

HIDDEN HAVEN COVE SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 1, T.6N., R.1E., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
MAY, 2012

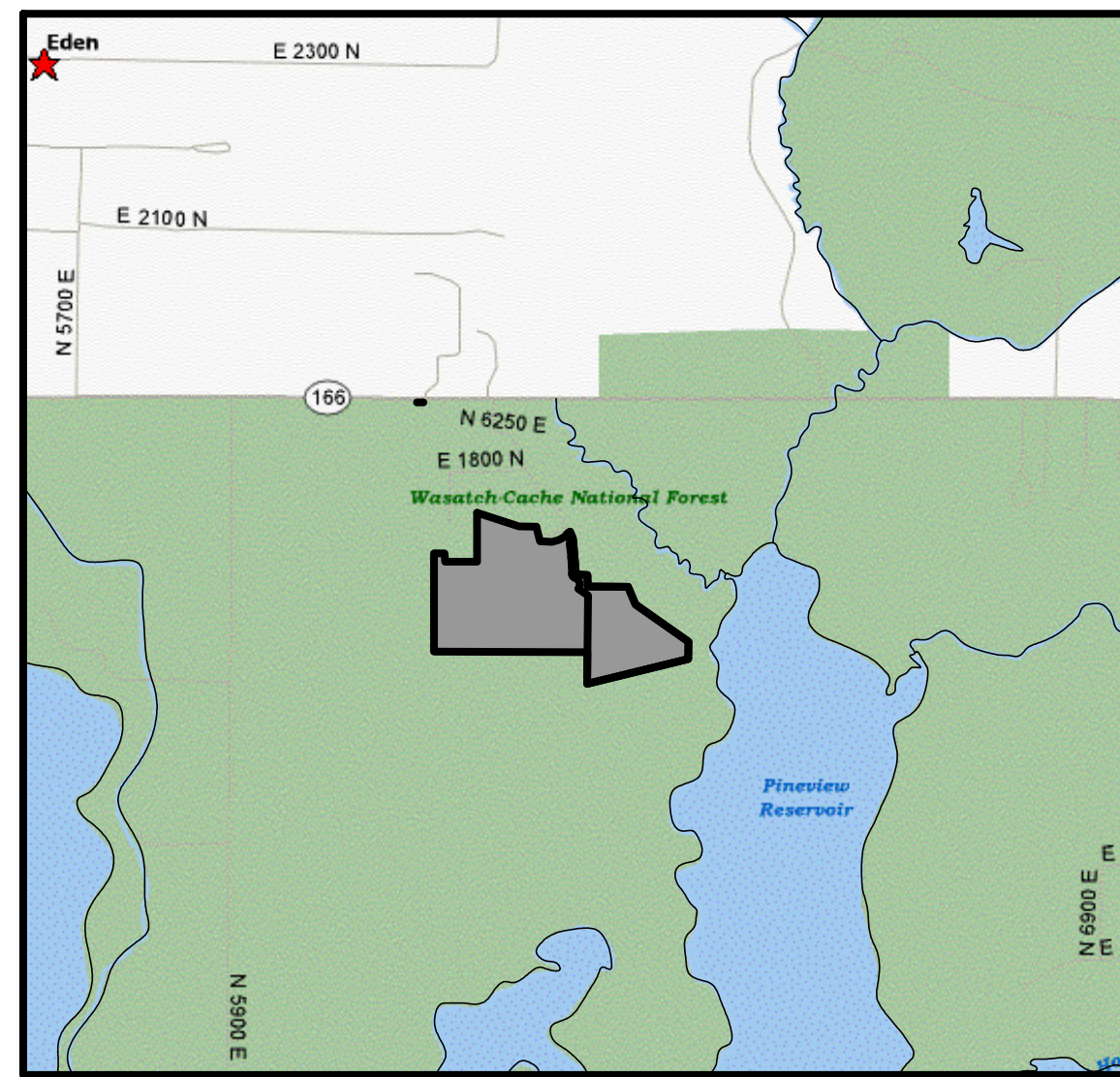
LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = CENTERLINE OF DRAINAGE
- = EXISTING STRUCTURE
- = PUBLIC UTILITY EASEMENT

Scale: 1" = 80'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD. LENGTH	TANGENT	CHD BEARING	DELTA
C1	106.43'	42.48'	42.20'	21.53'	N41°11'11"E	22°52'03"
C2	110.00'	75.64'	74.16'	39.39'	N70°02'14"W	39°24'02"
C3	106.43'	67.41'	66.29'	34.88'	N11°36'24"E	36°17'31"
C4	81.43'	84.08'	80.39'	46.22'	N23°02'26"E	59°09'34"
C5	56.43'	58.27'	55.71'	32.03'	N23°02'26"E	59°09'34"
C6	1019.07'	123.45'	123.38'	61.80'	N03°04'07"W	6°56'27"
C7	1044.07'	126.48'	126.40'	63.32'	N03°04'07"W	6°56'27"
C8	1069.07'	129.51'	129.43'	64.83'	N03°04'07"W	6°56'27"
C9	30.00'	38.17'	35.65'	22.16'	S36°02'46"E	72°53'43"
C10	55.00'	242.76'	88.48'	74.47'	S53°57'14"W	252°53'43"
C11	55.00'	103.60'	88.95'	75.60'	S18°31'46"E	107°55'43"
C12	55.00'	97.06'	84.95'	66.86'	S85°59'34"W	101°06'58"
C13	55.00'	42.09'	41.07'	22.14'	N21°31'26"W	43°51'03"
C14	55.00'	42.09'	41.07'	22.14'	N21°31'26"W	43°51'03"
C15	300.00'	86.63'	86.33'	43.62'	S09°01'02"E	16°32'43"
C16	250.00'	158.17'	155.55'	81.83'	S18°52'11"E	36°15'02"



VICINITY MAP
NO SCALE

DEVELOPERS

RANDY S. & STEFFNIE SHEPARD
1750 NORTH 6250 EAST
EDNA, UT 84310

NICOLE C ASHTON
1679 NORTH 6250 EAST
EDNA, UT 84310

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM SYSTEM (1983) NORTH ZONE AS DETERMINED LOCALLY BY THE LINE BETWEEN THE FOUND NORTH QUARTER CORNER AND FOUND NORTHEAST CORNER OF SECTION 2, T.6N., R.1E., S.L.B.&M., U.S. SURVEY. SHOWN HEREON AS S89°09'29"E

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 1, T.6N., R.1E., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:

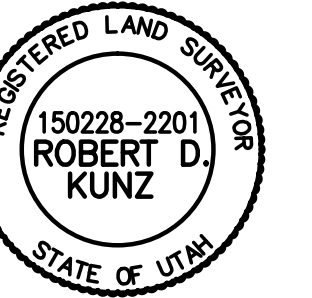
BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 5 OF HIDDEN HAVEN ESATES, SAID POINT ALSO BEING S89°09'29"E 1465.99 FEET AND S00°50'31"W 1157.08 FEET FROM THE NORTH QUARTER CORNER OF SECTION 2; THENCE EAST 80.71 FEET; THENCE S05°33'07"E 65.32 FEET; THENCE EAST 246.57 FEET; THENCE N00°02'14"E 346.35 FEET TO THE SOUTH BOUNDARY LINE OF MINNIE CREEK ESTATES NO. 2; THENCE ALONG SAID SOUTH BOUNDARY LINE HTE FOLLOWING (9) NINE COURSES: (1)S72°12'43"E 337.19 FEET; (2)S89°05'49"E 132.69 FEET; (3)S14°23'50"E 116.38 FEET; (4)S86°56'47"E 91.42 FEET; (5)N75°44'18"E 47.74 FEET; (6)N67°01'10"E 23.65 FEET; (7)N62°34'03"E 39.72 FEET; (8)ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 42.48 FEET, A RADIUS OF 106.43 FEET, A CHORD BEARING OF N41°11'11"E, AND A CHORD LENGTH OF 42.20 FEET WITH A DELTA ANGLE OF 22°52'03"; (9)N52°37'13"E 12.56 FEET; THENCE S24°28'58"E 51.56 FEET; THENCE S04°48'40"E 284.06 FEET; THENCE S86°56'47"E 89.39 FEET; THENCE S01°24'59"E 87.90 FEET; THENCE S89°26'24"E 310.78 FEET; THENCE S23°14'20"E 148.26 FEET; THENCE S55°03'20"E 498.80 FEET; THENCE S00°10'20"E 135.00 FEET; THENCE S75°43'40"W 808.52 FEET; THENCE N00°31'41"E 250.76 FEET; THENCE N89°44'15"W 592.25 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 75.64 FEET, A RADIUS OF 110.00 FEET, A CHORD BEARING OF N70°02'14"W, AND A CHORD LENGTH OF 74.16 FEET WITH A DELTA ANGLE OF 39°24'02"; THENCE N89°44'15"W 521.33 FEET; THENCE N00°02'14"E 763.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 1403437 SQUARE FEET AND 32.22 ACRES

SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, 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 SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **HIDDEN HAVEN 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 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 _____ DAY OF _____, 20____.



150228
UTAH LICENSE NUMBER **ROBERT D. KUNZ**

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 (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT **HIDDEN HAVEN COVE SUBDIVISION**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER 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 _____ DAY OF _____, 20____.

RANDY S. SHEPARD STEFFNIE SHEPARD

NICOLE C. ASHTON

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, RANDY S. SHEPARD AND STEFFNIE SHEPARD, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, NICOLE C. ASHTON BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ 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

Project Info.

Surveyor:
R. KUNZ

Designer:
N. ANDERSON

Begin Date:
05-03-12

Name:
HIDDEN HAVEN
COVE SUBDIVISION

Number:
6101-02

Revision:
1"=80'

Scale:
1"=80'

Checked:



WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.

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.

WEBER COUNTY ENGINEER

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 _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

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 _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

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 AFFECT. SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY 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____.

WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

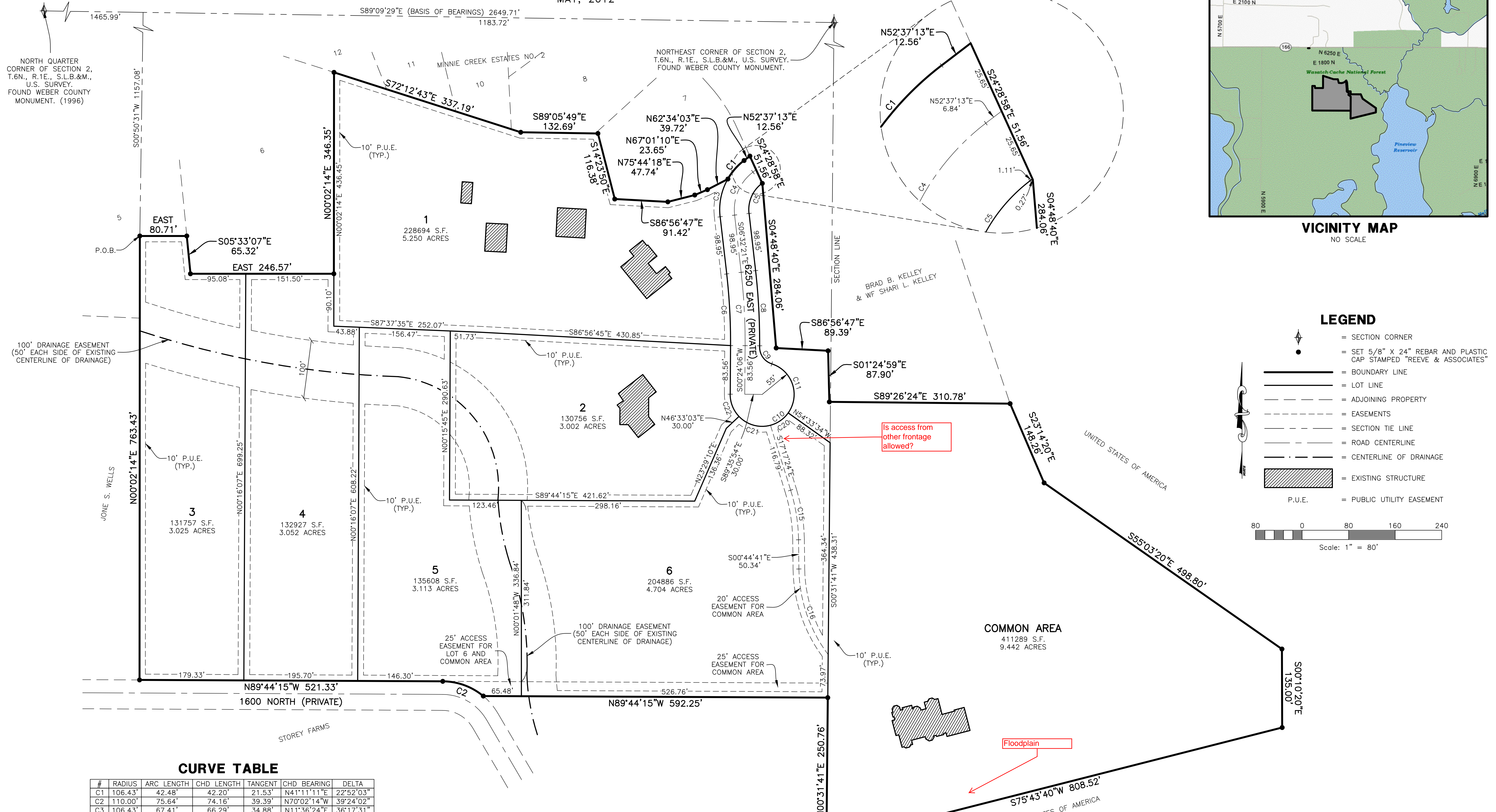
Entry No. _____ Fee Paid _____
_____ Filed For Record
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.

HIDDEN HAVEN COVE SUBDIVISION

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EDEN, UT 84310

NICOLE C ASHTON
1679 NORTH 6250 EAST
EDEN, UT 84310



Reeve & Associates, Inc.
4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.

Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 05-03-12
Name: HIDDEN HAVEN COVE SUBDIVISION
Number: 6101-02
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Weber County Recorder

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