

Vicinity Map (NOT TO SCALE)

Line Table S89'13'31"E 83.2
S40'49'26"W 152.7
S40'49'26"W 72.9
S43'46'44"W 189.0
S48'48'30"W 11.2
S48'48'30"W 201.9
N54'14'59"E 9.5
S54'14'59"W 92.7
S00'46'46"W 26.6
N58'48'02"E 145.4
S54'14'59"W 54.8
N84'02'24"W 44.7
N53'11'48"E 200.7
N53'11'48"E 177.7
S54'14'59"W 78.7
N54'14'59"W 78.7
N54'14'59"E 79.7
N48'48'30"E 178.7
N48'48'30"E 178.7
N48'48'30"E 178.7
N48'48'30"E 153.7
N43'46'44"E 186.

Notes 1 - THE 20' EASEMENT FOR SANITARY SEWER, ENTRY #2733026 LOCATED ON THE SUBJECT PROPERTY AND ENTIRELY WITHIN THE PROPOSED PUBLIC RIGHTS OF WAY, IS TO BE VACATED WITH THE RECORDATION OF THIS PLAT. (NOT SHOWN) 2 - ALL STREETS ARE PUBLIC RIGHT-OF-WAY - ALL EASEMENTS SHOWN ON THIS PLAT ARE 10' P.U.E. UNLESS NOTED OTHERWISE 4 - 45' IRRIGATION EASEMENT CROSSES THE NORTHWEST CORNER OF LOT 5 5 - THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER SHOWN HEREON ARE CALCULATED FROM RECORD - THE BASIS OF BEARINGS IS BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER

T6N R2W

29 28

DATED 2004.

S89*11'45"E 548.86'

N35'38'55"E

7,440 S.F.

MALLARD SPRINGS SUBD.

Common Area

LOT 3

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

30.00

-15' SD EASEMENT

PARCEL C

54,675 S.F.

LOT 2

1.255 ACRES

EASEMENT

7 - MANY AREAS IN TAYLOR HAVE GROUND WATER PROBLEMS DUE TO SEASONALLY HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY WEBER COUNTY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS. SOLUTION OF WATER PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.

CORNER SHOWN HEREON

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	
C1	65.00'	48.87 '	47.73	25.66'	N78'05'55"W	43'04'46"
C2	30.00'	17.09'	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'	17.09'	16.86'	8.78'	S15°36'03"E	32'38'00"
C5	65.00'	69.86'	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'		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	N24"11'44"W	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'	N17'09'39"E	32'45'45"
C13	30.00'	47.11 '	42.42'	29.99'	S44'12'29"E	89'58'31"
C14	4076.12	387.11 '	386.96'	193.70	N51°31'44"E	5'26'29"
C15	4107.12	390.05'	389.91'	19 <u>5</u> .17'	S51°31'44"W	5°26'29"

Narrative

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 SHOWN HEREON. THE SOUTH BOUNDARY LINE WAS DETERMINED BY RETRACING AND MATCHING MALLARD SPRINGS SUBDIVISION USING FOUND MONUMENTS SHOWN HEREON. THE NORTHERLY BOUNDARY LINES WERE DETERMINED BY RETRACING CAMERON CROSSING 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" (SEE DETAIL). ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES (SEE DETAIL).

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 N89'12'15"W ALONG THE LINE BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 28, 2648.07 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 28; AND RUNNING THENCE S00'42'57"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 N09'38'18"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 THE NORTHWEST CORNER OF LOT 21, MALLARD SPRINGS SUBDIVISION; THENCE N89'11'55"W ALONG THE NORTH LINE OF SAID MALLARD SPRINGS SUBDIVISION, 658.64 FEET; THENCE NO0'35'48"E 216.57 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, A PORTION OF WHICH IS ALONG THE SOUTHERLY LINE OF BLUE ACRES SUBDIVISION 185.95 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLUE ACRES SUBDIVISION; THENCE N40'49'26"E ALONG SAID SOUTHERLY LINE 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 POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 887,784 SQUARE FEET OR 20.381 ACRES MORE OR LESS

Design Specs.

Total Area.....20.38 ac.6.97 ac. (34.2%) Base Density......22.19 lots

Bonus Density

10% Purpose and Intent

15% Public Trail and Community Gardens Total Lots Proposed......27 lots(22% Bonus)



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) JULY, 2018 2200 South Street

Agricultural Zone Note

Basis of Bearings

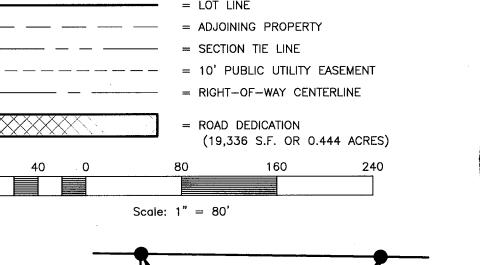
Drainage Note WEST QUARTER CORNER OF LOT OWNER AND/OR HOMEBUILDER CANNOT DRAIN FOOTING DRAIN INTO SEWER SYSTEM. ANY SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT HABITABLE FLOOR MORE THAN 30" BELOW THE LAKE BASE AND MERIDIAN, U.S. ELEVATION OF THE TOP BACK OF CURB TO BE SURVEY. FOUND 3" BRASS CAP APPROVED BY THE COUNTY ENGINEER, ANY MONUMENT IN RING AND FOOTING OR YARD DRAIN BELOW 30" FROM TOP COLLAR 5" BELOW ASPHALT

BACK OF CURB WILL NEED COUNTY APPROVAL TO

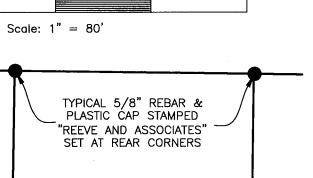
AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE DRAIN INTO STORM DRAINAGE SYSTEM. RESIDENTS OF THIS SUBDIVISION. Legend

= SECTION CORNER = SET STREET MONUMENT

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. = SET 5/8" REBAR & PLASTIC CAP SURVEY. SHOWN HEREON AS S89'13'15"E (C), UTAH STATE PLANE NORTH AS STAMPED "REEVE & ASSOCIATES" = BOUNDARY LINE



2275 South Street



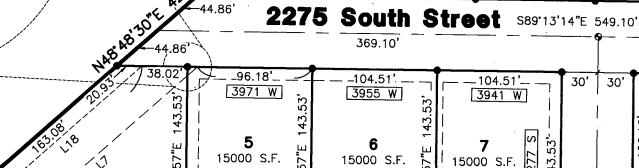
TYPICAL LOT ____

(NOT TO SCALE)

TYPICAL LEAD PLUG SET IN THE TOP BACK OF

CURB AT THE EXTENSION OF THE SIDE LOT LINES

15,000 S.F PARCEL A 1.243 ACRES └45' IRRIGATION EASEMENT 45' IRRIGATION -EASEMENT -100.00**'**--



BLUE ACRES PH 3

SUBDIVISION

EASEMENT

_S89'13'14"E -

⁻⁻104.51'⁻⁻ ⁻⁻

N09'38'18"W-

68.64

104 51'-14' TRAIL EASEMENT

- 45' IRRIGATION EASEMENT INSIDE EASEMENT) 4.207 ACRES

S89'17'37"E 150.00'

16 15,000 S.F. S89'17'37"E 150.00' 15

S89'11'45"E 548.86' 15,000 S.F. __100.00**'**__ _ ⁻⁻S89'17'37"E 150.00'-15,000 S.F. 15,000 S.F. 15,000 S.F. 15,000 S.F. 15,094 S.F.

16,249 S.F. 4018 W 100.00' 2375 South Street S89'11'45"E 908.42' 512.69' N89'11'45"W 411.38 4047 W 4031 W 4017 W

27

LOT 5

LIABILITIES ASSOCIATE THEREWITH

WEBER COUNTY SURVEYOR

HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S

APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE

OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR

APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR

EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR

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

DOES NOT RELIEVE THE THE LICENSED LAND SURVEYOR WHO

15,646 S.F.

15,000 S.F.

15,601 S.F.

22

S89'11'45"E 446.65'

N89'11'55"W 658.64'

15-078-0152 - -100.42**'**-- -

LOT 21

Developer HAMBLIN INVESTMENTS JASON HAMBLIN P.O. BOX 625 ROY, UT 84067

WEBER COUNTY 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 HERBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH

CHAIRMAN. WEBER COUNTY COMMISSION TITLE

WEBER COUNTY ENGINEER

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.

33

R2W

WEBER COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE 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 VILLAGE CLUSTER 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

9031945 UTAH LICENSE NUMBER

CENTER QUARTER CORNER OF

SECTION 28, TOWNSHIP 6

NORTH, RANGE 2 WEST, SALT

LAKE BASE AND MERIDIAN, U.S.

SURVEY. (CALCULATED)

EAST QUARTER CORNER OF

SECTION 28, TOWNSHIP 6

LAKE BASE AND MERIDIAN, U.S.

SURVEY. FOUND 3" BRASS CAP

MONUMENT IN 8" CONCRETE

COLUMN 6" BELOW GROUND

DATED 2018 IN GOOD CONDITION

5 T6N R2W ′

28 27

☆

NORTH, RANGÉ 2 WEST, SALT

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.

3916 W

- — — 150.00'- — –

147.00'

-150.001

3912 W

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'

15,000 S.F.

S89'17'37"E 150.00' --

12 15,002 S.F.

17,447 S.F.

175.98

SOUTH QUARTER CORNER OF

SECTION 28, TOWNSHIP 6

NORTH, RANGÉ 2 WEST, SALT

LAKE BASE AND MERIDIAN, U.S.

SURVEY. FOUND 3" BRASS CAP

MONUMENT DATED 1963

ENCASED IN 8" DIAMETER

CONCRETE 1" BELOW ASPHALT

SURFACE IN FAIR CONDITION

[/] S89 17 37 E 143.12

Common Area



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 VILLAGE CLUSTER SUBDIVISION</u>, 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 FOR PUBLIC THOROUGHFARES, AND DO HEREBY DEDICATE TO WEBER COUNTY 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, AND DO HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATIONS. ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO THE COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER PARCELS A, B, C, AND D TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING, AND OPEN SPACE PURPOSES AND DO HEREBY DEDICATE A 14' TRAIL EASEMENT SHOWN HEREON FOR PUBLIC NON-VEHICULAR USE, TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

_HAMBLIN INVESTMENTS, DOUG

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF WEBER

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, MICHAEL CAND)

SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME CANADA TAXABITS IGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THERE

COMMISSION EXPIRES Commission # 703913

ACKNOWLEDGMENT

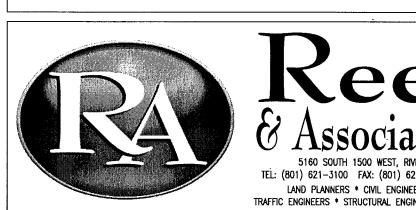
STATE OF UTAH COUNTY OF _____

___, 20____, PERSONALLY APPEARED ON THE DAY OF BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, 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



5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

Number: <u>3442–A48</u> Revision: Scale:____ Checked:_

PROJECT INFO.

<u>4-2-2018</u>

CAMERON COVE

CLUSTER SUBDIVISION

Surveyor:

Begin Date:

WEBER COUNTY ATTORNEY

SERECORDO SUMEYO 6224.

HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PROPOSED PLAT OF THE CAMERON VILLAGE CLUSTER SUBDIVISION AND IN MY OPINION IT CONFORMS WITH THE COUNTY ORDINANCE APPLICABLE THERE TO AND NOW IN

FORCE AND EFFECT.

COUNTY ATTORNEY

WEBER COUNTY RECORDER

Entry No.2918959 Fee Paid \$58.99 Filed For Record And Recorded, 08-MAY-2019 At 2:58 PM In Book 85 Of The Official Records, Page 47___ Recorded For:

HAMBLIN INVESTMENTS Weber County Recorder EANN H KILTS Deputy