# PROJECT SITE

Vicinity Map

# Cameron Cove Cluster Subdivision

Weber County, Utah



## **Boundary Description**

2648.19

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY DESCRIBED AS

EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE

BASE AND MERIDIAN, U.S. SURVEY, FOUND 3"

BRASS CAP SET 1" BELOW ROAD SURFACE

BEGINNING AT THE CENTER OF SAID SECTION 28, A POINT WHICH LIES ALONG THE SECTION LINE, S89°13'14"E 2648.19 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE S00°42'57"W 1131.10 FEET; THENCE N89°17'37"W 125.91 FEET; THENCE N70°55'10"W 33.23 FEET; THENCE ALONG A AN ARC LENGTH OF 83.75 FEET, A DELTA ANGLE OF 73°49'14", A CHORD BEARING OF S86°31'51"W, AND A CHORD LENGTH OF 78.07 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 17.09 FEET, A DELTA ANGLE OF 32°38'13", A CHORD BEARING OF N72°52'39"W, AND A CHORD LENGTH OF 16.86 FEET; THENCE N89°11'45"W 411.38 FEET; THENCE S00°42'51"W 204.73 FEET; THENCE N89'11'45"W 658.64 FEET; THENCE N00'35'48"E 216.52 FEET; THENCE N53°11'48"E 166.75 FEET; THENCE N54°14'59"E 232.23 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 4062.12 FEET, AN BEARING OF N51°31'44"E, AND A CHORD LENGTH OF 385.64 FEET; THENCE N48\*48'30"E 420.87 FEET; THENCE N43\*46'44"E 185.95 FEET; THENCE N40°49'26"E 271.99 FEET; THENCE S89°13'31"E 88.44 FEET TO THE POINT OF

CONTAINING 874,417 SQUARE FEET OR 20.074 ACRES MORE OR LESS

# Line Table

Design Specs.

Total Lots Proposed......27 lots(2.19% Bonus)

....24.25 ac.

....26.41 lots`

...6.66 ac. (33.2%)

Total Area...

Open Space....

Base Density...

Bonus Density

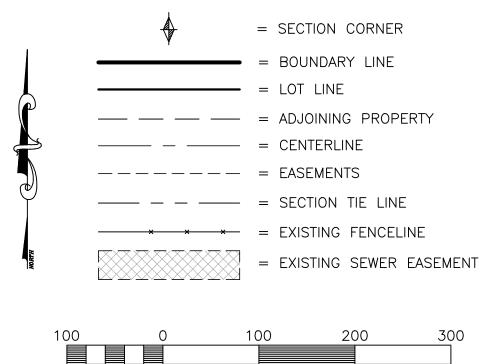
Right—of—Way...... Developable Area.....

10% Purpose and Intent

### **Curve Table**

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#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA		RADIAL BEARING-OUT
C1	4062.12	385.78	385.64	193.04	N51°31'44"E	5°26'29"	N35°45'01"W	N41°11'30"W
C2	30.00'	17.15'	16.92	8.82	S17°09'39"W	32*45'45"	N56°27'29"W	N89°13'14"W
С3	65.00	31.29'	30.99	15.95	S19°45'04"W	27*34'55"	S56°27'29"E	S84°02'24"E
C4	65.00	68.42'	65.31	37.76'	S24*11'44"E		S84*02'24"E	N35*38'55"E
C5	65.00'	76.56	72.21	43.42'		67°28'53"	N35°38'55"E	N31°49'58"W
C6	30.00'	11.54'	11.47	5.84	S69*11'28"W	22'02'51"	S09°47'07"E	S31*49'58"E
C7	30.00'	5.54'	5.54	2.78'	S85°30'34"W	10°35'22"	S00°48'15"W	S09*47'07"E
C8	30.00'	17.09'	16.86	8.78	N72*52'39"W	32*38'13"	S33°26'28"W	S00°48'15"W
C9	65.00'	83.75	78.07	48.82	N86°31'51"E	73°49'14"	N33°26'28"E	N40°22'46"W
C10	65.00'	92.50'	84.89	56.05	S08°51'05"W	81°32'16"	N40°22'46"W	S58°04'57"W
C11	30.00'	14.39'	14.26	7.34'	S18°10'20"E	27°29'26"	N85°34'23"E	N58°04'57"E
C12	30.00'	2.69'	2.69'	1.35'	N01°51'20"W	5°08'34"	S89°17'03"E	N85°34'23"E
C13	30.00'	47.11	42.42'	29.99'	S44*12'29"E	89*58'31"	S89*13'14"E	N00°48'15"E
C13	4062.12	385.78	385.64	193.04	N51°31'44"E	5°26'29"	N35°45'01"W	N41°11'30"W

# Legend



Scale: 1" = 100'



# N89'11'45"W 658.64' Show buildings and structures within and immediately adjacent LOT 1 LOT 20 2400 SOUTH STREET

--100.00'--

--100.17'-

\$89**'**11'45"E 908.42'

**14** 15094 S.F.

2375 SOUTH STREET

+ S89\*17'37"E--<del>-</del>---150.04'---

15276 S.F.

N70°55′10″W 125.91′ 33.23′

### Developer:

Doug Hamblin Hamblin Investments P.O. Box 625 Roy, UT. 84067 (801) 725-3782

Project Info. Designer: Begin Date:

ubdivision
.B & M., U.S. SURVEY

Cluster

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CLUSTER SUBD. Number: <u>3442–A48</u>

CAMERON COVE

Sheet Sheets

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