

Aspen Falls Cluster Subdivision 1st Amendment

PART OF THE NORTHWEST QUARTER OF SECTION 21, T.7N., R.1E., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
JANUARY, 2017

RECEIVED

FEB 15 2017
BY: 5664

NORTHWEST CORNER OF SECTION 21, T.7N., R.1E., S.L.B.&M., U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION. (1981)

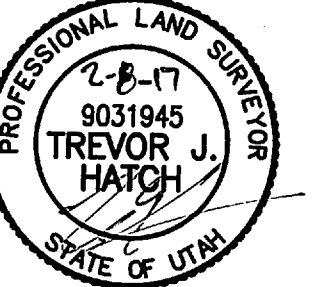
NORTH QUARTER CORNER OF SECTION 21, T.7N., R.1E., S.L.B.&M., U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION. (1980)

Surveyor's Certificate

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF ASPEN FALLS CLUSTER SUBDIVISION 1ST AMENDMENT 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 15 DAY OF February, 2017

9031945
UTAH LICENSE NUMBER TREVOR J. HATCH

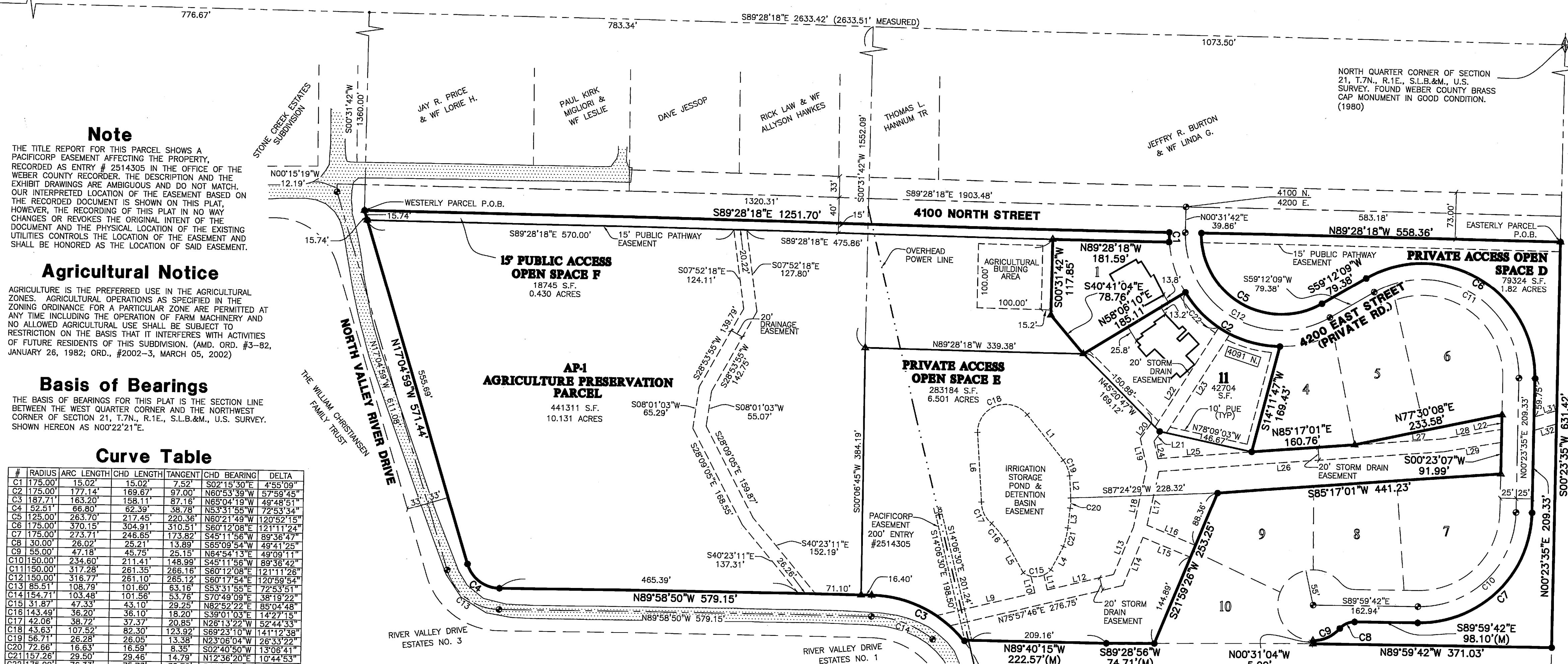


Owners Dedication And Certification

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT ASPEN FALLS CLUSTER SUBDIVISION 1ST AMENDMENT, AND DO HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS AGRICULTURAL PRESERVATION EASEMENTS 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 RIGHT AND EASEMENT ON AND OVER THE AGRICULTURE PRESERVATION EASEMENTS TO GUARANTEE TO WEBER COUNTY THAT THE AGRICULTURE PRESERVATION EASEMENTS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES AND ALSO DO DEDICATE, GRANT AND CONVEY A PERPETUAL OPEN SPACE RIGHT AND AGRICULTURAL PRESERVATION EASEMENT TO THE SUBDIVISION LOT OWNERS ASSOCIATION, UPON ALL THOSE PARTS OR PORTIONS OR TRACT(S) OF LAND DESIGNATED AS AGRICULTURAL PRESERVATION PARCEL(S), SAID EASEMENT TO BE USED ONLY TO GUARANTEE TO THE LOT OWNERS ASSOCIATION THAT THE AGRICULTURAL PRESERVATION PARCEL(S) REMAINS OPEN AND UNDEVELOPED EXCEPT FOR APPROVED AGRICULTURAL OPEN SPACE PURPOSES AND NOT FOR RIGHT OF PHYSICAL USE IN ANY WAY, EXCEPT TO BE USED AND MAINTAINED BY THE OWNER OF SAID PARCEL(S) FOR APPROVED AGRICULTURAL PURPOSES, FOR THE BENEFIT OF EACH LOT OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION, AND DO HEREBY DEDICATE TO WEBER COUNTY AN EASEMENT OVER THE AREAS SHOWN HEREON AS PUBLIC PATHWAY EASEMENTS, THE SAME TO BE USED AS A PUBLIC PATHWAY AND ALSO DO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS AND IRRIGATION STORAGE POND AND DETENTION BASIN EASEMENTS, THE SAME TO BE USED FOR THE MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE AND STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

NATE BOSWELL (MANAGER, BOSWELL PLAZA, LLO)



Note

THE TITLE REPORT FOR THIS PARCEL SHOWS A PACIFICORP EASEMENT AFFECTING THE PROPERTY, RECORDED AS ENTRY # 2514305 IN THE OFFICE OF THE WEBER COUNTY RECORDER. THE DESCRIPTION AND THE EXHIBIT DRAWINGS ARE AMBIGUOUS AND DO NOT MATCH OUR INTERPRETED LOCATION OF THE EASEMENT BASED ON THE RECORDED DOCUMENT IS SHOWN ON THIS PLAT. HOWEVER, THE RECORDING OF THIS PLAT IN NO WAY CHANGES OR REVOKES THE ORIGINAL INTENT OF THE DOCUMENT AND THE PHYSICAL LOCATION OF THE EXISTING UTILITIES CONTROLS THE LOCATION OF THE EASEMENT AND SHALL BE HONORED AS THE LOCATION OF SAID EASEMENT.

Agricultural Notice

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE 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)

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 21, T.7N., R.1E., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS N00°22'21"E.

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	175.00	15.02	15.02	7.52	S02°13'30"E	4°55'09"
C2	175.00	177.14	169.67	97.00	N60°53'39"W	57°59'45"
C3	187.71	163.20	158.11	87.16	N65°04'19"W	49°48'51"
C4	62.51	66.80	62.39	36.78	N33°13'56"W	7°53'34"
C5	125.00	263.70	217.45	220.38	N60°21'49"W	12°52'15"
C6	175.00	370.15	304.91	310.51	S60°12'08"E	121°11'24"
C7	175.00	273.71	246.65	173.82	S45°11'56"W	89°36'47"
C8	30.00	28.04	28.04	13.89	S85°09'54"W	49°11'25"
C9	55.00	47.18	45.75	25.15	N64°54'13"E	48°09'11"
C10	150.00	234.60	211.41	148.99	S45°11'56"W	89°36'42"
C11	115.00	317.28	283.35	266.15	S60°12'08"E	121°11'26"
C12	150.00	316.77	281.10	265.12	S60°12'08"E	120°59'54"
C13	85.51	108.79	101.60	63.18	S53°31'55"E	12°53'51"
C14	154.71	103.48	101.36	53.78	S70°49'09"E	38°19'22"
C15	31.87	47.33	43.10	28.25	N82°52'22"E	85°04'48"
C16	143.49	36.20	36.10	18.20	S39°01'03"E	14°27'15"
C17	42.08	38.77	37.37	20.85	N26°13'22"W	52°44'33"
C18	43.63	107.52	82.30	123.92	S89°23'10"W	141°12'38"
C19	56.71	26.28	26.05	13.39	N23°08'04"W	2°53'32"
C20	72.66	16.63	16.59	8.35	S02°40'50"W	13°06'41"
C21	157.28	29.50	29.46	14.79	N12°36'20"E	10°44'53"
C22	175.00	76.33	75.73	38.78	S44°23'30"E	24°59'27"

Legend

- SECTION CORNER
- LOCATION OF CENTERLINE STREET
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- FOUND 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE/ EXISTING HOUSE
- OVERHEAD POWER LINES
- ADJOINING PROPERTY
- EASEMENTS
- ROAD CENTER LINE
- SECTION TIE LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- EXISTING PAVEMENT

Scale: 1" = 100'

WEST QUARTER CORNER OF SECTION 21, T.7N., R.1E., S.L.B.&M., U.S. SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT IN GOOD CONDITION. (1975)

Boundary Description

EASTERLY PARCEL:
ALL OF PARCELS "PUBLIC ACCESS OPEN SPACE A", ASPEN FALLS CLUSTER SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, BOOK 67 PAGE 47 IN THE OFFICE OF THE WEBER COUNTY RECORDER, ALSO DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY;
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 4100 NORTH STREET, SAID POINT BEING S00°23'35"W ALONG THE QUARTER SECTION LINE 1360.00 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 21; AND RUNNING THENCE S00°23'35"W 631.42 FEET; THENCE N89°59'42"W 371.03 FEET; THENCE N00°31'04"W 5.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF 4200 EAST STREET; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF 4200 EAST STREET THE FOLLOWING EIGHT (8) COURSES; (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 147.18 FEET, A RADIUS OF 55.00 FEET, A CHORD BEARING OF N64°54'13"E, AND A CHORD LENGTH OF 45.75 FEET WITH A DELTA ANGLE OF 49°09'11"; (2) ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 26.02 FEET, A RADIUS OF 30.00 FEET, A CHORD BEARING OF N65°09'54"E, AND A CHORD LENGTH OF 25.21 FEET WITH A DELTA ANGLE OF 49°41'25"; (3) S89°59'42"E 98.10 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 273.71 FEET, A RADIUS OF 175.00 FEET, A CHORD BEARING OF N60°12'08"E, AND A CHORD LENGTH OF 304.91 FEET WITH AN ARC LENGTH OF 121°11'24"; (5) S89°23'10"E 123.92 FEET, A CHORD BEARING OF N82°52'22"E, AND A CHORD LENGTH OF 123.92 FEET; (6) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 263.70 FEET, A RADIUS OF 125.00 FEET, A CHORD BEARING OF N60°21'49"W, AND A CHORD LENGTH OF 217.45 FEET WITH A DELTA ANGLE OF 12°52'15"; TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 4100 NORTH STREET; THENCE S89°28'18"E ALONG SAID RIGHT-OF-WAY, 558.36 FEET TO THE POINT OF BEGINNING.
CONTAINING 82,567 SQUARE FEET OR 1.895 ACRES MORE OR LESS.

Narrative

THE PURPOSE OF THIS PLAT IS TO CHANGE THE ACCESS OF THE OPEN SPACES OF THE ORIGINAL ASPEN FALLS CLUSTER SUBDIVISION FROM PUBLIC TO PRIVATE, AND TO COMBINE LOTS 2 AND 3 INTO ONE LOT. THE BOUNDARY WAS ESTABLISHED BY RETRACING THE ORIGINAL SUBDIVISION PLAT. THERE ARE A FEW CALLS THAT DIFFER FROM THE RECORDED PLAT AS THERE WERE ROUNDING AND CLOSURE ISSUES WITH THE INTERIOR OF SAID PLAT. THE LINE WORK FROM THE ORIGINAL PLAT IN THE RECORDS OF REEVE AND ASSOCIATES, WHO PREPARED SAID PLAT, WAS USED TO DETERMINE INTENT IN THESE AREAS AND IS SHOWN HEREON. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET OR FOUND AS SHOWN HEREON.

Boundary Description

WESTERLY PARCEL:
ALL OF PARCELS "AGRICULTURAL PRESERVATION PARCEL", "PUBLIC ACCESS OPEN SPACE B", "PRIVATE ACCESS OPEN SPACE C", AND ALL OF LOTS 2 AND 3 OF ASPEN FALLS CLUSTER SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, BOOK 67 PAGE 47 IN THE OFFICE OF THE WEBER COUNTY RECORDER, ALSO DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY;
BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NORTH VALLEY RIVER DRIVE, SAID POINT BEING S89°28'18"E 776.67 FEET, S00°31'42"W 1360.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 21 AS MEASURED ON THE GROUND; AND RUNNING THENCE S89°28'18"E RIGHT-OF-WAY OF 4200 EAST STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 15.02 FEET, A RADIUS OF 175.00 FEET, A CHORD BEARING OF N65°09'54"E, AND A CHORD LENGTH OF 15.02 FEET WITH A DELTA ANGLE OF 04°55'09"; (2) S00°31'42"W 117.85 FEET; (3) S40°41'04"E 78.78 FEET; (4) ALONG SAID RIGHT-OF-WAY, ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 163.20 FEET, A RADIUS OF 187.71 FEET, A CHORD BEARING OF N65°04'19"W, AND A CHORD LENGTH OF 163.20 FEET WITH A DELTA ANGLE OF 49°48'51"; (5) N89°59'42"E 98.10 FEET; (6) N89°59'42"E 98.10 FEET; (7) N89°59'42"E 98.10 FEET; (8) N89°59'42"E 98.10 FEET; (9) N89°59'42"E 98.10 FEET; (10) N89°59'42"E 98.10 FEET; (11) N89°59'42"E 98.10 FEET; 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