

### EXPLORATION PITS

AN EVALUATION OF THE SITE AND SOILS AT THE ABOVE-REFERENCED ADDRESS WAS COMPLETED BY STAFF OF THIS OFFICE ON MARCH 24, 2013. THE EXPLORATION PIT(S) IS LOCATED AT THE REFERENCED GPS COORDINATE AND DATUM. THE SOIL HORIZONS, REQUIRED PERCOLATION DEPTHS, ACTUAL AND ANTICIPATED MAXIMUM GROUND WATER TABLES HAVE BEEN LOGGED AS FOLLOWS:

EXPLORATION PIT #1 (UTM ZONE 12T, NAD 83, 0409176E 4567882N)  
0-18" LOAM, GRANULAR STRUCTURE  
18-50" SANDY CLAY LOAM, MASSIVE STRUCTURE  
50-73" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% (THIS HORIZON IS A LACUSTRINE (LAKE) DEPOSIT DOMINATED BY INTER-BEDDED SANDS, SANDY CLAY LOAMS, AND SANDY CLAYS. INDIVIDUAL LAYER THICKNESS CAN BE MEASURED AS INCHES. PLATY STRUCTURE IS CAUSED BY SEDIMENTARY GRAIN SIZED DIFFERENCES IN THESE INDIVIDUAL LAYER. THIS LAYER HAS BEEN GENERALIZED AS A SANDY CLAY LOAM, PLATY STRUCTURE FROM THIS POINT FORWARD. GROUND WATER OBSERVED AT 73 INCHES

EXPLORATION PIT #2 (UTM ZONE 12T, NAD 83, 0409188E 4567860N)  
0-22" LOAM, GRANULAR STRUCTURE  
22-55" SANDY CLAY LOAM, MASSIVE STRUCTURE  
55-78" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 79 INCHES

EXPLORATION PIT #3 (UTM ZONE 12T, NAD 83, 0409149E 4567871N)  
0-21" LOAM, GRANULAR STRUCTURE  
21-55" SANDY CLAY LOAM, MASSIVE STRUCTURE  
55-79" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 79 INCHES

EXPLORATION PIT #4 (UTM ZONE 12T, NAD 83, 0409163E 45687910N)  
0-18" LOAM, GRANULAR STRUCTURE  
18-48" SANDY CLAY LOAM, MASSIVE STRUCTURE  
48-73" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 73 INCHES

EXPLORATION PIT #5 (UTM ZONE 12T, NAD 83, 0409138E 4567943)  
0-20" LOAM, GRANULAR STRUCTURE  
20-55" SANDY CLAY LOAM, MASSIVE STRUCTURE  
55-70" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 70 INCHES

EXPLORATION PIT #6 (UTM ZONE 12T, NAD 83, 0409124E 4567964N)  
0-18" LOAM, GRANULAR STRUCTURE  
18-44" SANDY CLAY LOAM, MASSIVE STRUCTURE  
44-68" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 68 INCHES

EXPLORATION PIT #7 (UTM ZONE 12T, NAD 83, 0409107E 4567988N)  
0-20" LOAM, GRANULAR STRUCTURE  
20-45" SANDY CLAY LOAM, MASSIVE STRUCTURE  
45-60" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 60 INCHES

EXPLORATION PIT #8 (UTM ZONE 12T, NAD 83, 0409070E 4568002N)  
0-22" LOAM, GRANULAR STRUCTURE  
22-50" SANDY CLAY LOAM, MASSIVE STRUCTURE  
50-55" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 55 INCHES

EXPLORATION PIT #9 (UTM ZONE 12T, NAD 83, 0409064E 4567971N)  
0-22" LOAM, GRANULAR STRUCTURE  
22-54" SANDY CLAY LOAM, MASSIVE STRUCTURE  
54-60" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 60 INCHES

EXPLORATION PIT #10 (UTM ZONE 12T, NAD 83, 0409084E 4567971N)  
0-25" LOAM, GRANULAR STRUCTURE  
25-54" SANDY CLAY LOAM, MASSIVE STRUCTURE  
54-60" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 60 INCHES

EXPLORATION PIT #11 (UTM ZONE 12T, NAD 83, 0409106E 4567945N)  
0-24" LOAM, GRANULAR STRUCTURE  
24-55" SANDY CLAY LOAM, MASSIVE STRUCTURE  
55-64" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 64 INCHES

EXPLORATION PIT #12 (UTM ZONE 12T, NAD 83, 0409136E 4567920N)  
0-28" LOAM, GRANULAR STRUCTURE  
28-58" SANDY CLAY LOAM, MASSIVE STRUCTURE  
58-67" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 67 INCHES

EXPLORATION PIT #13 (UTM ZONE 12T, NAD 83, 0409136E 4567900N)  
0-19" LOAM, GRANULAR STRUCTURE  
19-49" SANDY CLAY LOAM, MASSIVE STRUCTURE  
49-70" SANDY CLAY LOAM, PLATY STRUCTURE, MANY MOTTLES >20% GROUND WATER OBSERVED AT 70 INCHES

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. THE BOUNDARY WAS DETERMINED USING DEED CALLS AND EXISTING LINES OF OCCUPATION. THE CENTERLINE OF 4300 WEST STREET WAS DETERMINED AS THE SECTION LINE BETWEEN SECTIONS 16 AND 17. THE CENTERLINE OF 400 SOUTH STREET WAS DETERMINED SUBDIVISIONS IN THE AREA. ALL BOUNDARY AND REAR CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

### BOUNDARY DESCRIPTION

A PART OF THE SE QUARTER OF SECTION 20, TOWNSHIP 7 NORTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT, SAID POINT BEING N00°54'23"E 2790.98 FEET AND N89°05'37"W 153 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 2 WEST; RUNNING THENCE N89°05'37"W 309.00 FEET; THENCE N63°05'37"W 184.80 FEET; THENCE N33°05'37"W 269.28 FEET; THENCE N01°54'23"E 72.83 FEET; THENCE N36°28'36"W 472.38 FEET; THENCE S88°33'34"E 1064.25 FEET; THENCE S00°54'23"W 346.50 FEET; THENCE N89°05'37"W 153.00 FEET; THENCE S00°54'23"W 396.00 FEET TO THE POINT OF BEGINNING.

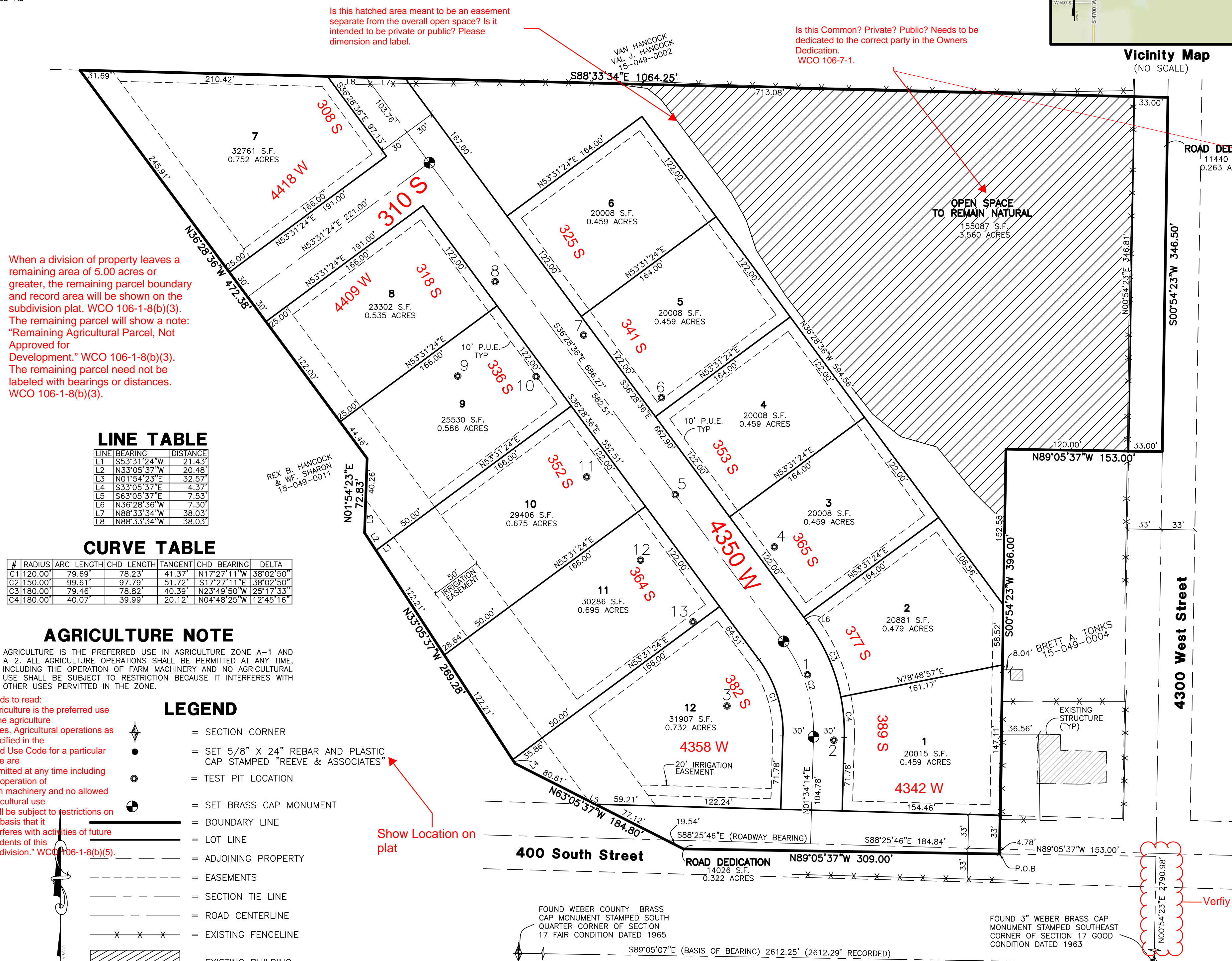
CONTAINING 537592 SQUARE FEET OR 12.341 ACRES

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN A BRASS CAP MONUMENT STAMPED SOUTH QUARTER CORNER AND A BRASS CAP MONUMENT STAMPED SOUTHEAST CORNER OF SECTION 17, T.6N., R.2W., S.L.B.&M., U.S. SURVEY SHOWN HEREON AS S89°05'07"E, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

# HENRY FLATS CLUSTER SUBDIVISION

PART OF THE NE 1/4 OF SECTION 17, T.6N., R.2W., S.L.B & M., U.S. SURVEY  
WEBER COUNTY, UTAH  
DECEMBER, 2015



When a division of property leaves a remaining area of 5.00 acres or greater, the remaining parcel boundary and record area will be shown on the subdivision plat. WCO 106-1-8(b)(3). The remaining parcel will show a note: "Remaining Agricultural Parcel, Not Approved for Development." WCO 106-1-8(b)(3). The remaining parcel need not be labeled with bearings or distances. WCO 106-1-8(b)(3).

Is this hatched area meant to be an easement separate from the overall open space? Is it intended to be private or public? Please dimension and label.

Is this Common? Private? Public? Needs to be dedicated to the correct party in the Owners Dedication. WCO 106-7-1.

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S53°31'24"W	21.43'
L2	N33°05'37"W	20.48'
L3	N01°54'23"E	32.57'
L4	S33°05'37"E	4.37'
L5	S63°05'37"E	7.53'
L6	N36°28'36"W	7.30'
L7	N88°33'34"W	38.03'
L8	N88°33'34"W	38.03'

### CURVE TABLE

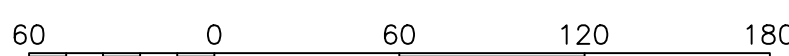
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1120.00'	79.69'	78.23'	41.37'	N17°27'11"E	38°02'50"
C2	1150.00'	99.61'	97.79'	51.72'	S17°27'11"E	38°02'50"
C3	1180.00'	79.46'	78.82'	40.39'	N23°49'50"W	25°17'33"
C4	1180.00'	40.07'	39.99'	20.12'	N04°48'25"W	11°24'51"

### AGRICULTURE NOTE

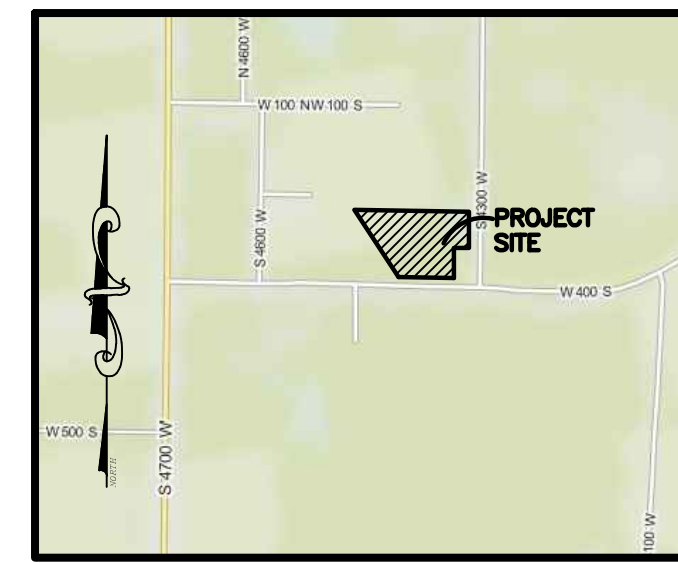
AGRICULTURE IS THE PREFERRED USE IN AGRICULTURE ZONE A-1 AND A-2. ALL AGRICULTURE OPERATIONS SHALL BE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY AND NO AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION BECAUSE IT INTERFERES WITH OTHER USES PERMITTED IN THE ZONE.

### LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = TEST PIT LOCATION
- ⊙ = SET BRASS CAP MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- x — = EXISTING FENCELINE
- ▨ = EXISTING BUILDING
- P.U.E. = PUBLIC UTILITY EASEMENT



Scale: 1" = 60'



Vicinity Map  
(NO SCALE)

### SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **HENRY FLATS CLUSTER SUBDIVISION** IN **WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

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

150228-2201  
UTAH LICENSE NUMBER      **ROBERT D. KUNZ**

### OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT **HENRY FLATS CLUSTER SUBDIVISION**, AND DO 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 CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE 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 MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

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

PAANC LLC  
RON B. HANCOCK      SHARON HANCOCK

doesn't match title

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

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

### ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

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

### Project Info.

Surveyor: **R. KUNZ**  
Designer: **D. CAVE**  
Begin Date: **11-03-2015**  
Name: **HENRY FLATS CLUSTER SUBDIVISION**  
Number: **11-23-2015**  
Revision: **1"=60'**  
Scale: **1"=60'**  
Checked: \_\_\_\_\_

930 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-asso.com

### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S 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 SURVEYOR

### Weber County Recorder

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

### 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\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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

\_\_\_\_\_  
WEBER COUNTY ENGINEER

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

\_\_\_\_\_  
WEBER COUNTY ATTORNEY

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

\_\_\_\_\_  
CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST \_\_\_\_\_ TITLE \_\_\_\_\_

### WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S 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 SURVEYOR