

MOUNTAIN WEST MEADOWS PHASE 4

A PART OF THE SOUTHEAST 1/4 OF SECTION 34
TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE S.L.B.&M.
PLAIN CITY, WEBER COUNTY, UTAH
MARCH, 2016

PARCEL INFORMATION

TOTAL SUBDIVISION AREA
322,592 SQ.FT. / 7.406 ACRES

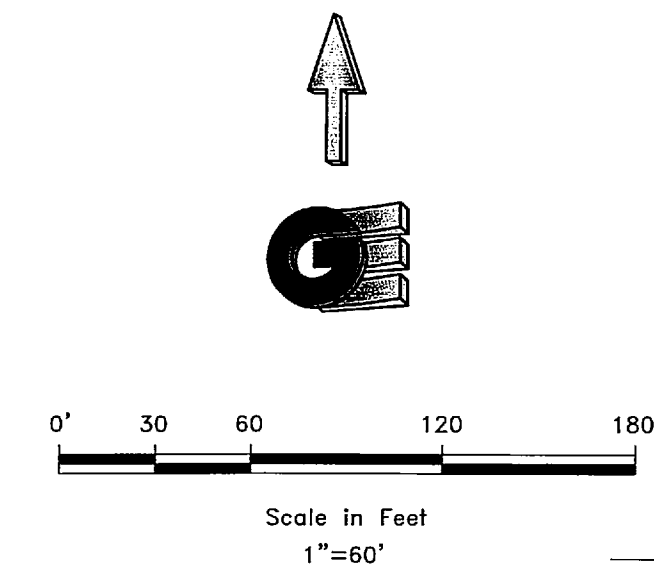
PROPERTY ZONING: RE-15

17 SINGLE-FAMILY LOTS
14,520 SQ.FT. - REQUIRED MINIMUM LOT SIZE

FEMA FLOOD ZONE "X"

LEGEND

- STREET MONUMENTS TO BE SET
- SECTION CORNER
- ROAD CENTERLINE
- LOT LINE
- SUBDIVISION BOUNDARY
- SETBACK LINE
- EASEMENT LINE
- ADJOINER PARCEL



DEVELOPER

VALEO MANAGEMENT
CECIL SATTERTHWAITE
1080 SOUTH DEPTO DR.
OGDEN, UTAH 84404
801-391-1345

NOTES

- 10 FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN. ALL EASEMENTS TO BE USED FOR IRRIGATION WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES.
- #5 REBAR WITH CAP SET AT BACK LOT CORNERS. COPPER RIVET TO BE SET IN CURB AT LOT LINE EXTENSION.
- BUILDING SETBACK: 30' REAR, 30' FRONT, 10'-14' ALT. SIDE YARD, 30' CORNER LOT STREET SIDE, 15' CORNER INTERIOR SIDE.
- "NOTICE TO PURCHASERS OF RESTRICTED "R" LOTS: LOTS DESIGNATED BY THE LETTER "R" AFTER THE LOT NUMBER ARE RESTRICTED LOTS AND EASEMENTS ARE RESTRICTED TO 24" MAXIMUM DEPTH BELOW EXISTING GROUND ELEVATION. WINDOW WELLS AND HOME ENTRANCES TO BE LOCATED A MIN. OF 1' ABOVE TBC ELEVATION. LOT FRONTAGE IS TO BE GRADED AT MIN. OF 3.0% FROM FRONT OF HOUSE TO R.O.W.
- THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT RUNOFF WATER IS DIRECTED TO FRONTING ROADS OR SWALES THAT ENSURE THE RUNOFF FROM EACH LOT DOES NOT DRAIN ONTO NEIGHBORING LOTS OR PROPERTIES.
- STORM SEWER DRAINS TO A REGIONAL POND IN MOUNTAIN WEST MEADOWS, A DEVELOPMENT TO THE SOUTH.
- ALL HOMES WITHIN THIS SUBDIVISION SHALL BE NO DEEPER THAN THE EXISTING GROUND SURFACE ELEVATION UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. A DEEPER FINISHED FLOOR ELEVATION MAY BE CONSIDERED IF A GEOTECHNICAL REPORT SPECIFICALLY ADDRESSING THE MAXIMUM RECOMMENDED DEPTH OF THE LOTS IN THIS PHASE IS SUBMITTED FOR CITY REVIEW AND APPROVAL.
- ANY DISCREPANCY BETWEEN ZONING INFORMATION SHOWN ON THIS PLAN AND THE PLAIN CITY ZONING ORDINANCE SHALL BE RESOLVED IN FAVOR OF THE PLAIN CITY ZONING ORDINANCE.

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	16.49	10.50	90.00	N45° 06' 51"E	14.85
C2	16.49	10.50	90.00	N44° 53' 09"W	14.85
C9	16.58	10.50	90.45	N45° 20' 25"E	14.91
C3	7.96	10.50	43.46	N21° 36' 58"W	7.77
C4	50.81	55.00	52.94	N16° 52' 43"W	49.03
C5	59.90	55.00	62.40	N40° 47' 12"E	56.98
C6	59.56	55.00	62.04	S76° 59' 40"E	56.69
C7	7.96	10.50	43.46	S67° 42' 13"E	7.77
C8	170.27	55.00	177.37	S45° 20' 25"W	109.97

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS SUBDIVISION PLAN ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND LOT WIDTHS AND AREAS MEET THE CURRENT REQUIREMENTS OF PLAIN CITY ZONING ORDINANCE.

SIGNED THIS 15TH DAY OF MARCH, 2016.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, MOUNTAIN WEST MEADOWS PHASE 1 SAID POINT BEING LOCATED NORTH 01°00'00" EAST 666.17 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 00°00'00" WEST 1092.75 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 34; RUNNING THENCE NORTH 89°53'09" WEST 204.68 FEET; THENCE NORTH 00°05'11" EAST 64.55 FEET; THENCE NORTH 89°53'09" WEST 150.07 FEET; THENCE NORTH 01°44'11" EAST 383.07 FEET; THENCE SOUTH 78°11'55" EAST 6.70 FEET; THENCE NORTH 01°06'59" EAST 366.68 FEET; THENCE NORTH 01°06'59" EAST 160.49 FEET; THENCE NORTH 77°40'29" EAST 199.04 FEET TO THE BOUNDARY LINE OF MOUNTAIN WEST MEADOWS PHASE 2; THENCE ALONG THE BOUNDARY LINE OF SAID MOUNTAIN WEST MEADOWS PHASE 2 AND EXTENDING TO THE WEST BOUNDARY LINE OF MOUNTAIN WEST MEADOWS PHASE 1 THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 78°23'34" EAST 37.66 FEET; (2) SOUTH 89°53'09" EAST 80.77 FEET; (3) SOUTH 14°14'52" EAST 154.71 FEET; (4) SOUTH 17°51'02" WEST 62.84 FEET; (5) SOUTH 00°16'43" WEST 788.89 FEET TO THE POINT OF BEGINNING. CONTAINING 7.416 ACRES AND 17 LOTS.

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAN AND NAME SAID TRACT:

MOUNTAIN WEST MEADOWS PHASE 4

AND HEREBY DEDICATE, GRANT AND CONVEY TO PLAIN CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAN AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS

SIGNED THIS THE 17 DAY OF MARCH, 2016

BRETT SATTERTHWAITE, PRESIDENT
VALEO MANAGEMENT CORP

ACKNOWLEDGMENT

State of Utah)
County of Weber)

On this 17 day of MARCH, 2016, personally appeared before me BRETT SATTERTHWAITE whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is a president of Valeo Management Corporation, a Utah Limited Liability Company and that said document was signed by him in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Brett Satterthwaite acknowledged to me that said Corporation executed the same.

MICHAEL L. HENDRY
Notary Public - State of Utah
Commission # 675591
COMM. EXP. 03-28-2018

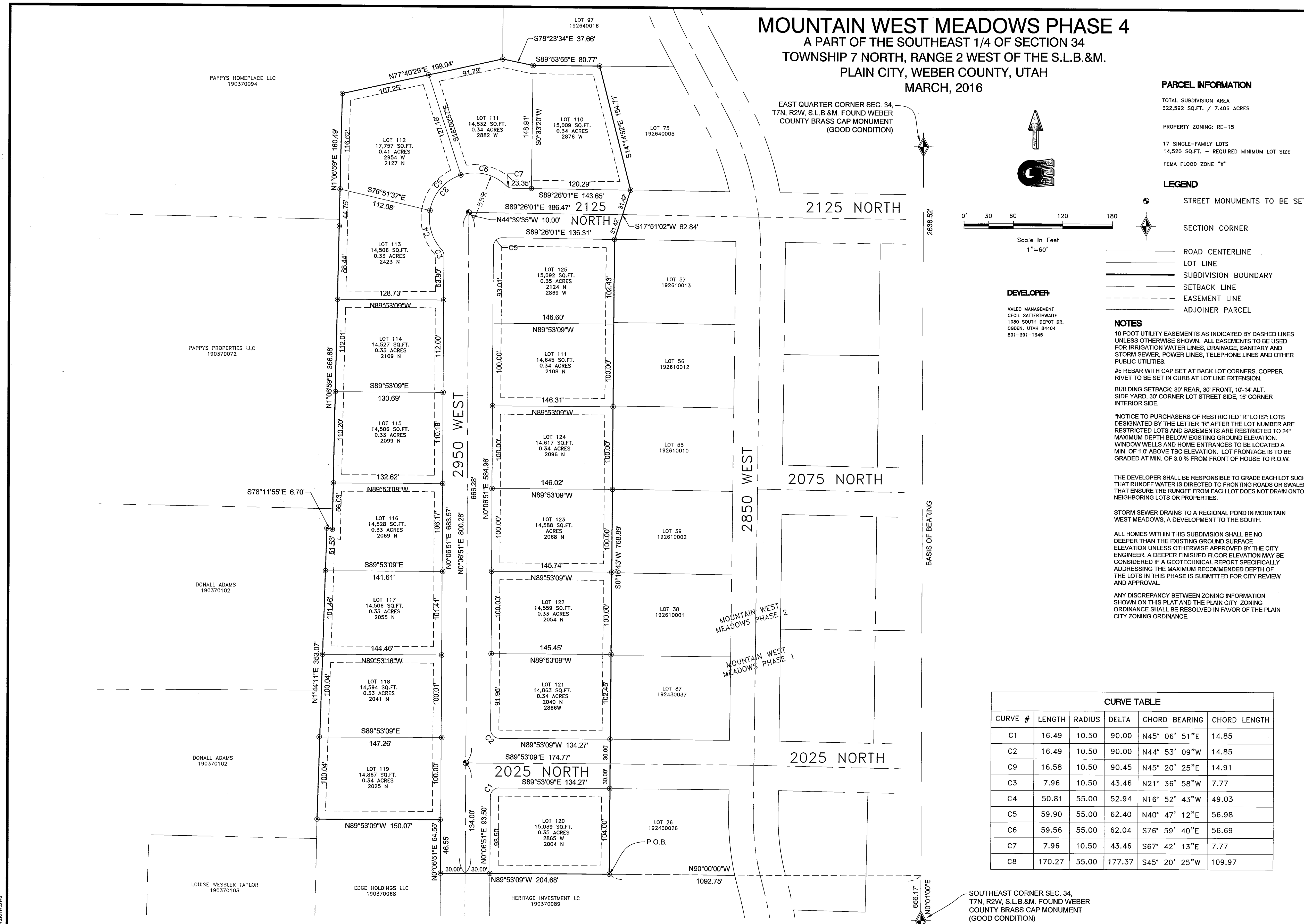
STAMP

RECEIVED
SEP 08 2016
By: 5510

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED _____ AT IN. _____ BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____ DEPUTY

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066
5150 SOUTH 375 EAST * OGDEN, UT 84405
Phone (801) 476 0202 * Fax (801) 476-0066



PLAIN CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE PLAIN CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

THIS 30 DAY OF August, 2016,

CITY ATTORNEY

PLAIN CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE PLAIN CITY PLANNING COMMISSION ON

THIS 18 DAY OF August, 2016,

CHAIRMAN, PLAIN CITY PLANNING COMMISSION

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAN AND DEDICATIONS HAVE BEEN COMPLIED WITH SIGNED

THIS 30 DAY OF August, 2016

CITY ENGINEER

PLAIN CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAN AND THE DEDICATION OF THIS PLAN, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF PLAIN CITY, UTAH

THIS 01 DAY OF September, 2016

MAYOR

CITY RECORDER

