Vicinity Map

The narrative explains and

identifies the found monuments or deed elements that controlled the established Please add: or reestablished lines. UCA 17-23-17(4)(a)(iii) What was found and held to control ground locations of Malard Springs and Blue

...located on the subject property entirely within proposed public rights of way and is to be vacated..

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	65.00'	48. <mark>87'</mark>	47.73	25.66	N78°05'55"W	43°04'46"
C2	30.00'	17. 0 9'	16.86'	8.78	N72°52'39"W	32°38'13"
C3	4062.12	385.78	385.64	193.04	N51°31'44"E	5°26'29"
C4	30.00'	17. 0 9'	16.86'	8.78	S15°36'03"E	32°38'00"
C5	65.00 '	69. <mark>8</mark> 6'	66.54	38.73 '	S01°07'41"E	61°34'43"
C6	65.00'	57.52'	55.66	30.80'	S55°00'41"W	50°42'02"
C7	30.00'	5.54	5.54'	2.78	S85°30'34"W	10°35'22"
C8	30.00'	11.54	11.47'	5.84	S69°11'28"W	22°02'51"
C9	65.00'	76.56'	72.21'	43.42'	N88°05'31"W	67°28'53"
C10	65.00'	68.42'	65,31'	37.76		60°18'41"
C11	65.00	31.29'	30.99'	15.95	N19°45'04"E	27°34'55"
C12	30.00'	17.15'	16.92	8.82		32°45'45"
C13	30.00'	47.11	42.42'	29.99	S44°12'29"E	89°58'31"

Narrative

THE PURPOSE OF THIS PLAT WAS TO DIVIDE THE SUBJECT PROPERTY INTO LOTS, STREETS, AND PARCELS. THE BOUNDARY WAS DETERMINED BY THE ADJACENT SUBDIVISIONS AND ALSO BY DEEDS USING THE MONUMENTS SHOWN HEREON. THE EASTERLY AND WESTERLY BOUNDARY LINES WERE DETERMINED BY DEEDS USING THE MONUMENTS SHOW HEREON. THE SOUTH BOUNDARY LINE WAS DETERMINED BY RETRACING AND MATCHING MALLARD SPRINGS SUBDIVISION. THE NORTHERLY BOUNDARY LINES WERE DETERMINED BY RETRACING CAMERON CROSSIN SUBDIVISION, AND ALSO BY THE MONUMENT LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" 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 SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CALCULATED CENTER QUARTER CORNER OF SAID SECTION 28, SAID POINT BEING N89^{*1}2^{*}15"W ALONG THE LINE BETWEEN THE EAST QUARTER CORNER OF SAID SECTION 28, 2648.07 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 28; AND RUNNING THENCE SO0°42'57"W ALONG THE EXTENSION OF FAVERO'S LEGACY CLUSTER SUBDIVISION PHASE AND THE CALCULATED LINE BETWEEN THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 28, 1203.10 FEET; THENCE N89'17'37"W 175.98 FEET; THENCE NO9'38'18"W 68.64 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 48.87 FEET, A DELTA ANGLE OF 43°04'46", A CHORD BEARING OF N78°05'55"W, AND A CHORD LENGTH OF 47.73 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 204.75 FEET TO A POINT ON THE NORTH LINE OF MALLARD SPRINGS SUBDIVISION; THENCE N89°11'55"W ALONG SAID NORTH LINE, 658.64 FEET; THENCE NO0°35'48"E 216.57 FEET TO THE SOUTHWEST) N53°11'48"E 166.75 FEET; (2) N54°14'59"E 232.23 FEET; (3) ALONG 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 (4) N48°48'30"E 420.87 FEET; (5) N43°46'44"E 185.95 FEET; (6) N40'49'26"E 271.99 FEET TO A POINT ON THE LINE BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 28: THENCE S89°13'31"E ALONG SAID LINE, 88.44 FEET TO THE CALCULATED CENTER QUARTER CORNER OF SAID SECTION 28, SAID POPIlease add to ALSO BEING THE POINT OF BEGINNING.

CONTA NING 887,784 SQUARE FEET OR 20.381 ACRES MORE OR LESS northwest Subdivision called to does

not exist.

to and

Acres

OGDEN VALLEY PLANNING COMMISSION WEBER-MORGAN HEALTH DEPARTMENT

..to the

corner of Lot 21

Malard Springs

10T 2

HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATE BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTE WATER DISPOSAL SYSTEMS

THIS _____, DAY OF _____, 20__.

Not required. Sub in CWSID.

-CHAIRMAN Director

Cameron Cove Cluster Subdivision

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

WEBER COUNTY, UTAH

S89'13'15"E (BASIS OF BEARINGS) 5296.28'(M) 5296.37'(R)(CALCULATED) NOVEMBER, 2017 2648.21 Subdivision Name approved by the county recorder.

WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a; UCA 17-27a-603(1)(a) Camarren Cove Estates Subdivision already exist, please change name of proposed subdivision to something more unique.

These lines from "Cameron

yet exist. please remove or

The existing location, widths, and

other dimensions of all existing or

watercourses, wetlands, streams

and immediately adjacent (within

subdivided. WCO 106-1-5(a)(6)

LOT 14

30') to the tract of land to be

corridor setbacks, flood plain within

platted land drains, culverts,

in the legend.

Crossing Subdivision" are being

when that subdivision does not

shown as adjoining property lines

change lintype with proper labels —

Reeve & Associates, Inc. - Solutions You Can Build On

MONUMENT DATED 2004. = SECTION CORNER = SET STREET MONUMENT = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES" = BOUNDARY LINE --- -- = ADJOINING PROPERTY — = SECTION TIE LINE

= 10' PUBLIC UTILITY EASEMENT ——— · · · —— = 45' IRRIGATION EASEMENT (CANAL) = RIGHT-OF-WAY CENTERLINE = ROAD DEDICATION (19,336 S.F. OR 0.444 ACRES) Scale: 1" = 80'

Notes

1 - THE 20' EASEMENT FOR SANITARY SEWER, ENTRY #2733026 LOCATED ON THE SUBJECT PROPERTY AND IS TO BE VACATED WITH THE RECORDATION OF THIS PLAT. (NOT SHOWN)

2 - ALL STREETS ARE PUBLIC RIGHT-OF-WAY

The plat shall have a detailed description of all

monuments found and each one shall be referenced on the plat including the type, **size**,

condition, and location in reference to the

or graphic depiction of the markings, date,

WEST QUARTER CORNER OF

SECTION 28, TOWNSHIP 6 NORTH, RANGÉ 2 WEST, SALT

LAKE BASE AND MERIDIAN, U.S.

SURVEY, FOUND BRASS CAP

monument. WCO 45-3-3(b)

surface of the ground as well as a description

agency, entity, or surveyor as inscribed on the

3 - ALL EASEMENTS SHOWN ON THIS PLAT ARE 10' P.U.E. UNLESS NOTED 4 - 45' IRRIGATION EASEMENT CROSSES THE NORTHWEST CORNER OF LOT 5

HEREON ARE CALCULATED FROM RECORD 6 - THE BASIS OF BEARINGS IS BETWEEN THE EAST QUARTER CORNER AND THE

5 - THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER SHOWN

Basis of Bearings

N (S)

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89'13'15"E (C), UTAH STATE PLANE NORTH AS 13 PER WEBER COUNTY SURVEY.

The subdivision boundary corners, lot corners, and centerline street monuments shall be noted on the final plat in conformance with county ordinance. WCO 106-1-8(c)(1)j County Ordinance requires that all lot corners be set. Per County Ordinance, lead plugs and washers may be set as a reference but not in place of the front corners. Show front corners to be LOT 12

WEST QUARTER CORNER SHOWN HEREON

× 16,249 S.F. XXXX XX Street Name S89°11'45"E 908.42' N35°38'55"E XXXX XX 23 XXXX XX 20,206 S.F. 25 24 15,600 S.F. 15,601 S.F. က်15,646 S.F.|╳| 17,440 S.F. PARCEL C 100.00' 54,675 S.F. 1.255 ACRES

15,000 S.F.

S89°11'45"E 446.65' N89°11'55"W 658.64' MALLARD SPIRINGS SUBD.

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY

APPROVED BY THE OGDEN VALLEY PLANNING COMMISSION ON

CHAIRMAN

THIS _____, DAY OF _____, 20__.

WEBER COUNTY SURVEYOR

15,000 S.F.

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATE THEREWITH

THIS _____, 20___.

WEBER COUNTY PLANNING COMMISSION

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 ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY

TITLE

THIS _____, 20___.

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY ENGINEER

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

THIS _____, 20__.

WEBER COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN HE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 CAMERON COVE CLUSTER SUPPLYISION 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

SIGNED THIS _____, DAY OF _____, 20___.

LAKE BASE AND MERIDIAN, U.S. 9031945 SURVEY. FOUND BRASS CAP MONUMENT DATED 1963 UTAH LICENSE NUMBER

CENTER QUARTER CORNER OF

SECTION 28, TOWNSHIP 6

NORTH, RANGÉ 2 WEST, SALT

LAKE BASE AND MERIDIAN, U.S.

SURVEY. (CALCULATED)

EAST QUARTER CORNER OF

SECTION 28, TOWNSHIP 6

NORTH, RANGE 2 WEST, SALT

Owner's Dedication

the following Public

said tract of land

thoroughfares."

WCO 106-7-1

applicable:

Owner's Dedication

Certificate shall include

the following Common

Open Space dedication as

"Grant and convey to the

those parts or portions of

designated as common

areas to be used for

owners association

all others in the

recreational and open

space purposes for the

benefit of each lot (unit)

member in common with

subdivision and grant and

dedicate to the county a

perpetual open space

and over the common

areas to quarantee to

Weber County that the

common areas remain

open and undeveloped

open space purposes."

WCO 106-7-1

The individual or company names and

addresses of the applicant of the

subdivision. WCO 106-1-5(a)(3)

recreational, parking and

except for approved

subdivision lot (unit)

said tract of land

owners association, all

applicable:

Certificate shall include

Streets dedication as

"Dedicate to public use all

those parts or portions of

designated as streets, the

same to be used as public

2648.07

-P.O.B.

S89'13'31"E

88.44

√ N89°17'03"W 122.82'

15,012 S.F.

S89°17'03"E 150.00'

15,000 S.F.

S89°17'03"E 150.00'

15,562 S.F.

XXXX XX

S89°13'14"E 549.10'

147.00'

15,910 S.F.

S89°17'37"E 150.00'

PARCEL D

11,250 S.F. 0.258 ACRES

S89°17'37"E 150.00'

15,000 S.F.

S89°17'37"E 150.00'

15,000 S.F.

S89°17'37"E 150.00'

S89°17'37"E 150.00'

12 | 15,002 S.F.

S89°17'37"E 143.12'

17,447 S.F.

175.98'

SOUTH QUARTER CORNER OF

SECTION 28, TOWNSHIP 6

NORTH, RANGE 2 WEST, SALT

LAKE BASE AND MERIDIAN, U.S.

|S|| |S|| | 15,000 S.F.

2200 South Street

S89°13'14"E

100.00'

15,000 S.F.

XXXX XX

XXXX XX

15000 S.F. |X ກ່ໄ

104.51

S89°17'37"E 150.00'

15,000 S.F.

S89°17'37"E 150.00'

15

15,000 S.F.

S89°17'37"E 150.00'

15,094 S.F.

N09°38'18"W-

BLUE ACRES PH 3

SUBDIVISION

PARCEL A

2275 South Street

XXXX XX

15000 S.F.

15000 S.F.

Please show and

dimension where

canal easement

15,000 S.F.

512.69'

N89°11'45"W 411.38

The existing location, widths, and

other dimensions of all existing or

platted streets or railroad lines

within and immediately adjacent

subdivided. WCO 106-1-5(a)(6)

ATTEST

(within 30') to the tract of land to be

crosses lot 5

Proposed PUE's on some

lot lines may be required

per Engineering

IRRIGATION

EASEMENT

(CANAL)

183,236 S.F.

4.207 ACRES

15,000 S.F.

LOT 21



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 <u>CAMERON COVE CLUSTER SUBDIVISION</u>, AND DO HEREBY DEDICATE TO HOOPER CITY AN EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, 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 ______, 20____, 20____.

Printed name of any and all Owners of Title

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____

ON THE ______ DAY OF ______, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) __ 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

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____

ON THE _____, 20___, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND)

______ 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

NOTARY PUBLIC



WEBER COUNTY ATTORNEY

1st AMENDMENT AND IN MY OPINION IT CONFORMS WITH

DATE

THE COUNTY ORDINANCE APPLICABLE THERE TO AND

DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION

THIS _____, 20___.

NOW IN FORCE AND EFFECT.

COUNTY ATTORNEY

PROPOSED PLAT OF THE ROBINS ROOST SUBDIVISION

HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER

CAMERON COVE

CLUSTER SUBDIVISION Number: 3442-A48 Scale: 1"=80' Checked:___

PROJECT INFO.

WEBER COUNTY

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

Recorded For:

■ Reeve & Associates, Inc. - Solutions You Can Build On

WEBER COUNTY SURVEYOR

RECORDER

Weber County Recorder