RECORD OF SURVEY FOR REFLECTIONS SUBDIVISION PART OF THE NORTHWEST QUARTER OF SECTION 2. TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH NORTHWEST CORNER SEC. 2, T6N, R1E, SLB&M **AUGUST 2016** NORTH QUARTER CORNER (BLM BRASS CAP ~ ROAD DEDICATION AREA SEC. 2, T6N, R1E, SLB&M 1967- FAIR COND) 10' DRAINAGE # UTILITY 5,898 SQ FT ORIGINAL 66' WIDE RIGHT-OF-WAY (WEBER COUNTY BRASS FASEMENT (TYPICAL) BOOK 127, PAGE 592 CAP 1987- FAIR COND) 1900 NORTH STREET N89°15'29"W 2644.85' (BASIS OF BEARING) STATE PLANE GRID BEARING PER WEBER COUNTY (CENTERLINE BEARING N89°34'48"W) S0°00'00"E S89°09'10"E 892.35' 43.45' -S89°34'48"E 429.71'-------\$89°34'48"E 275.65'------- -\$89°34'48"E 187.03'-- -(L=28.38, R=280.00 N89°34'48"W 892.39' -Δ=5"48'28"-- EXISTING BUILDING CH=S8° 14' 47"E 28.37') ENTRY # XXXXXXX (L=16.24, R=220.00 L=22.33, R=250.00 - ∆=4°13'45" Δ=5°07'05" CH=N9° 02' 09"W 16,23') CH=S8° 35' 29"E 22.32' L=236.16, R=458.37 -Δ=29°31'10" (L=222.10, R=428.37 CH=S3° 36' 34"W 233 56' (L=250.13, R=488.37 CH=S3° 42' 09"W 219.62') – Δ=29°20'4**4**" CH=N3° 31' 21"E 247.41') LOT 1 VALLEY ELEMENTARY SCHOOL S89°13'56"E 194.82' SUBDIVISION 140,042 SQ FT LOT 2 **3.21 ACRES** 137,199 SQ FT **3.15 ACRES** LOT 3 145,458 SQ FT **ZONE AV3 3.34 ACRES** (L=177.07, R=524.91 WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACK OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE CH=S3° 17' 47"W 164.78' OH=S3° 22' 38'W 176.23') ZONE S1 (L=154.12, R=464.91 CH=N3° 12' 38"E 153.42') 20.00 -L=102.54, R=250.00 Δ=23°30'05",— CH=S18° 02' 15"E 101.83" ALL RESIDENTIAL BUILDINGS FOR LOTS 1, 2 AND 3 (L=122.32, R=280.0 SHALL BE CONSTRUCTED IN THE AGRICULTURAL CH=N18° 48' 06"W 95.35') AV3 ZONE WHICH IS THAT LAND NORTH OF A LINE CH=S18° 48' 06"E 121.35") \ 350 FT. SOUTH OF THE SOUTH RIGHT-OF-WAY LINE (L=144.68, R=855.16 CH=N27° 12' 38"W 35.80' CH=N26° 28' 12"W 144.50') L=139.60, R=825.16 (L=134.53, R=795.16\ SONTAG-STALLINGS FARM, LLC 10.00' PUBLIC UTILITY AND DRAINAGE EASEMENT Δ=9°41'36" CH=S26° 28' 12"E 139.44' 200020029 CH=S26° 28' 12"E 134.37') € 60' PUBLIC UTILITY L=180.90, R=273.07 AND ACCESS EASEMENT CH=S2° 38' 41"E 177.61' \ (L=200.78, R=303.07 (L=161.03, R=243.07 CH=N2° 38' 41"W 197.12') CH=S2° 38' 41"E 158.10') LOT 4 228,863 SQ FT YELLOW ROSE GARDEN, LLC (L=9.63, R=10.00 19.91' COUNTY OF WEBER THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE PARCEL NO.20002008 I INTO 6 LOTS AS SHOWN AND **5.25 ACRES** 200020032 N16°20'02"E Δ=55°09'00"-DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BEN HARRIS. THE CONTROL USED TO ESTABLISH THE CH=S43° 54' 33"W 9.26') / BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE I EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89° 15'29" WEST WEBER COUNTY ERICH AND SHELLY SONTAG GRID BEARING. THE RIGHT-OF-WAY OF 1900 NORTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED N16°20'02"E 58.96'-SUBDIVISION RIGHT-OF-WAY LINE OF THE VALLEY ELEMENTARY SCHOOL SUBDIVISION. (L=304.00, R=60.00 Δ=290°18'01"—/ CH=S73° 39' 58"E 68.57') WEBER COUNTY MONUMENT AS NOTED LOT 6 SET 24"X5/8 REBAR AND CAP LOT 5 MARKED GARDNER ENGINEERING 230,347 SQ FT 228,900 SQ FT **5.29 ACRES** PROPERTY LINE **5.25 ACRES** COUNTY OF WEBER --- INTERIOR LOT LINE — ADJACENT PARCEL ----- SECTION LINE - CENTER LINE Scale in Feet -x----- EXISTING FENCE 1" = 100'— — — — — — — — PUBLIC UTILITY AND ACCESS EASEMENT N89°29'25"W 383.26' N89°42'06"W 483.92' S85°40'18"W — · · — · · — · · — · · — DRAINAGE EASEMENT - HIGH WATER LINE OF PINE VIEW RESERVOIR USA 200020027 CREAGER SUBDIVISION INEVIEW RESERVOIR PROJECT LOCATION WOLF CREEK NORTH OGDEN **NORDIC VALLEY** HUNTSVILLE DEVELOPER. CNV INVESTMENTS CORTNEY VALENTINE -VICINITY MAP PO BOX 1197 EDEN, UTAH 84310

SURVEYOR'S CERTIFICATE

. KLINT H. WHITNEY DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYO 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 DESCRIBE ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, AND THIS PLAT OF REFLECTION 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 RECORDERS 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 12TH DAY OF AUGUST

SUBDIVISION BOUNDARY A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE I EAST, OF THE SALL LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT BEING LOCATED NORTH 89° I 5'29" WEST 1 187.68 FEET AND SOUTH 0°00'00" EAS 43.45 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE SOUTH 0° I 6'09" WEST 220.24 FEET; THENCE SOUTH 89°13'56" EAST 194.82 FEET; THENCE SOUTH 0°17'19" EAST 176.0' FEET; THENCE SOUTH 0°43'36" WEST 445.90 FEET; THENCE SOUTH 0°31'12" WEST 429.06 FEET; THENCE NORTH 89°42'06" WEST 483.92 FEET: THENCE SOUTH 85°40'18" WEST 21.33 FEET: THENCE NORTH

89°29'25" WEST 383.26 FEET; THENCE NORTH 0°19'23" EAST 1019.24 FEET; THENCE NORTH 27°15'29 WEST 162.16 FEET; THENCE NORTH 54°27'29" WEST 148.50 FEET; THENCE NORTH 0°44'31" EAST 33.00 FEET; THENCE SOUTH 89°09'10" EAST 892.35 FEET TO THE POINT OF BEGINNING. CONTAINING 1,116,737 SQ FT OR 25.637 ACRES. OWNER'S DEDICATION

SAME IN A LOTS AND STREETS, AS SHOWN HEREON AND NAME SAID TRACK, REFLECTIONS SUBDIVISION AND HEREBY GRAN DEDICATE AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED A STREETS THE SAME TO BE USED AS PRIVATE THOROUGHFARES FOREVER, AND FURTHER GRANT, DEDICATE AND CONVEY WEBER COUNTY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY AND ACCESS EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLI UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR THE THE PERPETUAL PRESERVATION OF WATE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OF PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE RIGHTS-OF-WAY AS ACCESS TO TH INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS THEIR GRANTEES, SUCCESSORS, OR ASSIGNS.

PAGE FAMILY TESTAMENTARY TRUST

COREY BENSON, TRUSTEE **ACKNOWLEDGMENT** STATE OF UTAH

A.D. 2016 personally appeared before me, the undersigned notary public, COREY BENSON the signer of the above Owner's Dedication, who duly acknowledged to me that the he is the TRUSTEE of the PAGE FAMILY TESTAMENTARY TRUST. DATED MAY 7, 2011 and that said document was signed by him/her in behalf of said TRUST by Authority of its Bylaws or (Resolution of its Board of Directors), and said COREY BENSON acknowledged to me that said TRUST executed the same.

NOTARY PUBLIC **ACKNOWLEDGMENT** STATE OF UTAH

A.D. 2016 personally appeared before me, the undersigned notary public, BEN HARRIS the signer of the above Owner's Dedication, who duly acknowledged to me that the he is the TRUSTEE of the PAGE FAMILY TESTAMENTARY TRUST, DATED MAY 7, 2011 and that said document was signed by him/her in behalf of said TRUST by Authority of its Bylaws or (Resolution of its Board of Directors), and said BEN HARRIS acknowledged to me that said TRUST executed the same.

NOTARY PUBLIC

CIVIL-LAND PLANNING MUNICIPAL - LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066

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