

VICINITY MAP
Not to Scale

Hidden Brook Estates

A part of the Southwest Quarter of Section 33, T7N, R1E, SLB&M, U.S. Survey
Weber County, Utah
November 2022

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Hidden Brook Estates in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands, lots, and streets included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____, 2022.

6242920
License No.

Andy Hubbard

NARRATIVE

This Subdivision Plat was requested by Mr. Brandon Janis for the purpose of creating eight (8) residential Lots.
Property Corners are Monumented as depicted on this survey.

FLOOD PLAIN

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0236 F dated 2 June, 2015. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

NOTES

- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
- Stream Protection Easement is 50.0' each side of the High Water Mark of the Stream, as determined and witnessed on the ground.
- Lots designated with the letter "N" that have structures or septic systems planned within the QMS area will require additional subsurface exploration to characterize the lateral extent and thickness of the deposit (page 17 of the Geologic Hazard Evaluation, dated October 4, 2018)
- The following geologic and Geotechnical reports are available for review in the Weber County Planning Office:
Geologic Hazard Evaluation by Western Geologic dated October 4, 2018.
Geologic Hazard Evaluation by Western Geologic dated October 8, 2018.
Geologic Investigation by Christensen Geotechnical dated October 12, 2018 CG Project No. 162-001.
Geologic Investigation by Christensen Geotechnical dated October 12, 2018 CG Project No. 162-002.
- Engineering Analysis and Recommendations found in the Geotechnical Investigations should be followed for Earthwork, Foundations, Estimated Settlement, Lateral Earth Pressures, Concrete Slab on Construction, Moisture Protection and Surface Drainage, Subsurface Drainage, Slope Stability, Pavement Design, and Construction Consideration.
- Each Lot is required to Detain its own Storm Water the storage requirement calculates to 1,335 cf for the 100-year storm with a release rate of 0.1 cfs/acre based on a 10,000 sq.ft of disturbed area but may be adjusted during the building permit phase based on the area disturbed.
-

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and private streets as shown on the plat and name said tract Hidden Brook Estates and do grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement and/or Detention Pond Easement, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further dedicate to public use all those parts or portions of said tract of land designated as private streets, the same to be used as private thoroughfares.

We also grant and dedicate an easement over, upon and under the lands designated hereon as Intermittent Stream Protection easement the same to be used for the Protection, maintenance and drainage through the seasonal stream with no earthmoving or soils being disturbed without written approval from the governing authority.

Signed this _____ Day of _____, 2022.

Nordic Valley Partners LLC

Brandon Janis - Manager

ACKNOWLEDGMENT

State of Utah }
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____, 2022.

Residing At: _____
Commission Number: _____ A Notary Public commissioned in Utah
Commission Expires: _____
Print Name

DESCRIPTION

A part of the Southwest Quarter of Section 33, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:
Beginning at a point being 1984.78 feet South 89°40'02" East along the Section Line and 57.18 feet North 0°03'57" East from the Southwest Corner of said Section 33; and running thence North 69°53'58" West 594.69 feet to the Southerly Boundary of Big Sky Estates No. 2 (Weber County Recorder's Entry #500942 book 15, page 85); thence along the Southerly Easterly, and Northerly Lines of said Big Sky Estates No. 2 the following five (5) courses: (1) North 51°00'00" West 733.00 feet; (2) North 41°00'00" West 284.00 feet; (3) North 32°11'38" East 215.43 feet to a point of a non-tangent curve; (4) Northwesterly along the arc of a 185.01 foot Radius curve to the left a distance of 101.39 feet (Central Angle equals 31°23'57" and Long Chord bears North 61°25'08" West 100.13 feet) to a point of non-tangency; and (5) North 12°52'49" East 183.84 feet to the Southwesterly Corner of the Skyline Mountain Properties Partners LP Property; thence along said Southerly and Westerly Lines the following two (2) courses: (1) South 89°48'28" East 1234.96 feet; (2) South 0°03'57" West 1270.20 feet to the Point of Beginning.

Contains 27.467 Acres, more or less

WEBER/MORGAN HEALTH DEPARTMENT

Conforming to state code and county ordinance, 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 _____, 2022.

Director, Weber-Morgan Health Department

CONDITIONAL APPROVAL
MIA NEEDS TO BE
EXECUTED BEFORE MYLAR
CAN BE SIGNED.

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 has been satisfied. The approval for 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 _____, 2022.

Weber County Surveyor

Record of Survey # _____

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 _____, 2022.

Weber County Attorney

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 _____, 2022.

Weber County Engineer

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 _____, 2022.

Chairman, Weber County Commission

Attest: _____

Title: _____

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 _____, 2022.

Chairman, Weber County Planning Commission

ENGINEER:
Great Basin Engineering Inc
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Nordic Valley Partners, LLC
c/o Brandon Janis
562 South 1100 West
Farmington, Utah 84025
(801) 250-4047
brandonjanis@gmail.com

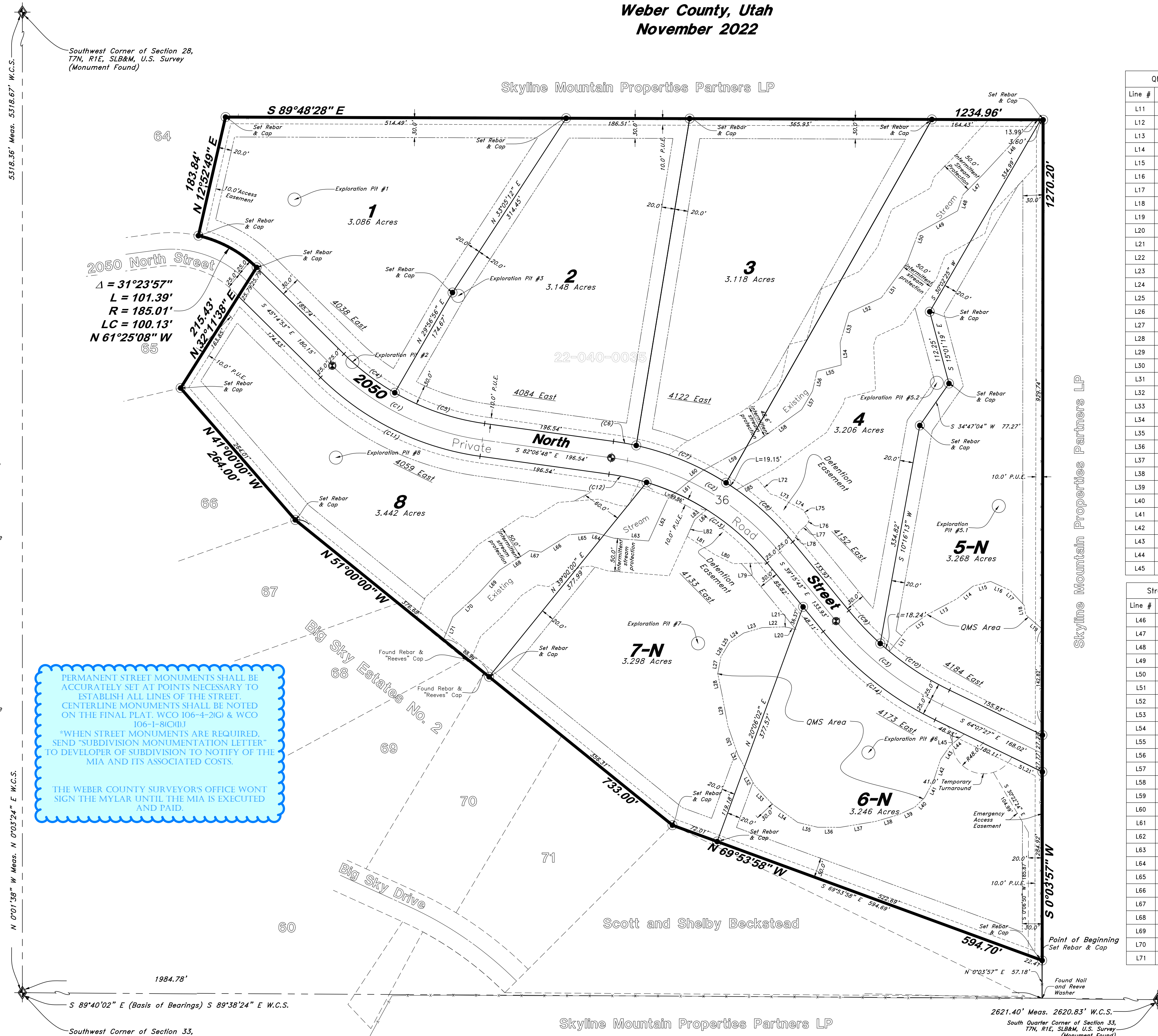
Sheet 1 of 2

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID
RECORDED _____ FILED FOR RECORD AND
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 B.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

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Legend

- ⊙ Monument to be set
- ⊕ Found Centerline Monument
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Buildable Area
- Easement
- Centerline of Road
- Existing deed line
- Lot line
- Set Hub & Tack
- ▲ A will be set Nail in Curb
- ⊕ Extension of Property
- ⊙ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

NOTES

1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
2. Stream Protection Easement is 50.0' each side of the High Water Mark of the Stream, as determined and witnessed on the ground.
3. Lots designated with the letter "N" that have structures or septic systems planned within the QMS area will "require additional subsurface exploration to characterize the lateral extent and thickness of the deposit (page 17 of the Geologic Hazard Evaluation, dated October 4, 2018)
4. The following geologic and Geotechnical reports are available for review in the Weber County Planning Office:
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5. Engineering Analysis and Recommendations found in the Geotechnical Investigations should be followed for Earthwork, Foundations, Estimated Settlement, Lateral Earth Pressures, Concrete Slab on Construction, Moisture Protection and Surface Drainage, Subsurface Drainage, Slope Stability, Pavement Design, and Construction Consideration.
6. Each Lot is required to Detain its own Storm Water the storage requirement calculates to 1335 cf for the 100-year storm with a release rate of 0.1 cfs/acre based on a 10,000 sq.ft of disturbed area but may be adjusted during the building permit phase based on the area disturbed.

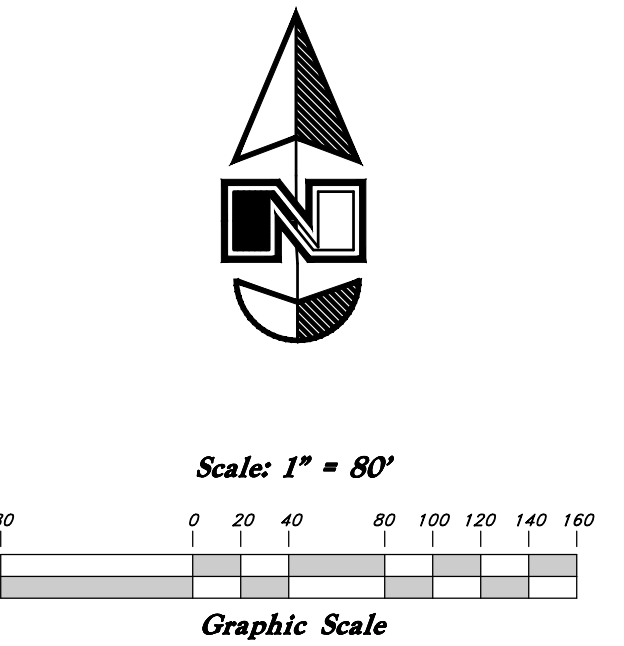
PERMANENT STREET MONUMENTS SHALL BE ACCURATELY SET AT POINTS NECESSARY TO ESTABLISH ALL LINES OF THE STREET. CENTERLINE MONUMENTS SHALL BE NOTED ON THE FINAL PLAT. WCO 106-4-2IG & WCO 106-1-8IC(III)

*WHEN STREET MONUMENTS ARE REQUIRED, SEND "SUBDIVISION MONUMENTATION LETTER" TO DEVELOPER OF SUBDIVISION TO NOTIFY OF THE MIA AND ITS ASSOCIATED COSTS.

THE WEBER COUNTY SURVEYOR'S OFFICE WON'T SIGN THE MYLAR UNTIL THE MIA IS EXECUTED AND PAID.

QMS Line Table

Line #	Length	Direction
L11	44.79	N 38°02'06" E
L12	35.72	N 55°36'03" E
L13	50.81	N 61°52'59" E
L14	31.07	N 51°46'29" E
L15	27.58	N 74°58'48" E
L16	32.26	S 65°26'37" W
L17	31.07	S 43°13'13" E
L18	14.46	S 9°22'37" E
L19	33.66	S 48°57'59" E
L20	8.25	N 71°29'17" W
L21	7.85	N 79°51'03" W
L22	33.73	S 87°59'18" W
L23	29.00	S 73°40'22" W
L24	25.95	S 56°06'46" W
L25	12.75	S 30°53'49" W
L26	12.75	S 30°53'54" W
L27	25.56	S 10°36'02" W
L28	30.64	S 11°42'47" E
L29	50.23	S 10°33'38" E
L30	44.84	S 19°08'39" E
L31	1.25	S 24°35'44" E
L32	51.65	S 28°41'21" E
L33	39.34	S 43°06'24" E
L34	47.56	S 54°06'08" E
L35	30.95	S 76°25'41" E
L36	33.82	S 89°47'08" E
L37	54.07	N 80°35'19" E
L38	36.71	N 73°38'20" E
L39	26.55	N 65°08'43" E
L40	20.68	N 45°55'37" E
L41	29.53	N 28°01'52" E
L42	33.55	N 18°10'35" E
L43	25.73	N 35°02'40" E
L44	10.98	N 50°54'24" E
L45	16.18	N 50°01'48" E



Easement Line Table

Line #	Length	Direction
L72	30.84	S 40°52'05" E
L73	18.82	S 61°43'15" E
L74	27.95	S 62°16'59" E
L75	16.62	S 31°40'42" E
L76	7.13	S 22°01'42" W
L77	17.00	S 48°22'26" W
L78	18.68	S 31°01'33" W
L79	51.32	N 88°44'56" E
L80	31.81	S 63°37'51" E
L81	49.16	S 56°34'24" E
L82	27.93	S 24°26'16" W
L83	12.83	N 49°45'59" W
L84	23.34	S 49°45'59" W
L85	35.23	N 61°24'28" E

CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C1)	36°51'55"	400.00	257.37	252.95'	S 63°40'50" E
(C2)	42°51'04"	400.00	299.16	292.23'	S 60°41'16" E
(C3)	24°51'44"	475.00	206.11	204.50'	S 51°41'35" E

Stream Line Table

Line #	Length	Direction
L46	112.04	S 42°54'28" W
L47	43.81	S 44°32'38" W
L48	25.68	S 18°33'35" W
L49	67.81	S 60°58'14" W
L50	48.10	S 20°32'37" W
L51	66.12	S 38°10'26" W
L52	53.70	S 65°25'58" W
L53	47.56	S 16°22'21" W
L54	33.65	S 24°3'50" E
L55	37.72	S 75°23'23" W
L56	30.58	S 12°46'14" W
L57	32.47	S 30°27'31" W
L58	79.24	S 54°31'03" W
L59	97.08	S 61°24'28" W
L60	27.29	S 52°18'13" W
L61	40.52	S 49°45'59" W
L62	69.51	S 24°26'16" W
L63	52.80	N 85°25'10" W
L64	29.38	N 73°18'50" W
L65	39.95	S 85°21'29" W
L66	49.23	S 57°44'49" W
L67	17.66	N 81°43'15" W
L68	54.00	S 56°44'07" W
L69	45.65	S 42°14'29" W
L70	54.52	S 47°23'05" W
L71	37.49	S 22°51'54" W

PROPERTY LINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C4)	14°48'11"	375.00	96.89	96.62'	S 52°38'59" E
(C5)	22°03'43"	375.00	144.40	143.51'	S 71°04'56" E
(C6)	4°42'11"	425.00	34.89	34.88'	S 79°45'42" E
(C7)	19°54'51"	425.00	147.72	146.97'	S 67°27'11" E
(C8)	18°14'03"	425.00	135.25	134.68'	S 48°22'45" E
(C9)	8°45'21"	450.00	68.77	68.70'	S 43°38'24" E
(C10)	16°06'23"	450.00	126.50	126.08'	S 56°04'15" E
(C11)	36°51'55"	425.00	273.45	268.76'	S 63°40'50" E
(C12)	8°53'23"	375.00	58.18	58.13'	S 77°40'06" E
(C13)	33°57'41"	375.00	222.28	219.04'	S 56°14'34" E
(C14)	24°51'44"	500.00	216.96	215.26'	S 51°41'35" E

CONDITIONAL APPROVAL
MIA NEEDS TO BE EXECUTED BEFORE MYLAR CAN BE SIGNED.

ENGINEER:
Great Basin Engineering Inc
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
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c/o Brandon Janis
562 South 1100 West
Farmington, Utah 844025
(281) 250-4047
brandonjanis@gmail.com

Sheet 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY