

SANDHILL CRANE CLUSTER SUBDIVISION

PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JUNE, 2016

AGRICULTURAL STATEMENT

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME, INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. THE CONTROLLING MONUMENTS FOR THIS SURVEY ARE THE NW CORNER OF SECTION 35 AND THE W 1/4 CORNER OF SECTION 35 IN TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. THE WEST BOUNDARY WAS DETERMINED BY EDEN VILLAGE SUBDIVISION, AND GILLESPIE SUBDIVISION AS PER EVIDENCED BY SEVERAL FOUND REBAR ON THE GILLESPIE SUBDIVISION AND THEN MATCHING COMMON LINES WITH THE EDEN VILLAGE SUBDIVISION. THE FOUND REBAR HAD PLASTIC CAPS MARKED GARDNER ENGINEERING, PL154270. TWO REBAR ALONG THE COMMON BOUNDARY ARE SHOWN. THE SOUTH BOUNDARY IS ALONG COUNTRY GARDENS ESTATES PHASE 1 EXTENDED TO THE FENCE ALONG THE WEAVER FAMILY PROTECTION TRUST PROPERTY. THE NORTH LINE IS SET ALONG FENCE LINE WHICH IS THE NORTH 1/4 LINE OF SECTION 35. ALL BOUNDARY AND REAR LOT 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.

EXPLORATION PITS

- EXPLORATION PIT #1
0-23" LOAM, GRANULAR STRUCTURE
23-59" LOAM, MASSIVE STRUCTURE
59-92" GRAVELLY LOAMY SAND
92-130" SILTY CLAY, SINGLE GRAIN STRUCTURE
OBSERVED GROUND WATER TABLE 123"
SOME MOTTLING @ 90" & LOWER
- EXPLORATION PIT #2
0-20" LOAM, GRANULAR STRUCTURE
20-61" SANDY LOAM, MASSIVE STRUCTURE
61-94" GRAVELLY LOAMY SAND, SINGLE GRAIN STRUCTURE
94-110" SILT CLAY
OBSERVED GROUND WATER TABLE 94"
- EXPLORATION PIT #3
0-13" LOAM, GRANULAR STRUCTURE
13-32" SANDY LOAM, MASSIVE STRUCTURE, 1% GRAVEL
32-107" GRAVELLY LOAMY SAND, 20% GRAVEL
OBSERVED GROUND WATER TABLE 71"
- EXPLORATION PIT #4
0-23" LOAM, GRANULAR STRUCTURE
23-61" SANDY LOAM, MASSIVE STRUCTURE
61-117" LOAM, MASSIVE STRUCTURE
OBSERVED GROUND WATER TABLE 113"
SOME MOTTLING @ 61" & 103"
- EXPLORATION PIT #5
0-22" LOAM, GRANULAR STRUCTURE
22-53" LOAM, MASSIVE STRUCTURE
53-138" GRAVELLY LOAMY SAND, 30% GRAVEL/COBBLE
OBSERVED GROUND WATER TABLE 133"
SOME MOTTLING IN GRAVELLY LOAMY SAND LAYER
- EXPLORATION PIT #6
0-19" LOAM, GRANULAR STRUCTURE, 5% GRAVEL
19-60" COARSE SANDY LOAM, MASSIVE STRUCTURE, 10% FINE GRAVEL
60-122" FINE SANDY LOAM, MASSIVE STRUCTURE, LAYERS (BEDDING PLANS) OF BOTH REDUCTION AND OXIDATION. REDUCTION OBSERVED IN MORE CONSTRICTIVE LAYERS, LIKELY INDICATING LOW PERMEABILITY SOILS OR SEASONAL GROUND WATER
- EXPLORATION PIT #7
0-31" LOAM, GRANULAR STRUCTURE, 10% GRAVEL
31-80" SANDY LOAM, MASSIVE STRUCTURE, 10% FINE GRAVEL
80-120" FINE SANDY LOAM (NEAR SANDY CLAY LOAM CLASSIFICATION), MASSIVE STRUCTURE, LAYERS (BEDDING PLANS) OF BOTH REDUCTION AND OXIDATION. REDUCTION OBSERVED IN MORE CONSTRICTIVE LAYERS, LIKELY INDICATING LOW PERMEABILITY SOILS OR SEASONAL GROUND WATER
- EXPLORATION PIT #8
0-11" GRAVELLY SANDY LOAM, GRANULAR STRUCTURE, 15-20% FINE-MEDIUM GRAVEL
11-59" GRAVELLY SANDY LOAM, MASSIVE STRUCTURE, 15-20% FINE GRAVEL
59-120" GRAVELLY COARSE LOAMY SAND, SINGLE GRAINED STRUCTURE, 40% FINE GRAVEL

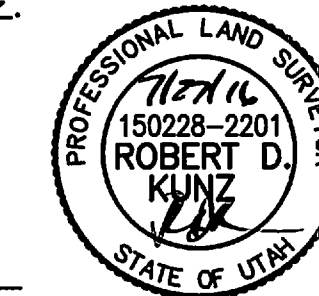
SURVEYOR'S CERTIFICATE

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 LICENSING 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 SANDHILL CRANE 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 27th DAY OF July, 2016

150228
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 AS SHOWN ON THE PLAT AND NAME SAID TRACT SANDHILL CRANE 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 THROUGHFARES. 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 ERRECTED WITHIN SUCH EASEMENTS. DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, OR ITS DESIGNEE, ALL PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS TRAIL EASEMENT THE SAME TO BE USED AS PUBLIC OPEN SPACE AND ACCESS TO AGRICULTURAL PRESERVATION PARCEL AND ALSO TO GRANT AND CONVEY TO THE SUBDIVISION (LOT) UNITS 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 THE 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.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) ss.
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)
COUNTY OF _____) ss.
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: N. ANDERSON
Begin Date: 02-06-15
Name: SANDHILL CRANE CLUSTER SUBDIVISION
Number: 6460-01
Revision: 5-23-16
Scale: 1"=80'
Checked:



WEBER-MORGAN HEALTH DEPARTMENT

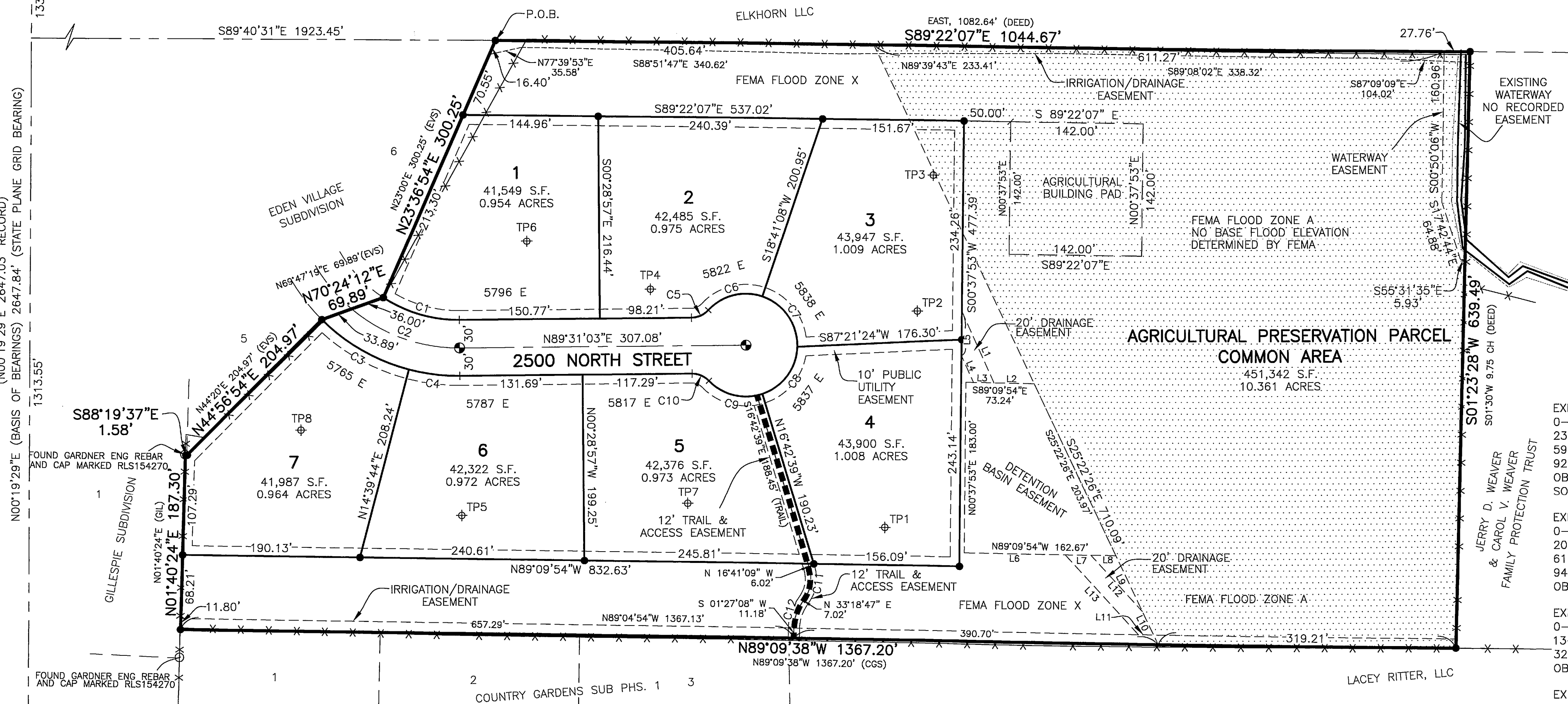
I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 20____.

Director, WEBER-MORGAN HEALTH DEPARTMENT

Webster County Recorder

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

NORTHWEST CORNER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY FOUND WEBER COUNTY BRASS CAP MONUMENT DATED 1980 GOOD CONDITION



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N00°19'29"E.

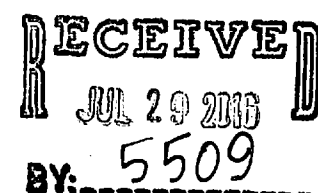
BOUNDARY DESCRIPTION

PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN AN EXISTING FENCE LINE, SAID POINT BEING N00°19'29"E 1313.55 FEET AND S89°40'31"E 1923.45 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 35; THENCE PROCEEDING ALONG SAID FENCE LINE S89°22'07"E 1044.67 FEET (EAST, 1082.64') TO THE INTERSECTION WITH A SECOND FENCE; THENCE ALONG SAID SECOND FENCE S01°23'28"W 639.49 FEET (S01°30'W 9.75 CH) TO THE EXTENSION OF THE NORTH LINE OF COUNTRY GARDENS SUBDIVISION PHASE 3; THENCE N89°09'38"W ALONG SAID NORTH LINE AND EXTENSION THEREOF, 1367.20 FEET (N89°09'38"W 1367.20') TO THE EAST LINE OF GILLESPIE SUBDIVISION; THENCE ALONG SAID EAST LINE N01°40'24"E 187.30 FEET (N01°40'24"E (GL)); THENCE S88°19'27"E 1.58 FEET TO THE EDEN VILLAGE SUBDIVISION; THENCE ALONG THE EDEN VILLAGE SUBDIVISION THE FOLLOWING THREE COURSES: (1) N44°56'54"E 204.97 FEET (N44°20'E 204.97'); (2) N70°24'12"E 69.89 FEET (N69°47'19"E 69.89'); (3) N23°36'54"E 300.25 FEET (N23°00'E 298.31') TO THE POINT OF BEGINNING.

CONTAINING 782,267 SQUARE FEET OR 17.958 ACRES MORE OR LESS

LINE TABLE

LINE	BEARING	DISTANCE
L1	N24°13'53"W	83.82
L2	N89°09'54"W	43.08
L3	N89°09'54"W	22.08
L4	N24°13'53"W	31.10
L5	S89°09'54"E	109.59
L6	S89°09'54"E	27.51
L7	S89°09'54"E	26.77
L8	S29°22'26"E	65.94
L9	S29°22'26"E	28.06
L10	S29°22'26"E	28.06
L11	N89°04'54"W	16.14
L12	S42°32'20"E	81.39
L13	S42°32'20"E	115.99



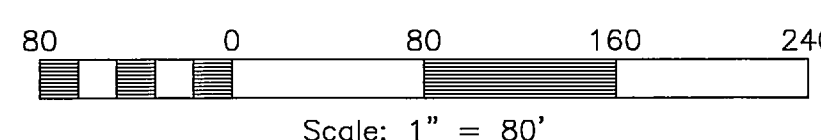
Developer:

Blake Wahlen
2080 East Oakridge Circle
Layton, UT 84040
801-510-6136

LEGEND

- SECTION CORNER
- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- STREET CENTERLINE MONUMENT

- EXPLORATION PITS
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- SECTION TIE LINE
- ROAD CENTERLINE
- EXISTING FENCELINE
- TRAIL
- FLOOD PLAIN
- P.U.E. = PUBLIC UTILITY EASEMENT



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	86.11	146.75	33°37'08"	S 73°40'23" E	84.88
C2	175.56	176.75	40°42'13"	S 70°07'51" E	122.94
C3	108.63	206.75	30°09'38"	S 60°07'57" E	107.58
C4	55.10	206.75	11°16'10"	S 82°50'51" E	54.94
C5	20.32	25.00	46°34'04"	N 66°14'00" E	19.76
C6	63.10	55.00	65°44'10"	N 75°49'03" E	59.70
C7	70.04	55.00	72°57'44"	S 34°50'00" E	65.40
C8	66.87	55.00	69°39'25"	S 36°28'35" W	62.82
C9	62.19	55.00	64°46'54"	N 76°18'15" W	58.93
C10	20.32	25.00	46°34'04"	N 66°14'00" E	19.76
C11	32.57	37.30	50°01'26"	S 08°18'04" W	31.54
C12	27.80	50.00	31°51'39"	S 17°22'57" W	27.45

NOTES:

- THE BUILDING PADS AND AN ADDITIONAL 10 FEET AROUND THE PAD ARE REQUIRED TO BE ELEVATED 18" ABOVE NATURAL GROUND.
- ANY SPACE THAT IS BELOW THE BUILDING PAD WILL BE NON-HABITABLE SPACE.
- LEACH FIELDS ON LOTS 1, 5 AND 7 TRENCHES ARE TO BE SET AT NATURAL GRADE, AS REQUIRED BY THE WEBER/MORGAN HEALTH DEPARTMENT.

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 COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS 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

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