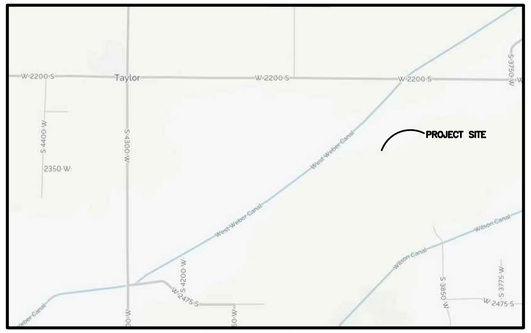
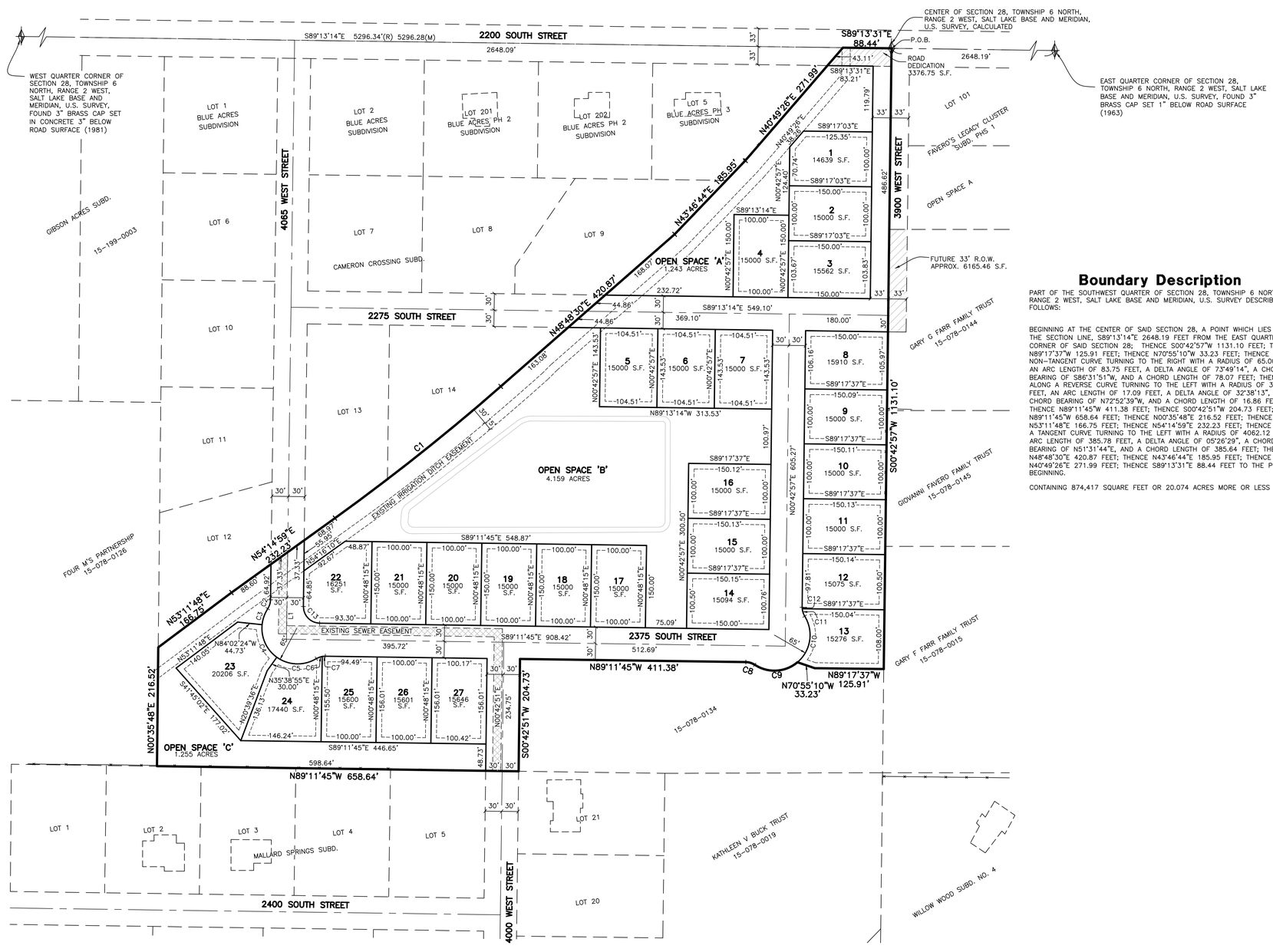
Cameron Cove Cluster Subdivision

PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
Weber County, Utah



Vicinity Map
SCALE: NONE



Design Specs.

Total Area.....20.07 ac.
Right-of-Way.....3.78 ac.
Developable Area.....24.25 ac.
Open Space.....6.66 ac. (33.2%)
Base Density.....26.41 lots
Bonus Density
10% Purpose and Intent
Total Lots Proposed.....27 lots(2.19% Bonus)

Line Table

LINE	BEARING	DISTANCE
L1	S00°46'46"W	158.55'

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA	RADIAL BEARING-IN	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
C3	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	60°18'41"	S84°02'24"E	N35°38'55"E
C5	65.00'	76.56'	72.21'	43.42'	N88°05'31"W	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

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = CENTERLINE
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCELINE
- = EXISTING SEWER EASEMENT

100 0 100 200 300
Scale: 1" = 100'

Boundary Description

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

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 NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 65.00 FEET, 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 ARC LENGTH OF 385.78 FEET, A DELTA ANGLE OF 05°26'29", A CHORD 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 BEGINNING.

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

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

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
5160 S. 1500 W. RIVERDALE, UTAH 84405
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LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
/RAFTIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

REVISIONS
DATE | DESCRIPTION

Cameron Cove Cluster Subdivision
PART OF THE SW 1/4 OF SECTION 28, T.6N., R.2W., S.LB & M., U.S. SURVEY
WEBER COUNTY, UTAH

Preliminary Plan

Project Info.
Engineer: N. Reeve
Designer: C. Cove
Begin Date: 5-30-17
Name: CAMERON COVE CLUSTER SUBD.
Number: 3442-A48

Sheet 1 of 2 Sheets

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Cameron Cove Cluster Subdivision

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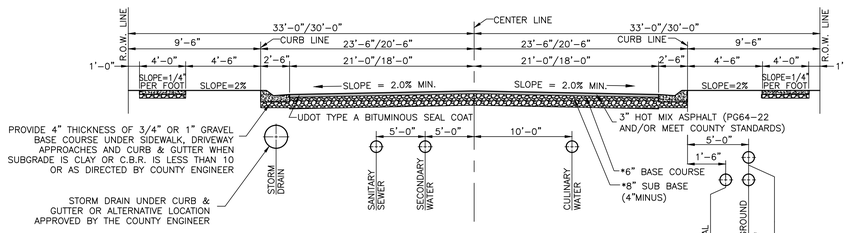
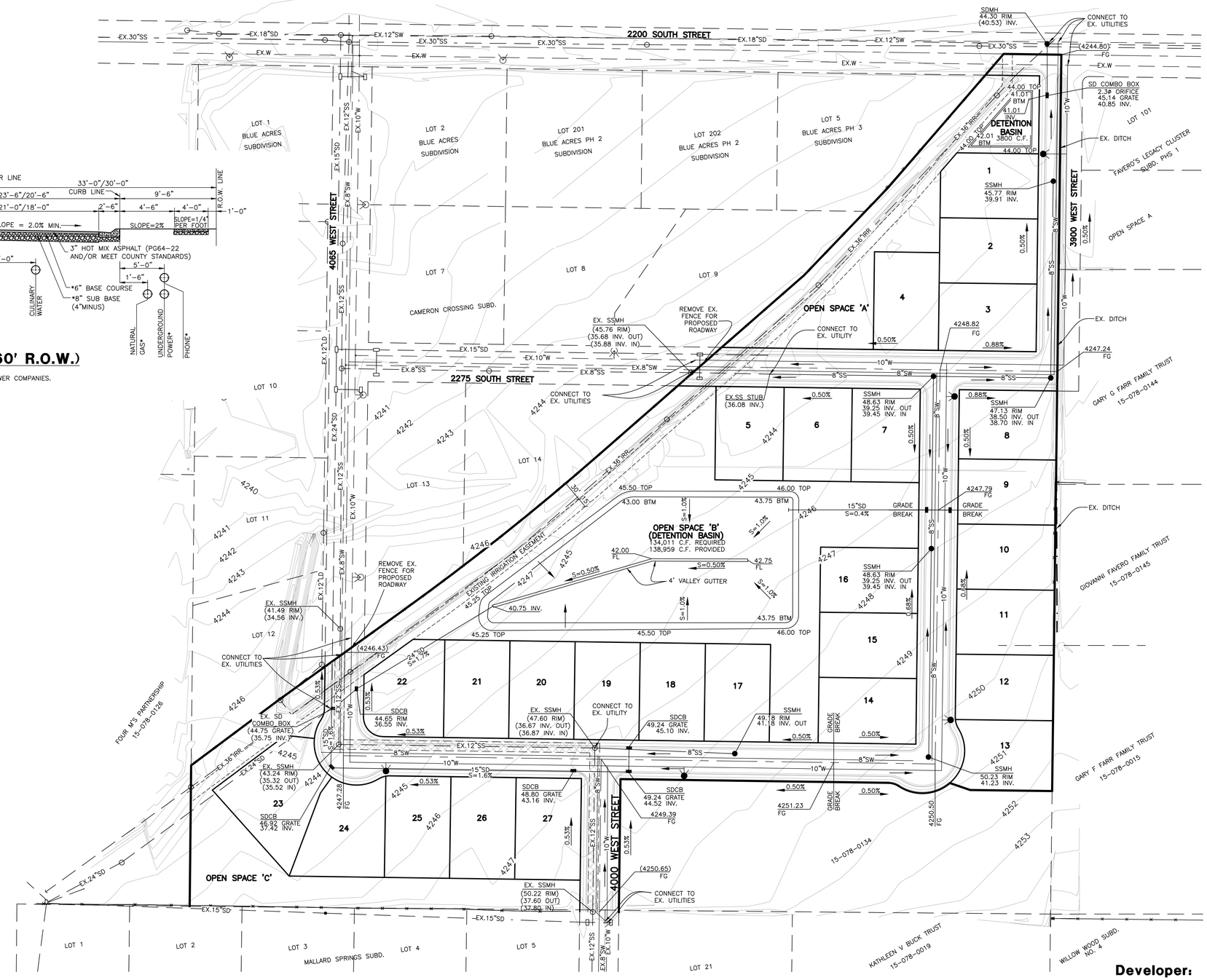


NOTE: THESE PAVEMENT THICKNESS SHALL BE CONSIDERED AS MINIMUMS AND MAY BE INCREASED BY THE COUNTY ENGINEER WHEN THE SUBGRADE C.B.R. IS LESS THAN 10 OR WHEN A GREATER DEPTH IS NECESSARY TO PROVIDE SUFFICIENT STABILITY. DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN BASED ON A SOILS ANALYSIS FOR APPROVAL BY THE COUNTY ENGINEER. COMPACTION TESTS ON BOTH SUB-BASE AND BASE COURSES WILL BE REQUIRED.

Street Section (66'/60' R.O.W.)

SCALE: NONE

*VERIFY LOCATION WITH PHONE, GAS AND POWER COMPANIES.



Legend

- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- SS = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- SW = PROPOSED SECONDARY WATER LINE
- EX.SW = PROPOSED SECONDARY WATER LINE
- EX.IRR = EXISTING IRRIGATION WATER LINE (SIZE VARIES)
- W = PROPOSED CULINARY WATER LINE (SIZE VARIES)
- EX.W = EXISTING CULINARY WATER LINE
- SD = PROPOSED STORM DRAIN (SIZE VARIES)
- EX.SD = EXISTING STORM DRAIN
- = EXISTING FENCE LINE
- = PROPOSED FIRE HYDRANT
- = EXISTING FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER/STORM DRAIN MANHOLE
- = PLUG W/ 2" BLOW-OFF
- = PROPOSED STORM DRAIN MANHOLE
- = PROPOSED SINGLE GRATE CATCH BASIN WITH BICYCLE-SAFE GRATE
- = PLUG & BLOCK
- = AIR-VAC ASSEMBLY

80 0 80 160 240

Scale: 1" = 80'

Developer:

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REVISIONS

DATE	DESCRIPTION

Cameron Cove Cluster Subdivision

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WEBER COUNTY, UTAH

Preliminary Utility Plan

Project Info.

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Sheet 2 of 2 Sheets

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