

Narrative: This plat was requested by Mr. Jeff Mansell in order to subdivide nine (9) residential lots. A line bearing South 88°55'49" East between the North quarter corner and the Northeast corner of Section 24, T6N, R1E, was used as the basis of bearings.

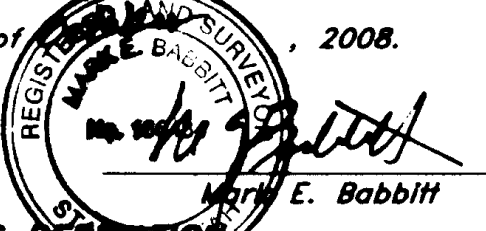
Hidden Canyon Subdivision

A part of the Northeast Quarter of Section 24, T6N, R1W, SLB&M, U.S. Survey
Weber County, Utah
October 2008

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 59 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that this plat of Hidden Canyon Subdivision in Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing. I also certify that all the lots within the Plat of Hidden Canyon Subdivision meet the frontage and area requirements of the Weber County Zoning Ordinance. Signed this 28th day of October, 2008.

166484



OWNER'S DECLARATION

I, the undersigned owner 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 hereon and name said tract Hidden Canyon Subdivision; and do hereby dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right of way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated as said plat as Private Streets (Private Rights of Way) as access to the individual lots, to be maintained by a Lot (unit) Owners Association whose membership consists of said owners, their grantees, successors, or assigns, also grant and convey to the subdivision Lot (unit) Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each Lot (unit) Owners Association member in common with all others in the subdivision and grant and dedicate to Weber County a perpetual Open Space Right and Easement on and over the Common Areas to guarantee to Weber County that the Common Areas remain open and undeveloped except for approved recreational, parking and open space purposes; also 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 easements, the same to be used for the installation, maintenance and operation of public utility service lines, 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 _____, 2008.

BOUNDARY DESCRIPTION

A part of the Northeast Quarter of Section 24, T6N, R1W, SLB&M, U.S. Survey: Beginning at the Northeast corner of said Section 24, and running thence South 1°01'19" East 824.23 feet along the Section line to the centerline of State Highway U-39; thence nine (9) courses along said centerline as follows: South 49°11'20" West 12.58 feet; Southwesterly along an arc of a 1412.25 foot radius curve to the left a distance of 40.00 feet (Central Angle equals 73°33'22" and Long Chord bears South 48°22'39" West 40.00 feet); South 47°33'58" West 86.84 feet; Southwesterly along an arc of a 603.72 foot radius curve to the left a distance of 29.99 feet (Central Angle equals 2°50'47" and Long Chord bears South 46°08'34" West 29.99 feet); South 44°43'11" West 55.88 feet; Southwesterly along an arc of a 758.77 foot radius curve to the left a distance of 29.99 feet (Central Angle equals 2°15'53" and Long Chord bears South 43°35'13" West 29.99 feet); South 42°27'16" West 84.80 feet; Southwesterly along an arc of a 512.26 foot radius curve to the left a distance of 216.71 feet (Central Angle equals 24°14'20" and Long Chord bears South 30°20'06" West 215.10 feet) and West 1523.69 feet to the quarter Section line; thence North 3°45'06" East 1039.22 feet along said quarter Section line to the North quarter corner of said Section 24; thence South 88°55'49" East 2549.17 feet along the Section line to the point of beginning. Contains 2,774,059 sq. ft. or 63,684 acres.

ACKNOWLEDGMENT

State of _____
County of _____
On the _____ day of _____, 2008, personally appeared before me, _____ who being by me duly sworn did say that he is _____ and that said instrument was signed in behalf of _____ said _____ by a resolution of its _____ and acknowledged to me that said _____ executed the same.
Residing at: _____
A Notary Public commissioned in Utah
Commission Expires: _____
Print Name

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 _____, 2008.

Director, Weber-Morgan Health Department

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 _____, 2008.

Title _____
Chair, Weber County Commission

WEBER COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND
RECORDED _____ AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

WEBER COUNTY RECORDER
BY: _____ DEPUTY

S 88°55'49" E Cobble plat (S 88°28'00" E W.C.S.) Bearing Base

- Legend
- Set 5/8" Rebar (24" long)
- Set 3/4" spike, stake & loth
- Monument to be set
- (Rad.) Radial line
- (N/R) Non-Radial line
- Designates Buildable Area
- Designates Open River

NOTICE OF PURCHASE OF RESTRICTED "R" LOTS
LOT 7-R: Restricted due to a 115± sq. ft. overlap of the 75'x100' envelope on the 1500 cubic yard debris basin. Overlap is located in the southeast corner of the 75'x100' envelope.
LOT 8-R: Restricted due to the requirement of having a 10' rock fall deflection berm located along the north and east side of the buildable area envelope.

Common Area 'A'
950,355 sq. ft.
or 22,001 acres

BUILDABLE AREA DATA

| | | | | | | | | | |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------|----------------|--------------|
| (14) | (15) | (16) | (17) | (18) | (19) | (20) | (21) | (22) | (23) |
| A = 80°18'28" | A = 32°30'44" | A = 50°40'33" | A = 44°30'41" | A = 67°18'28" | A = 54°10'57" | A = 16°48'23" | A = 175°00' | A = 182°27'34" | A = 288°00' |
| R = 85.00' | R = 55.33' | R = 126.80' | R = 126.80' | R = 126.80' | R = 126.80' | R = 126.80' | R = 126.80' | R = 126.80' | R = 126.80' |
| L = 135.27' | L = 55.33' | L = 126.80' | L = 126.80' | L = 126.80' | L = 126.80' | L = 126.80' | L = 126.80' | L = 126.80' | L = 126.80' |
| LC = 126.80' | LC = 55.33' | LC = 126.80' | LC = 126.80' | LC = 126.80' | LC = 126.80' | LC = 126.80' | LC = 126.80' | LC = 126.80' | LC = 126.80' |
| S 54°51'41" W | S 32°30'44" E | S 50°40'33" E | S 44°30'41" E | S 67°18'28" E | S 54°10'57" E | S 16°48'23" E | S 175°00' E | S 182°27'34" E | S 288°00' E |

Centerline Aqueduct Easement

| | | | |
|---------------|---------------|---------------|---------------|
| (39) | (40) | (41) | (42) |
| A = 5°38'54" | A = 17°48'24" | A = 13°22'00" | A = 20°09'00" |
| R = 399.86' | R = 520.00' | R = 400.00' | R = 400.00' |
| L = 39.19' | L = 161.61' | L = 83.32' | L = 158.26' |
| LC = 39.17' | LC = 160.98' | LC = 93.11' | LC = 157.44' |
| N 60°31'36" E | N 48°48'57" E | N 33°13'45" E | N 36°37'15" E |

Ogden Waterline Easement

| | |
|---------------|---------------|
| (43) | (44) |
| A = 12°39'23" | A = 27°27'20" |
| R = 639.24' | R = 250.43' |
| L = 141.20' | L = 120.00' |
| LC = 140.92' | LC = 118.86' |
| S 42°57'44" W | S 22°09'28" W |

Property Line Curve Data

| | | | | | | |
|---------------|---------------|---------------|---------------|----------------|---------------|----------------|
| (A) | (B) | (C) | (D) | (E) | (F) | (G) |
| A = 81°33'51" | A = 7°46'42" | A = 15°24'59" | A = 27°41'58" | A = 168°37'13" | A = 66°53'07" | A = 128°03'46" |
| R = 30.00' | R = 125.13' | R = 475.00' | R = 75.00' | R = 75.00' | R = 130.00' | R = 35.00' |
| L = 42.71' | L = 16.99' | L = 161.24' | L = 36.26' | L = 220.72' | L = 151.76' | L = 78.23' |
| LC = 39.19' | LC = 16.99' | LC = 160.47' | LC = 35.91' | LC = 149.28' | LC = 143.29' | LC = 62.93' |
| N 63°31'06" W | N 30°22'26" E | N 36°12'34" E | N 32°02'05" E | N 66°04'31" W | N 52°52'02" W | N 19°28'07" W |

Centerline Curve Data

| | | | | | | |
|---------------|---------------|----------------|---------------|----------------|----------------|----------------|
| (1) | (2) | (3) | (4) | (5) | (6) | (7) |
| A = 9°55'20" | A = 19°26'59" | A = 198°19'11" | A = 66°53'07" | A = 128°03'46" | A = 135°48'46" | A = 140°28'23" |
| R = 100.13' | R = 50.00' | R = 50.00' | R = 155.00' | R = 60.00' | R = 45.00' | R = 80.00' |
| L = 17.34' | L = 169.73' | L = 171.32' | L = 180.94' | L = 134.11' | L = 106.67' | L = 196.14' |
| LC = 17.32' | LC = 168.92' | LC = 98.99' | LC = 170.84' | LC = 107.88' | LC = 83.39' | LC = 150.58' |
| N 31°28'45" E | N 38°12'54" E | N 52°13'32" W | S 63°03'26" W | N 19°28'07" W | N 23°03'57" W | N 21°00'49" W |

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 _____, 2008.

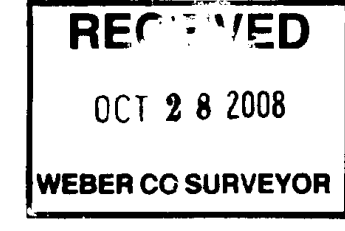
WEBER COUNTY ENGINEER

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 _____, 2008.

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 _____, 2008.

NOTE:
10' wide Utility and Drainage Easements each side of property line as indicated by dashed lines, except as otherwise shown.
20' wide cut and fill easements along frontage of lots as shown.
Lots 6 & 7 to have an 8.0' high rock fall protection berm & Lots 8 & 9 to have 10.0' high berm constructed along east side of building area envelope.
Structures placed on Lots 6 through 9 are to maintain a 25' minimum setback from drainage swale/debris channel.
Structures constructed within 25' are to have reinforced footings with no openings on sides adjacent to potential flow.



004205

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
5746 South 1475 East - Suite 200
Ogden, Utah 84403
P.O. Box 150045, Ogden, Utah 84415
Ogden (801)984-4515 Salt Lake City (801)531-0222 Fax (801)982-7544

Signature _____

Signature _____

Signature _____

Chair, Weber County Township Planning

Title _____
Chair, Weber County Commission