

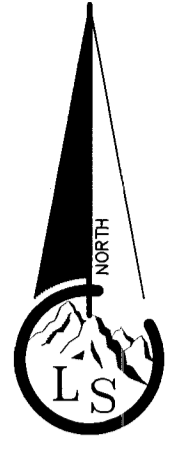
ASPEN RIDGE AT POWDER MOUNTAIN

A PART OF SECTION 6 TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

UNINCORPORATED WEBER COUNTY, UTAH - DECEMBER 2020

Vicinity Map

RECORD OF SURVEY



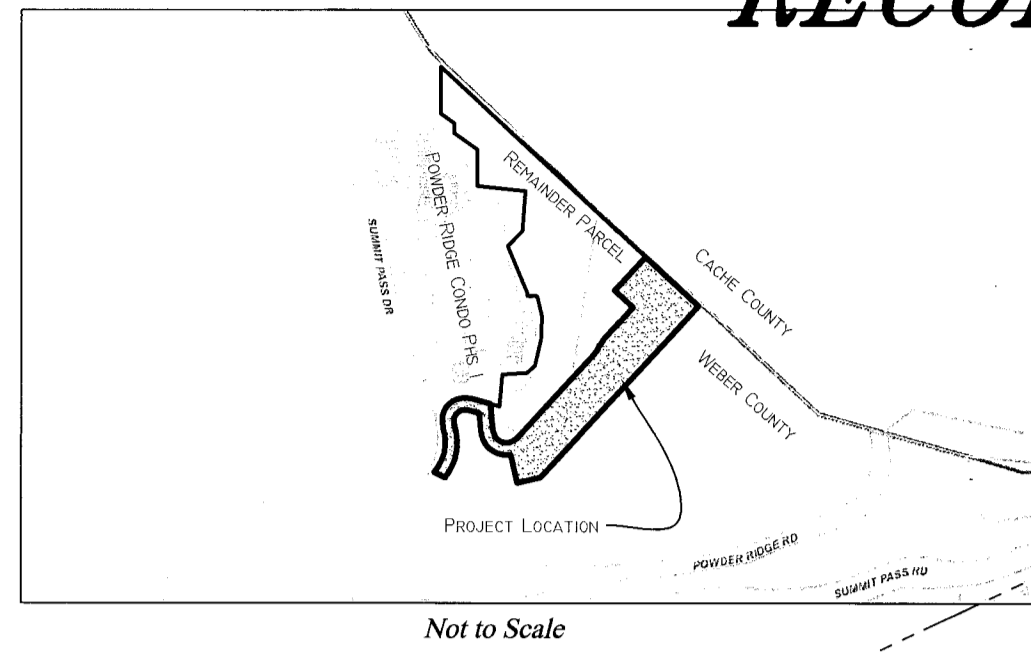
Scale ~ 1" = 40'
0 40 80

Legend

- - - - - EXISTING FENCE
- - - - - EASEMENTS
- - - - - STREET CENTERLINE
- ◆ SECTION CORNER
- ▲ COUNTY LINE MONUMENT
- FND PROPERTY NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ELEVATION BENCHMARK
- ◆ STREET MONUMENTS (TO BE SET)

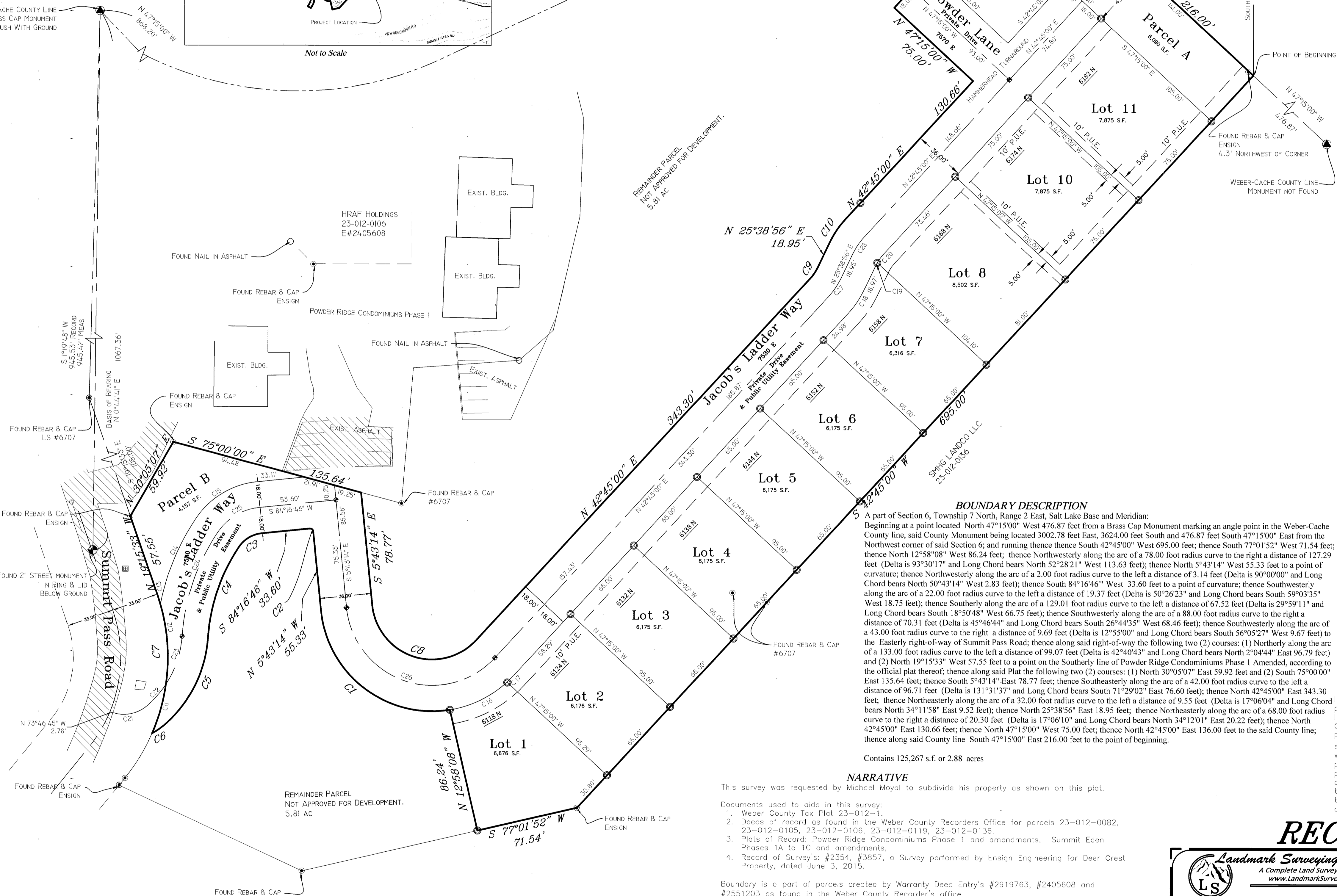
PLAT NOTES:

- Due to the topography and the location of this subdivision, all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.
- Parcel A and Parcel B is reserved to the HOA.



CURVE	DELTA	RADIUS	LENGTH	CH BRG & DIST
C1	93°30'17"	78.00	127.29	N 52°28'21" W 113.63'
C2	90°00'00"	2.00	3.14	N 50°43'14" W 2.83'
C3	50°26'23"	22.00	19.37	S 59°03'35" W 18.75'
C4	29°59'11"	129.01	67.52	S 18°50'48" W 66.75'
C5	45°46'44"	88.00	70.31	S 26°44'35" W 68.46'
C6	12°55'00"	43.00	9.69	S 56°05'27" W 9.67'
C7	42°40'43"	133.00	89.07	N 2°04'44" E 96.79'
C8	131°31'37"	42.00	96.71	S 71°29'02" E 76.60'
C9	17°06'04"	32.00	9.55	N 34°11'58" E 9.52'
C10	17°06'10"	68.00	20.30	N 34°12'01" E 20.22'
C11	15°20'08"	133.00	35.60	N 15°45'01" E 35.49'
C12	24°15'52"	133.00	56.32	N 4°02'58" W 55.90'
C13	3°04'44"	133.00	7.15	N 17°43'16" W 7.15'
C14	22°38'06"	155.01	65.19	N 22°31'20" E 64.77'
C15	50°26'23"	58.00	51.08	S 59°03'35" E 49.43'
C16	33°05'06"	78.00	45.04	N 64°13'57" W 44.42'
C17	4°56'18"	78.00	6.72	N 45°13'16" E 6.72'
C18	17°06'10"	68.00	20.30	N 34°12'01" E 20.22'
C19	3°30'54"	32.00	1.96	N 27°22'09" E 1.96'
C20	13°56'21"	32.00	7.61	N 35°56'21" E 7.59'

CURVE	DELTA	RADIUS	LENGTH	CH BRG & DIST
C21	56°35'18"	25.00	24.69	N 77°55'36" E 23.70'
C22	16°28'33"	70.00	20.13	N 41°23'41" E 20.06'
C23	29°18'11"	70.00	35.80	N 18°50'18" E 35.41'
C24	29°59'11"	147.01	76.94	N 18°50'48" E 76.07'
C25	50°26'23"	40.00	35.21	N 50°03'35" E 34.09'
C26	131°31'41"	60.00	137.74	S 71°29'03" E 109.42'
C27	17°06'04"	50.00	14.92	N 34°11'58" E 14.87'
C28	17°06'10"	50.00	14.93	N 34°12'01" E 14.87'



BOUNDARY DESCRIPTION
A part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian: Beginning at a point located North 47°15'00" West 476.87 feet from a Brass Cap Monument marking an angle point in the Weber-Cache County line, said County Monument being located 3002.78 feet East, 3624.00 feet South and 476.87 feet South 47°15'00" East from the Northwest corner of said Section 6; and running thence South 42°45'00" West 695.00 feet; thence South 77°01'52" West 71.54 feet; thence North 12°58'08" West 86.24 feet; thence Northwesterly along the arc of a 78.00 foot radius curve to the right a distance of 127.29 feet (Delta is 93°30'17" and Long Chord bears North 52°28'21" West 113.63 feet); thence North 5°43'14" West 55.33 feet to a point of curvature; thence Northwesterly along the arc of a 2.00 foot radius curve to the left a distance of 3.14 feet (Delta is 90°00'00" and Long Chord bears North 50°43'14" West 2.83 feet); thence South 84°16'46" West 33.60 feet to a point of curvature; thence Southwesterly along the arc of a 22.00 foot radius curve to the left a distance of 19.37 feet (Delta is 50°26'23" and Long Chord bears South 59°03'35" West 18.75 feet); thence Southerly along the arc of a 129.01 foot radius curve to the left a distance of 67.52 feet (Delta is 29°59'11" and Long Chord bears South 18°50'48" West 66.75 feet); thence Southwesterly along the arc of a 88.00 foot radius curve to the right a distance of 70.31 feet (Delta is 45°46'44" and Long Chord bears South 26°44'35" West 68.46 feet); thence Southwesterly along the arc of a 43.00 foot radius curve to the right a distance of 9.69 feet (Delta is 12°55'00" and Long Chord bears South 56°05'27" West 9.67 feet) to the Easterly right-of-way of Summit Pass Road; thence along said right-of-way the following two (2) courses: (1) Northerly along the arc of a 133.00 foot radius curve to the left a distance of 99.07 feet (Delta is 42°40'43" and Long Chord bears North 2°04'44" East 96.79 feet) and (2) North 19°15'33" West 57.55 feet to a point on the Southerly line of Powder Ridge Condominiums Phase I Amended, according to the official plat thereof; thence along said Plat the following two (2) courses: (1) North 30°05'07" East 59.92 feet and (2) South 75°00'00" East 135.64 feet; thence South 5°43'14" East 78.77 feet; thence Southeasterly along the arc of a 42.00 foot radius curve to the left a distance of 96.71 feet (Delta is 131°31'37" and Long Chord bears South 71°29'02" East 76.60 feet); thence North 42°45'00" East 343.30 feet; thence Northeasterly along the arc of a 32.00 foot radius curve to the left a distance of 9.55 feet (Delta is 17°06'04" and Long Chord bears North 34°11'58" East 9.52 feet); thence North 25°38'56" East 18.95 feet; thence Northeasterly along the arc of a 68.00 foot radius curve to the right a distance of 20.30 feet (Delta is 17°06'10" and Long Chord bears North 34°12'01" East 20.22 feet); thence North 42°45'00" East 136.00 feet; thence North 47°15'00" West 75.00 feet; thence North 42°45'00" East 136.00 feet to the said County line; thence along said County line South 47°15'00" East 216.00 feet to the point of beginning.

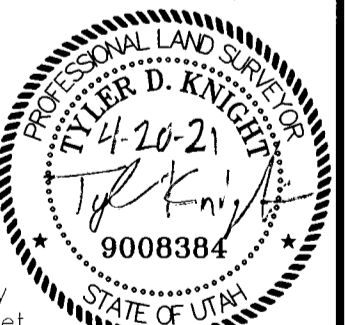
Contains 125,267 s.f. or 2.88 acres

NARRATIVE

This survey was requested by Michael Moyal to subdivide his property as shown on this plat.
Documents used to aid in this survey:
1. Weber County Tax Plat 23-012-1.
2. Deeds of record as found in the Weber County Recorder's Office for parcels 23-012-0082, 23-012-0105, 23-012-0106, 23-012-0119, 23-012-0136.
3. Plots of Record: Powder Ridge Condominiums Phase I and amendments, Summit Eden Phases 1A to 1C and amendments,
4. Record of Survey's: #2354, #3857, a Survey performed by Ensign Engineering for Deer Crest Property, dated June 3, 2015.
Boundary is a part of parcels created by Warranty Deed Entry's #2919763, #2405608 and #2551203 as found in the Weber County Recorder's office.
Basis of bearing is state plane grid from monument as shown.

SURVEYOR'S CERTIFICATE

I, Tyler D. Knight do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



RECORD OF SURVEY

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Michael Moyal
Address: 7482 E. Summit Pass 1

A part of Section 6, Township 7 North, Range 2 East, Salt Lake Base and Meridian.	Subdivision
Revisions	DRAWN BY: TDK
	CHECKED BY: TDK
	DATE:
	FILE: 3731

This plat and associated documents are "PRELIMINARY AND FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with UCA 17-23-17 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document and is not intended for use and shall not be used in Court, nor be recorded or filed, nor implemented or used as a final Plat.

RECEIVED
APR 10 2021
BY: G832