

**MOUNTAIN WEST MEADOWS SUBDIVISION PHASE 5
AND AMENDING LOT 1, MOUNTAIN WEST MEADOWS SUBDIVISION PHASE 1
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
PLAIN CITY, WEBER COUNTY, UTAH
AUGUST, 2019**

BOUNDARY DESCRIPTION

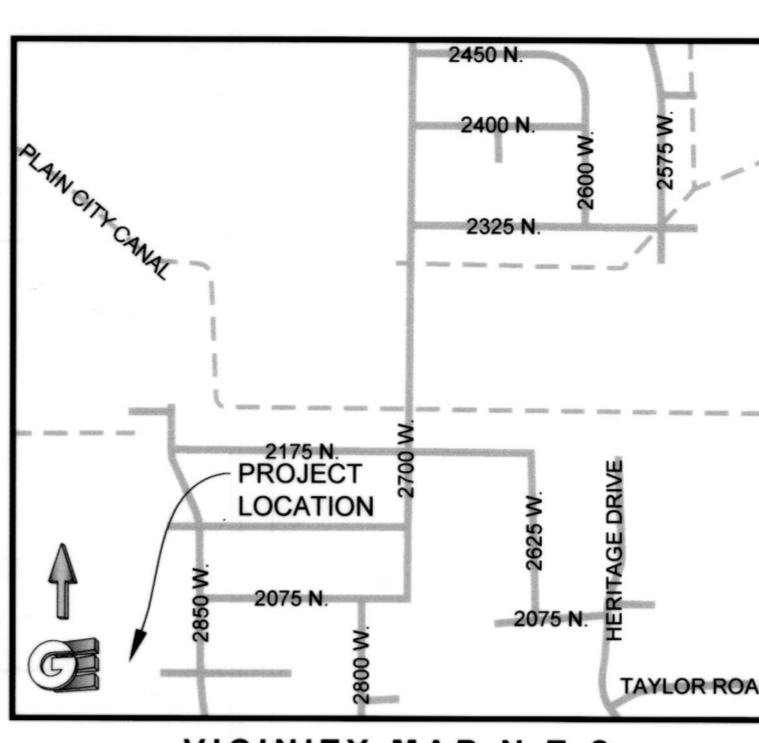
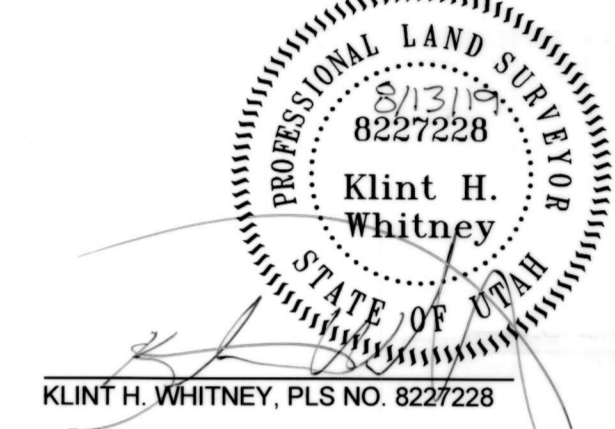
A PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2850 WEST BEING LOCATED SOUTH 01°00'00" WEST 1982.65 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 AND NORTH 90°00'00" WEST 940.42 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 34 TO SAID WESTERLY RIGHT-OF-WAY LINE OF 2850 WEST; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE LEFT 16.27 FEET; HAVING A CENTRAL ANGLE OF 02°49'31"; CHORD BEARS SOUTH 13°50'27" EAST 16.27 FEET; (2) ALONG THE ARC OF A 480.03 FOOT RADIUS CURVE TO THE RIGHT 85.69 FEET; HAVING A CENTRAL ANGLE OF 10°13'41"; CHORD BEARS SOUTH 10°08'22" EAST 85.69 FEET TO THE BOUNDARY OF LOT R-136, MOUNTAIN WEST MEADOWS SUBDIVISION PHASE 1 - 1ST AMENDMENT; THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 87°55'49" WEST 171.61 FEET; (2) SOUTH 0°06'51" WEST 349.75 FEET TO AN EXISTING FENCE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 87°47'15" WEST 187.28 FEET; (2) NORTH 88°37'24" WEST 174.45 FEET; THENCE NORTH 01°22'59" EAST 312.17 FEET; THENCE NORTH 87°57'31" WEST 3.32 FEET; THENCE NORTH 01°00'16" EAST 193.82 FEET TO THE SOUTHERN BOUNDARY LINE OF MOUNTAIN WEST MEADOWS PHASE 4 SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF SAID MOUNTAIN WEST MEADOWS PHASE 4 SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°53'09" EAST 150.27 FEET; (2) SOUTH 0°06'51" WEST 60.41 FEET; (3) SOUTH 89°53'10" EAST 204.69 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 0°06'51" WEST 6.54 FEET; (2) NORTH 87°39'21" EAST 152.46 FEET TO THE POINT OF BEGINNING. CONTAINING 186,620 SQ. FT. OR 4.28 ACRES, MORE OR LESS.

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 PROFESSIONAL LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MOUNTAIN WEST MEADOWS SUBDIVISION PHASE 5 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE, OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 13TH DAY OF August, 2019.



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	8.79	10.50	47°58'46"	S23° 52' 32"E	8.54
C2	240.82	50.00	275°57'18"	N89° 53' 15"W	66.94
C3	8.79	10.50	47°58'33"	N24° 06' 07"E	8.54
C4	36.53	50.00	41°51'26"	S27° 09' 41"W	35.72
C5	69.52	50.00	79°39'48"	S33° 35' 56"E	64.05
C6	67.51	50.00	77°21'52"	N67° 53' 14"E	62.50
C7	67.26	50.00	77°04'13"	N9° 19' 48"W	62.30
C8	82.66	300.00	15°47'14"	N7° 21' 35"W	82.40
C9	370.06	510.03	41°34'17"	N5° 31' 56"E	361.99
C10	110.44	172.93	36°35'29"	N8° 01' 18"E	108.57

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 PLAT AND NAME SAID TRACT:

MOUNTAIN WEST MEADOWS SUBDIVISION PHASE 5

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 PLAT 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.

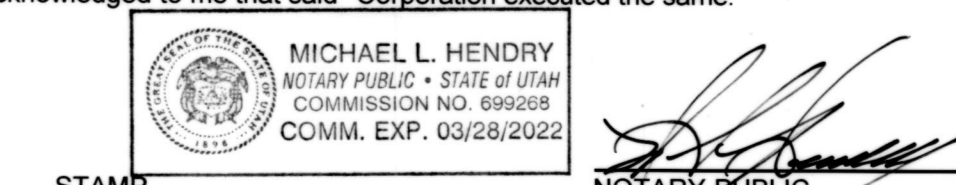
SIGNED THIS 14 DAY OF August, 2019.

Brett Satterthwaite
BRETT SATTERTHWAITE, PRESIDENT
VALEO MANAGEMENT CORP.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this 14 day of August, 2019, 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/she is the PRESIDENT of VALEO MANAGEMENT CORP., and that said document was signed by him/her 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.



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

DEVELOPER:
VALEO MANAGEMENT
CECIL SATTERTHWAITE
1080 SOUTH DEPOT DR.
OGDEN, UT 84401
801-391-1345

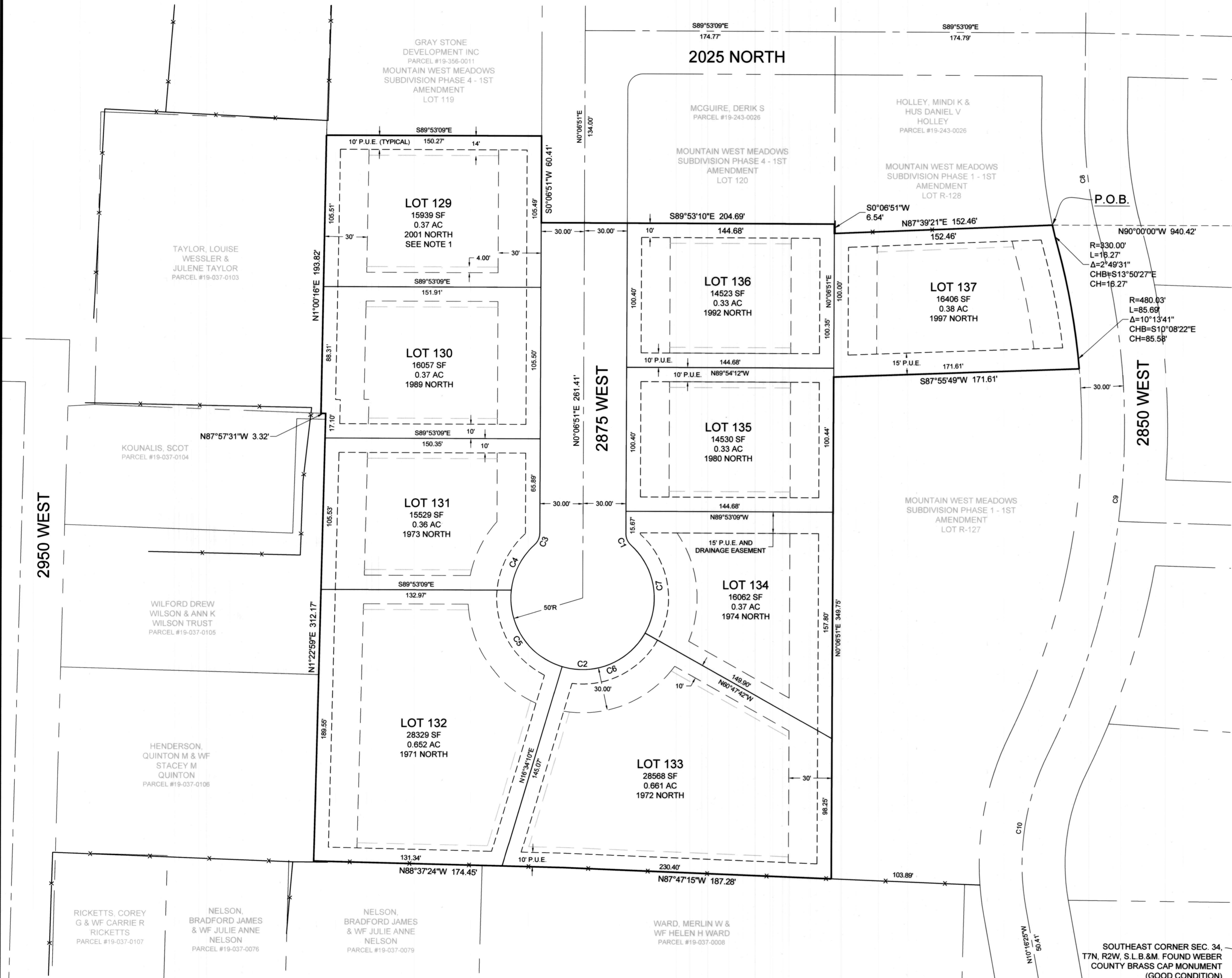
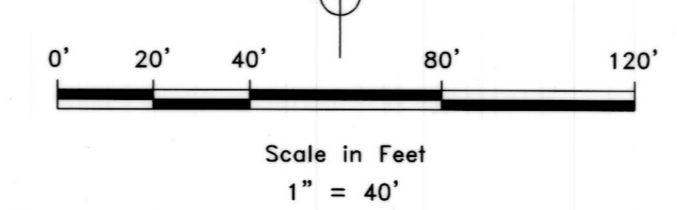
COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____ RECORDED _____
FOR _____
COUNTY RECORDER _____
BY: _____

NOTES

- LOT 129 HAS BEEN APPROVED AS A NON-CONFORMING LOT DUE TO THE EXISTENCE OF A CURRENT RESIDENTIAL STRUCTURE. EXISTING RESIDENTIAL STRUCTURES MUST BE REMOVED PRIOR TO FURTHER DEVELOPMENT OF LOT 129.
- 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.
- CURRENT RE-15 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 BASEMENTS ARE RESTRICTED TO 24" MAXIMUM DEPTH BELOW EXISTING GROUND ELEVATION. WINDOW WELLS AND HOME ENTRANCES TO BE LOCATED A OF 1.0' 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.
- 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 PLAT AND THE PLAIN CITY ZONING ORDINANCE SHALL BE RESOLVED IN FAVOR OF THE PLAIN CITY ZONING ORDINANCE.
- FEMA FLOOD ZONE - X
PER MAP 49057C0200E EFFECTIVE DATE 12/16/2005

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- STREET CENTERLINE
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- SETBACK LINE
- 14' ALTERNATE SETBACK LINE



PLAIN CITY ATTORNEY
I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF MOUNTAIN WEST MEADOWS PHASE 5 AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS ___ DAY OF _____, 2019.
PLAIN CITY ATTORNEY

PLAIN CITY ENGINEER
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS ___ DAY OF _____, 2019.
PLAIN CITY ENGINEER

PLAIN CITY APPROVAL AND ACCEPTANCE
THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, 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.
SIGNED THIS ___ DAY OF _____, 2019.
BY: _____
NAME/TITLE
ATTEST: _____
CITY RECORDER

PLAIN CITY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE PLAIN CITY PLANNING COMMISSION.
SIGNED THIS ___ DAY OF _____, 2019.
CHAIRMAN, PLAIN CITY PLANNING COMMISSION

R:\2020 - VALEO MANAGEMENT\WEST MEADOWS PHASE 5\SUBDIVISION\WEST MEADOWS PHASE 5\DWG