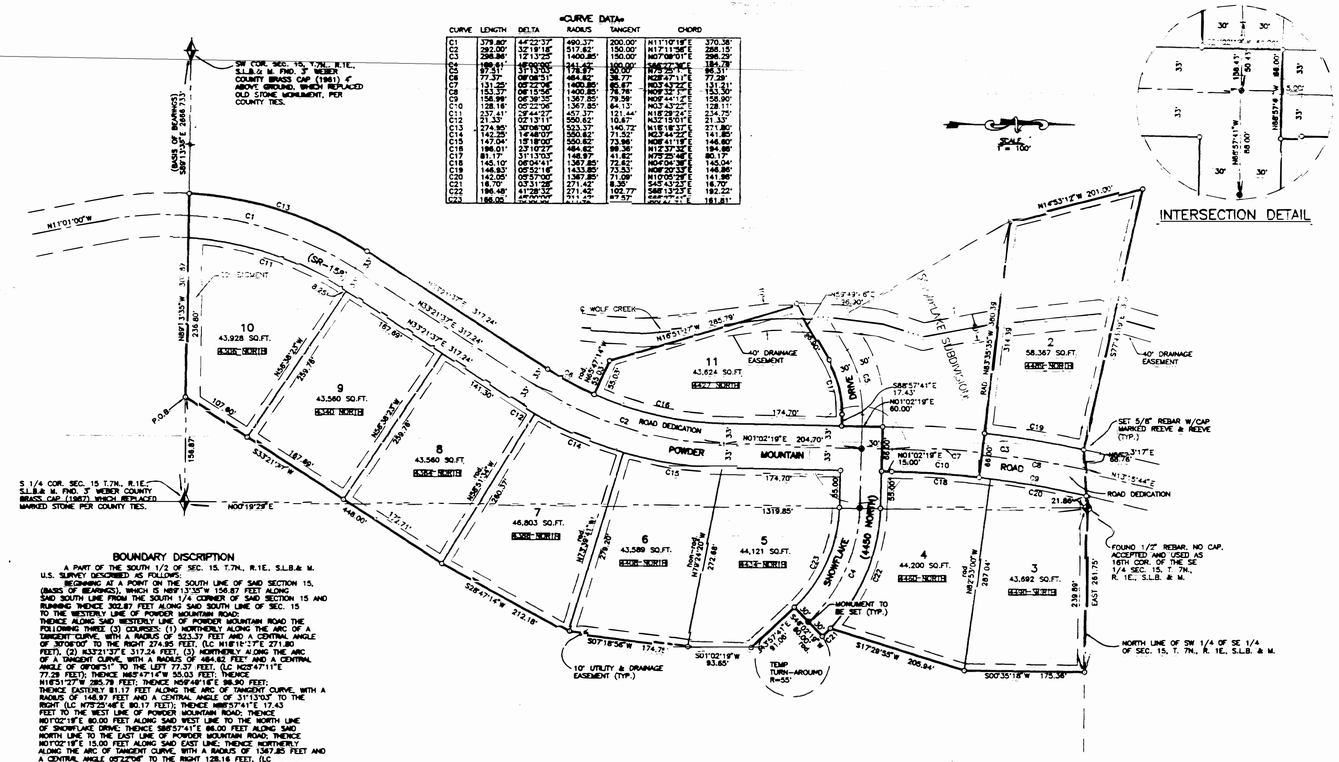
DRAWING NUMBER 001578
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07548

SNOWFLAKE SUBDIVISION NO. 2

PART OF THE S 1/2 OF SEC 15, T. 7N., R. 1E., S.L.B. & M., U.S. SURVEY
EDEN & LIBERTY DISTRICTS, WEBER COUNTY, UTAH
APRIL, 1995

CURVE DATA

CURVE	LENGTH	DELTA	RADIUS	TANGENT	CHORD	
C1	379.80'	44°22'37"	490.37'	200.00'	N17°10'18"E	370.38'
C2	292.00'	32°19'16"	517.42'	150.00'	N17°11'38"E	288.15'
C3	298.86'	12°13'23"	1400.85'	150.00'	N07°08'01"E	298.29'
C4	98.41'	3°13'03"	1750.37'	49.21'	N06°24'40"E	98.31'
C5	77.37'	08°08'01"	484.42'	38.77'	N08°47'11"E	77.28'
C6	121.30'	05°22'06"	1400.85'	60.67'	N03°43'15"E	121.30'
C7	153.37'	06°15'06"	1400.85'	76.78'	N09°32'18"E	153.30'
C8	158.99'	06°39'35"	1367.85'	79.59'	N09°44'12"E	158.90'
C9	128.18'	05°22'06"	1367.85'	64.13'	N03°43'15"E	128.11'
C10	237.41'	33°44'17"	403.37'	121.44'	N18°28'24"E	234.09'
C11	21.33'	02°13'07"	550.82'	10.67'	N32°15'01"E	21.33'
C12	274.95'	30°08'00"	523.37'	140.73'	N18°18'37"E	271.80'
C13	142.55'	14°48'00"	550.82'	71.56'	N03°44'37"E	142.15'
C14	147.04'	15°18'00"	550.82'	73.96'	N09°41'19"E	146.60'
C15	189.01'	31°10'03"	484.42'	96.95'	N12°22'46"E	186.68'
C16	81.17'	31°13'03"	148.97'	41.62'	N12°22'46"E	80.17'
C17	145.10'	08°04'11"	1367.85'	72.67'	N09°32'18"E	145.04'
C18	146.83'	05°52'16"	1433.85'	73.53'	N09°20'33"E	146.76'
C19	143.00'	05°12'35"	1397.85'	71.58'	N09°32'33"E	142.96'
C20	16.70'	03°31'28"	271.42'	8.35'	S10°43'33"E	16.70'
C21	180.45'	41°28'33"	271.42'	102.77'	S28°13'33"E	176.57'
C22	186.05'	39°30'26"	271.42'	97.55'	S00°45'21"E	181.81'
C23	21.33'	02°13'07"	550.82'	10.67'	S32°15'01"W	21.33'



BOUNDARY DISCRIPTION

A PART OF THE SOUTH 1/2 OF SEC. 15, T.7N., R.1E., S.L.B.& M. U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 15, (BASIS OF BEARINGS), WHICH IS N89°13'35"W 156.87 FEET ALONG SAID SOUTH LINE FROM THE SOUTH 1/4 CORNER OF SAID SECTION 15 AND RUNNING THENCE 302.87 FEET ALONG SAID SOUTH LINE OF SEC. 15 TO THE WESTERLY LINE OF POWDER MOUNTAIN ROAD; THENCE ALONG SAID WESTERLY LINE OF POWDER MOUNTAIN ROAD THE FOLLOWING THREE (3) COURSES: (1) NORTHERLY ALONG THE ARC OF A TANGENT CURVE, WITH A RADIUS OF 523.37 FEET AND A CENTRAL ANGLE OF 30°08'00" TO THE RIGHT 274.95 FEET, (LC N18°18'37"E 271.80 FEET), (2) N33°21'37"E 317.24 FEET, (3) NORTHERLY ALONG THE ARC OF A TANGENT CURVE, WITH A RADIUS OF 484.42 FEET AND A CENTRAL ANGLE OF 09°09'51" TO THE LEFT 77.37 FEET, (LC N22°47'11"E 77.28 FEET); THENCE N82°47'14"W 55.03 FEET; THENCE N18°51'27"W 285.79 FEET; THENCE N59°48'16"E 96.90 FEET; THENCE EASTERLY 81.17 FEET ALONG THE ARC OF TANGENT CURVE, WITH A RADIUS OF 148.97 FEET AND A CENTRAL ANGLE OF 31°13'03" TO THE RIGHT (LC N75°25'46"E 80.17 FEET); THENCE N88°57'41"E 17.43 FEET TO THE WEST LINE OF POWDER MOUNTAIN ROAD; THENCE N01°02'19"E 60.00 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SNOWFLAKE DRIVE; THENCE S88°57'41"E 66.00 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF POWDER MOUNTAIN ROAD; THENCE N01°02'19"E 15.00 FEET ALONG SAID EAST LINE; THENCE NORTHERLY ALONG THE ARC OF TANGENT CURVE, WITH A RADIUS OF 1367.85 FEET AND A CENTRAL ANGLE 05°22'06" TO THE RIGHT 128.18 FEET, (LC N03°43'22"E 128.11 FEET)ALONG SAID EAST LINE OF POWDER MOUNTAIN ROAD; THENCE N83°35'35"W 380.39 FEET; THENCE, N14°53'12"W 201.00 FEET; THENCE S77°43'19"E 396.99 FEET; THENCE N88°23'17"E 66.76 FEET TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SEC. 15; THENCE EAST 21.86 FEET ALONG SAID NORTHERLINE TO A 16TH CORNER MARKED BY A 1/2 INCH REBAR; THENCE EAST ALONG SAID NORTHERLINE 238.89 FEET; THENCE S00°35'18"W 175.36 FEET; THENCE S17°29'55"W 206.94 FEET ALONG A NON-RADIAL LINE TO A POINT ON A TANGENT CURVE, WITH A RADIUS OF 271.42 FEET AND A CENTRAL ANGLE OF 03°31'28"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID TANGENT CURVE, WITH A RADIUS OF 271.42 FEET AND A CENTRAL ANGLE OF 03°31'28" TO THE RIGHT 16.70 FEET, (LC S48°43'22"E 16.70 FEET); THENCE S46°02'18"W 60.00 FEET ALONG A RADIAL LINE TO SAID TANGENT CURVE TO THE SOUTHERLY LINE OF SNOWFLAKE DRIVE; THENCE S43°57'11"E 91.08 FEET; THENCE S01°02'18"W 93.65 FEET; THENCE S00°45'21"E 181.81 FEET; THENCE S28°47'14"W 312.18 FEET; THENCE S33°21'37"W 448.00 FEET TO THE POINT OF BEGINNING. CONTAINS 11.88 ACRES MORE OR LESS.

REEVE & REEVE, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
LAND PLANNING AND SITE DESIGN
LAND SURVEYING
OGDEN, UTAH

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF SNOWFLAKE SUBDIVISION NO. 2 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 A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS ___ DAY OF ___, 19__

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED LAND SURVEYOR (22-146666-2201) JOHN P. REEVE STATE OF UTAH

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT SNOWFLAKE SUBDIVISION NO. 2 AND HEREBY DEDICATE, GRANT, AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OF PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO WEBER COUNTY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTIL- [illegible]

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF ___ ORDINANCES.

SIGNED THIS 2 DAY OF April, 1995
by Cobabe Family Ltd. Ptr
by Vincent Drive Inc. Gen

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF Weber) ss.

ON THE 12th DAY OF April, 1995 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Connie Cobabe, Vincent Cobabe, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

April 29, 1995
COMMISSION EXPIRES

Sherrill Sullitoe
NOTARY PUBLIC

SHERRILL SULLITOE
2510 WASHINGTON BLVD
OGDEN, UT 84401
My Commission Expires APRIL 29, 1995
State of Utah

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF ___) ss.

ON THE ___ DAY OF ___, 19__, PERSONALLY APPEARED BEFORE ME ___ 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 ___

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 19 DAY OF April, 1995

WEBER COUNTY RECORDER

ENTRY NO. 1305546 FEE PAID 20.00
FILED FOR RECORD AND RECORDED, DATE APR-05 AT 9:51 AM
IN BOOK 39 OF THE OFFICIAL RECORDS, PAGE 79
RECORDED FOR: WEBER COBABE
RONALD CORRY
WEBER COUNTY RECORDER
BY: Joann Mills DEPUTY.

WEBER COUNTY PLANNING COMMISSION

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 11 DAY OF April 1995

Wayne A. Gibson
CHAIRMAN

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS OF RECORD IN THIS OFFICE IN COMPLIANCE WITH THE REQUIREMENTS OF WEBER COUNTY ORDINANCES. SIGNED THIS 11th DAY OF April, 1995

COUNTY SURVEYOR STATE OF UTAH

WEBER COUNTY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE COMMISSION OF WEBER COUNTY, UTAH, THIS 11th DAY OF April, 1995.

ATTEST: Ruth Shumway
TITLE: CLERK/AUDITOR

WEBER COUNTY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 11th DAY OF Apl, 1995.

Monette Hurtado

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NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY LINES WERE ESTABLISHED BY A SURVEY THAT WAS PERFORMED ON THE GROUND. MONUMENTS USED TO ESTABLISH THE BOUNDARY ARE SHOWN HEREON.

RECEIVED
FEB 12 1997
Weber County Surveyo