

96.19

HIDDEN OAK COVE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
JUNE, 2005

WEST QUARTER CORNER OF SECTION 23,
T.5N., R.1W., S.L.B.&M., U.S. SURVEY,
FOUND WEBER COUNTY MONUMENT 3"
BRASS CAP FLUSH WITH GROUND (1963)

Narrative

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION OF THIS PROPERTY FOR NICHOLAS CROOKSTON. THE WEST LINES WERE FIXED BY THE BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 3. THE NORTH LINE WAS FIXED BY THE BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 2. THE EAST LINE WAS FIXED BY THE BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 1. THE SOUTH LINE WAS FIXED BY THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89 (30-S). ALL OTHER LINES WERE DETERMINED BY DEED. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND RED CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG AND TACK IN THE TOP BACK OF CURB AT THE EXTENSION OF LOT SIDELINES. WEBER COUNTY BOARD OF ADJUSTMENT CASE NO. 9-04 - THIS PROPERTY WAS APPROVED FOR ACCESS OTHER THAN FRONTAGE FOR ONE LOT.

Legend

- EXISTING BUILDING
- EXISTING PAVEMENT
- EXISTING FENCE
- EXISTING CURB & GUTTER
- SECTION CORNER
- HIGHWAY RIGHT-OF-WAY MARKER
- FOUND STREET MONUMENT
- FOUND REBAR & CAP

Boundary Description

PART OF THE SOUTHWEST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 3, SAID POINT BEING N00°37'11"W ALONG THE WEST SECTION LINE OF SAID SECTION 23 915.16 FEET AND N89°22'49"E 748.71 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) S77°17'01"E 151.89 FEET, AND (2) N36°50'58"E 58.25 FEET TO THE BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 2; THENCE S89°15'04"E ALONG SAID BOUNDARY 299.96 FEET, THENCE N84°51'26"E 60.15 FEET TO THE BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 1; THENCE S00°01'08"E ALONG SAID BOUNDARY 346.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89 (30-S); THENCE N82°40'48"W ALONG SAID NORTHERLY LINE 529.01 FEET, THENCE N00°42'43"E 125.23 FEET TO SAID BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 3; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) N36°50'58"E 115.21 FEET, (2) N77°17'01"W 155.47 FEET, AND (3) N43°18'20"E 29.04 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3.38 ACRES

Basis of Bearings

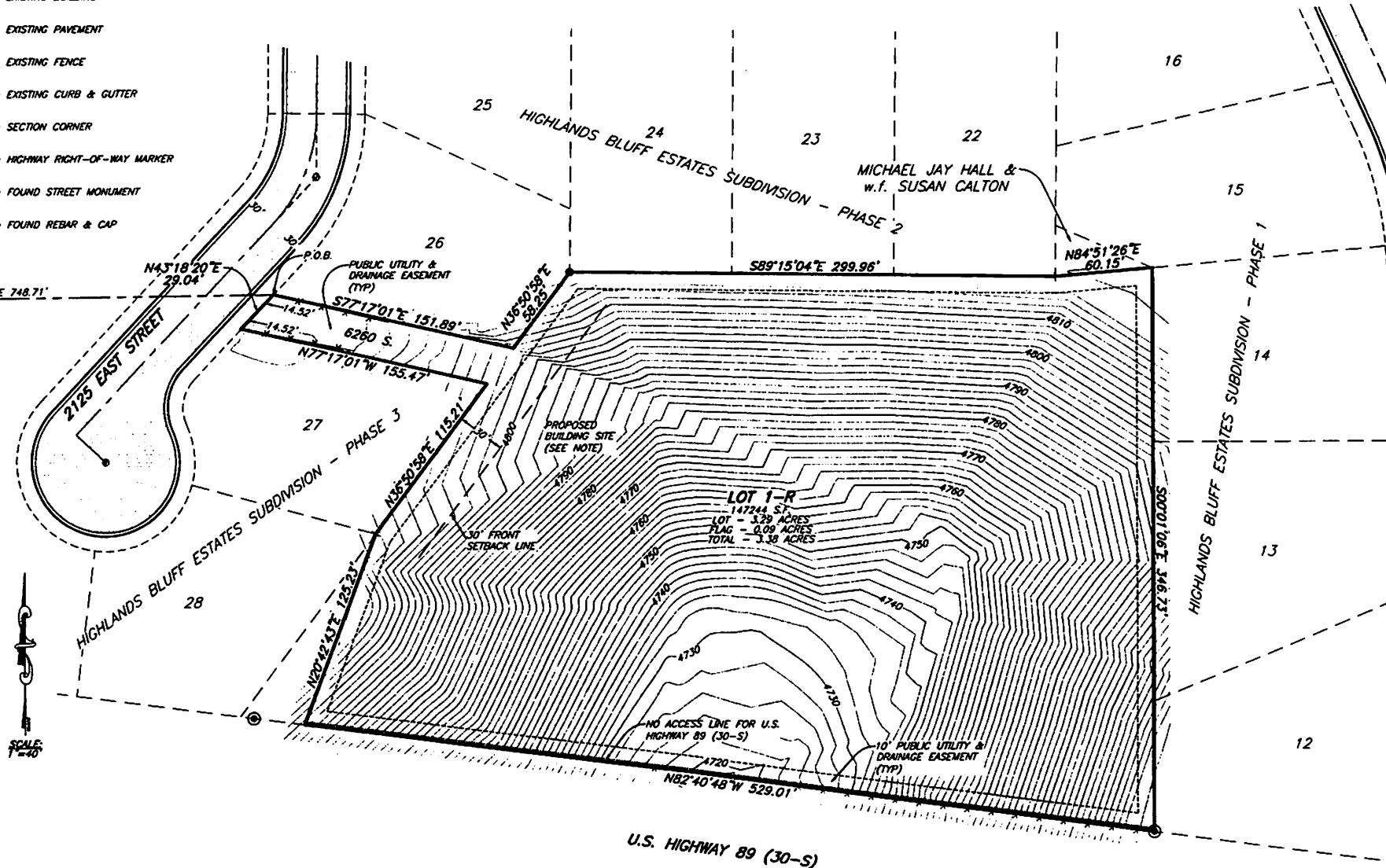
THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM, DETERMINED LOCALLY BY THE WEBER COUNTY RECORDS ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: N00°37'11"W

N00°37'11"W (BASIS OF BEARINGS) 2684.06'

915.16'

NOTE:
NOTICE OF PURCHASES OF RESTRICTED "R" LOTS. LOTS DESIGNATED BY THE LETTER "R" AFTER THE LOT NUMBER ARE RESTRICTED LOTS AND BUILDING DEVELOPMENT ON SUCH LOTS IS SUBJECT TO THE PROVISIONS OF THE HILLSIDE DEVELOPMENT ORDINANCE OF WEBER COUNTY. APPROVAL OF A RESTRICTED LOT DOES NOT GUARANTEE THE LOT IS BUILDABLE. A HILLSIDE REVIEW AS OUTLINED IN THE HILLSIDE ORDINANCE SHALL BE DONE TO DETERMINE IF THE LOT IS BUILDABLE.

SOUTHWEST CORNER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY, FOUND WEBER COUNTY MONUMENT 3" BRASS CAP SET IN CONCRETE FLUSH WITH GROUND (1960)



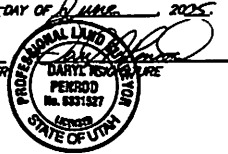
SURVEYOR'S CERTIFICATE

I, DARYL N. PERROD, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF HIDDEN OAK COVE 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 RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 7th DAY OF JUNE, 2005

5331527

UTAH LICENSE NUMBER



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 AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT HIDDEN OAK COVE SUBDIVISION, AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO PUBLIC USE 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 RIGHT AND EASEMENT OVER, UPON AND UNDER LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 28 DAY OF JUNE, 2005

Mark B. Crookston
MARK B. CROOKSTON

ACKNOWLEDGMENT

STATE OF UTAH, } ss.
COUNTY OF } ss.

ON THE 28th DAY OF JUNE, 2005, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JAMES L. S. (LIBRARY) (SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY HAD SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

11-24-2007

COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH, } ss.
COUNTY OF } ss.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, AND _____, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
EXECUTIVE BLDG., 4155 S. HARRISON BLVD., #310
OGDEN, UTAH 84403
(801) 821-3100 FAX (801) 821-2668

JOB # 5007-01 SURVEYOR: D. PERROD
DATE: 01-24-2005 DRAWN: N. PERROD
SCALE: 1"=40' CHECKED: [Signature]
REVISION: 02-07-2005 (SLI (01/04/05))

WEBER COUNTY RECORDER
ENTRY NO. 202459 FEE PAID \$21.00
FILED FOR RECORD AND RECORDED,
20-JUN-2005 AT 3:51 PM
IN BOOK 61 OF THE OFFICIAL
RECORDS, PAGE 916

MARK B. CROOKSTON
DOUG CROFTS
WEBER COUNTY RECORDER

BY: KATHA THOMPSON, DEPUTY

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS 28th DAY OF JUNE, 2005
Darius W. [Signature]
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

[Signature]
SIGNATURE

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.

SIGNED THIS 28 DAY OF JUNE, 2005
Kenneth A. [Signature]
CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 28 DAY OF JUNE, 2005
[Signature]
WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 27th DAY OF JUNE, 2005
[Signature]
ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 20____
[Signature]
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT