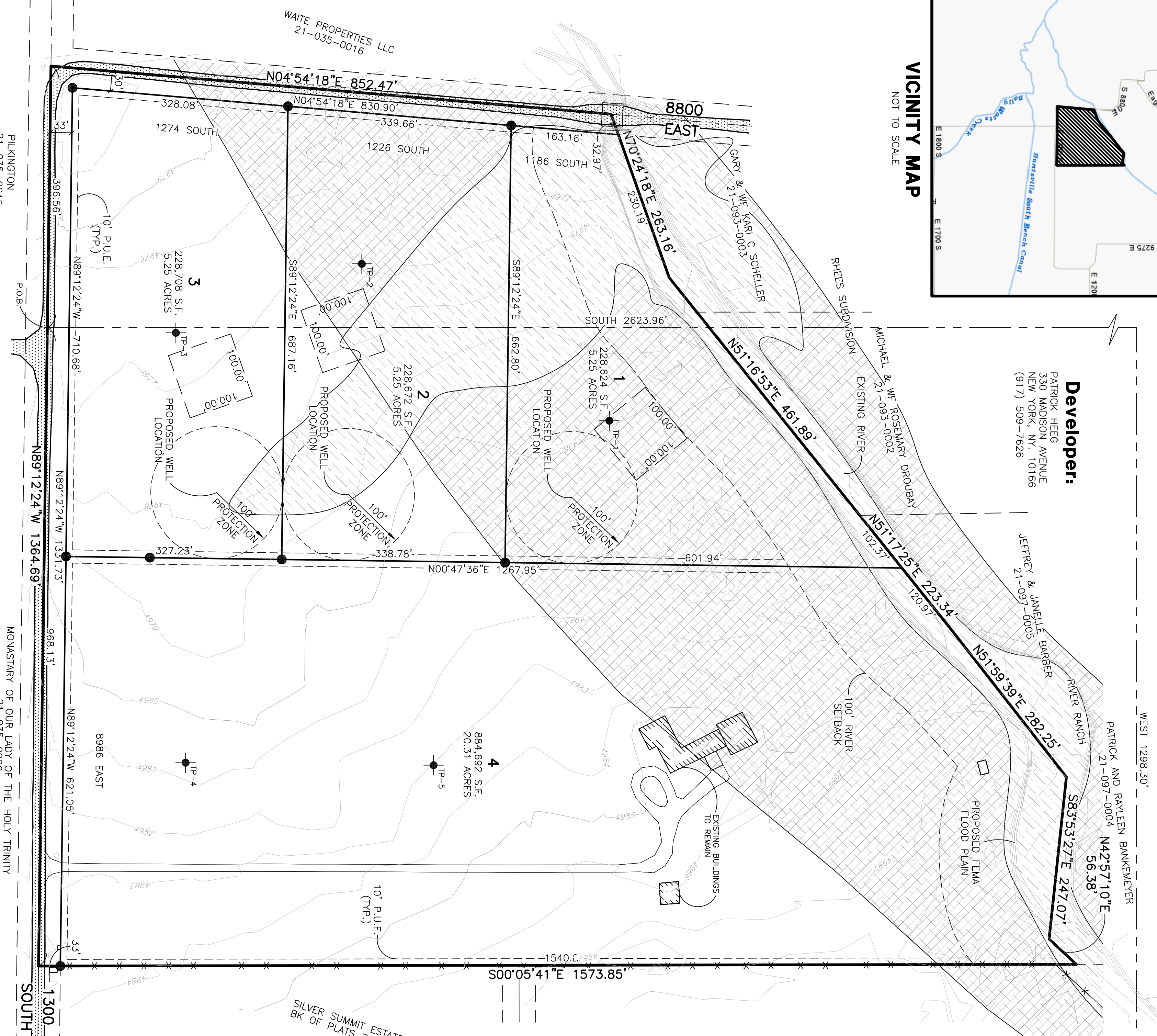
PATRICK HERG  
330 MADISON AVENUE  
NEW YORK, NY 10166  
(917) 509-7826

JEFFREY & JANELLE GRABBER  
21-097-0004

PATRICK AND RAYLEEN BANKMEYER  
21-097-0004 N42°57'10"E  
56.38'

NORTH QUARTER CORNER  
OF SECTION 21, TOWNSHIP  
6 NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND  
MERIDIAN, U.S. SURVEY,  
FOUND BRASS CAP  
MONUMENT

NORTHEAST CORNER OF  
SECTION 21, TOWNSHIP 6  
NORTH, RANGE 2 EAST,  
SALT LAKE BASE AND  
MERIDIAN, U.S. SURVEY,  
CALCULATED FROM  
REFERENCE MONUMENT



## SITE SOIL INFORMATION

- EXPLORATION PIT #1 (UTM ZONE 12 MAD 83 (12T) 438717 E 4565995 N)
  - 0-23" CLAY LOAM, GRANULAR STRUCTURE, 20% FINE GRAVEL & COARSE SAND
  - 23-41" LOAM, GRANULAR STRUCTURE, 25% FINE GRAVEL & COARSE SAND
  - 41-111" LOAMY SAND, GRANULAR/SINGLE GRAN STRUCTURE, 50% COARSE GRAVEL, COBBLES, BOULDERS
- EXPLORATION PIT #2 (UTM ZONE 12 MAD 83 (12T) 438618 E 4565997 N)
  - 0-23" CLAY LOAM, GRANULAR STRUCTURE, 20% FINE GRAVEL & COARSE SAND
  - 23-41" LOAM, GRANULAR STRUCTURE, 25% FINE GRAVEL & COARSE SAND
  - 41-111" LOAMY SAND, GRANULAR/SINGLE GRAN STRUCTURE, 50% COARSE GRAVEL, COBBLES, BOULDERS
- EXPLORATION PIT #3 (UTM ZONE 12 MAD 83 (12T) 438986 E 4566032 N)
  - 0-27" CLAY LOAM, GRANULAR STRUCTURE, 20% FINE GRAVEL & COARSE SAND
  - 27-96" LOAMY SAND, GRANULAR STRUCTURE, 50% COARSE GRAVEL, COBBLES, BOULDERS
- EXPLORATION PIT #4 (UTM ZONE 12 MAD 83 (12T) 436461 E 4566196 N)
  - 0-14" LOAM, GRANULAR STRUCTURE, 20% FINE GRAVEL & COARSE SAND
  - 14-106" LOAMY SAND, GRANULAR/SINGLE GRAN STRUCTURE, 50% COARSE GRAVEL, COBBLES, BOULDERS
- EXPLORATION PIT #5 (41°24'26.3" N 111°7'20.3" W, DATUM NAD 83)
  - 0-24" CLAY LOAM, GRANULAR STRUCTURE, 20% FINE GRAVEL & COARSE SAND
  - 24-53" LOAM, GRANULAR STRUCTURE, 25% FINE GRAVEL & COARSE SAND
  - 53-102" LOAMY SAND, GRANULAR STRUCTURE, 50% COARSE GRAVEL, COBBLES, BOULDERS

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE NORTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S26°09'58"E

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" UNLESS OTHERWISE SHOWN ON PLAT. THE SOUTH LINE WAS DETERMINED BY SPLITTING THE EXISTING PAVEMENT OF 1300 SOUTH. THE WEST LINE WAS DETERMINED BY SPLITTING THE EXISTING PAVEMENT OF 8850 EAST. THE NORTH LINE WAS DETERMINED BY THE RHEES SUBDIVISION AND THE SOUTH LINE OF RIVER RANCH SUBDIVISION. THE EAST LINE WAS DETERMINED BY FOLLOWING THE EXISTING FENCE.

## BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT IN THE CENTERLINE OF 1300 SOUTH (A 2 ROD ROADWAY), SAID POINT BEING WEST 1298.30 FEET AND SOUTH 2623.96 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE N89°12'24"W ALONG SAID CENTERLINE 396.56 FEET TO THE CENTERLINE OF 8850 EAST; THENCE N04°54'18"E ALONG SAID CENTERLINE, 852.47 FEET TO THE CENTERLINE OF THE SOUTH BRANCH OF THE SOUTH FORK OF THE OGDEN RIVER; THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX (6) COURSES: (1) N07°24'18"E, 263.16 FEET, (2) N51°16'53"E, 461.89 FEET, (3) N51°17'25"E, 223.34 FEET, (4) N51°17'25"E, 282.25 FEET, (5) N83°53'27"E, 247.07 FEET, AND (6) N42°57'10"E, 56.38 FEET TO AN EXISTING FENCE AND THE WEST LINE OF SILVER SUMMIT ESTATES; THENCE S00°05'41"E ALONG SAID FENCE AND SAID WEST LINE, 1573.85 FEET TO THE CENTERLINE OF 1300 SOUTH STREET (A 2 ROD ROADWAY); THENCE N89°12'24"W ALONG SAID CENTERLINE, 968.13 FEET TO THE POINT OF BEGINNING,  
CONTAINING 1,640,437 SQUARE FEET OR 37.66 ACRES

## LEGEND

- SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- FOUND REFERENCE MONUMENT
- PERC TEST LOCATION/TEST PIT NUMBER
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION THE LINE
- ROAD CENTERLINE
- EXISTING FENCE
- EXISTING PAVEMENT
- EXISTING FEMA FLOOD PLAN
- PROPOSED FEMA FLOOD PLAN

**OWNER'S DEDICATION AND CERTIFICATION**

WE THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE DRIVEWAYS AND DRIVEWAYS) AND HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS. THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS HEREIN AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ ) ss.  
DAY OF \_\_\_\_\_, 20\_\_\_\_. PERSONALLY APPEARED  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (AND) THEY ARE  
WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED  
FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION, SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

## WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

## 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, \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

## WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

## WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOIL 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\_\_\_\_.

## Webber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed For Record \_\_\_\_\_  
And Recorded, In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Webber County Recorder  
Deputy,

**Reeve & Associates, Inc.**  
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403  
TEL: (801) 621-3100 FAX: (801) 621-2666 WWW.REEVE-ASSOCIATES.COM

Name: POWDER RANCH SUBDIVISION  
Number: 6266-01  
Revision: \_\_\_\_\_  
Scale: 1"=100'

Project Info:  
Surveyor: R. KUNZ  
Designer: N. ANDERSON  
Begin Date: 01-10-14

Notary Public:  
Notary Public

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

Webber County Recorder