Vicinity Map

Line Table

LINE	BEARING	DISTANC
L1	S89°13'31"E	83.21
L2	S40°49'26"W	152.73
L2 L3 L4 L5 L6 L7 L8	S40°49'26"W	83.21 152.73 72.95 189.09 120.02 11.20 201.91 9.58
L4	S43°46'44"W	189.09
L5	S48°48'30"W	120.02
L6	S48°48'30"W	11.20
L7	S48°48'30"W	201.91
L8	N54°14'59"E	9.58
L9	S54°14'59"W	92.71 26.69 145.42 54.85
L10	S00°46'46"W	26.69
L11	N58°48'02"E	145.42
L12	S54°14'59"W	54.85
L13	N84°02'24"W	44.73
L9 L10 L11 L12 L13 L14 L15	N53°11'48"E	200.74
L15	N53°11'48"E	177.33
L16	S54°14'59"W	78.10
L17 L18	N54°14'59"E	79.33
L18	N48°48'30"E	178.64
L19	N48°48'30"E	153.12
L20	N43°46'44"E	186.93
L21	N40°49'26"E	44.73 200.74 177.33 78.10 79.33 178.64 153.12 186.93 241.01

Notes

- 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 5 - 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 6 - THE BASIS OF BEARINGS IS BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER SHOWN HEREON

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
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	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'	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	00.00	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"
0.45	1110 101	700 051	700 042	405 432	0 = 40 = 42 4 42044	54007007

THE PURPOSE OF THIS PLAT WAS TO DIVIDE THE SUBJECT PROPERTY INTO LOTS, STREETS, AND PARCELS. THE BOUNDARY WAS DETERMINED BY THE EXTENSION OF THE SIDE LOT LINES (SEE DETAIL).

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:

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 SO0°42'57"W ALONG THE EXTENSION 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; 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 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

SAID POINT ALSO BEING THE POINT OF BEGINNING. CONTAINING 887,784 SQUARE FEET OR 20.381 ACRES MORE OR LESS

TO THE CALCULATED CENTER QUARTER CORNER OF SAID SECTION 28,

Design Specs.

Total Area.....20.38 ac. Open Space......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)

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

54,675 S.F.

1.255 ACRES

LOT 2

Cameron Village Cluster Subdivision PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST,

LOT 5

BLUE ACRES PH 3

SUBDIVISION

39<u>55</u> W

15000 S.F.

- -104 51'-

N89°13'14"W 313.53

⁻¹04.51'

183,236 S.F.

4.207 ACRES

15,000 S.F.

512.69'

Developer:

JASON HAMBLIN

ROY, UT 84067

P.O. BOX 625

ATTEST

HAMBLIN INVESTMENTS

N89'11'45"W 411.38'

EASEMENT

-S89°13'14"E .

15,000 S.F.

--100.00'-- -

15000 S.F.

S89*17'37"E 150.00'

- — — — — — — —

15,000 S.F.

S89°17'37"E 150.00'

15,000 S.F.

⁻S89**ʻ**17'37"E 150.00'⁻⁻

15,094 S.F.

N09'38'18"W-

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 2648.21

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

Agricultural Zone Note AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. 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 RESIDENTS OF THIS SUBDIVISION.

Basis of Bearings

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 \$89'13'15"E (C), UTAH STATE PLANE NORTH AS

2275 South Street

PARCEL A 1.243 ACRES 45' IRRIGATION EASEMENT 45' IRRIGATION -EASEMENT 2275 South Street S89'13'14"E 549.10'

14' TRAIL EASEMENT

IRRIGATION EASEMENT

(PIPED DITCH RUNS

INSIDE EASEMENT)

S89'11'45"E 548.86

15,000 S.F.

15,000 S.F.

S89°11'45"E 908.42'

LOT 21

TYPICAL 5/8" REBAR & PLASTIC ĆAP STAMPED "REEVE AND ASSOCIATES" SET AT REAR CORNERS TYPICAL LOT ___ 15000 S.F. (NOT TO SCALE)

15,000 S.F.

4018 W 100.00'

27

|15,646 S.F.ပြုံ ဖွဲ့

-100.42'— -

TYPICAL LEAD PLUG SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES C15 4107.12' 390.05' 389.91' 195.17' S51°31'44"W 5°26'29"

S89°11'45"F 548.86'

EASEMENT

100.00'

N35°38'55"E

-15' SD EASEMENT

Legend

= SECTION CORNER

= BOUNDARY LINE

= SECTION TIE LINE

------ - RIGHT-OF-WAY CENTERLINE

Scale: 1" = 80'

------= 10' PUBLIC UTILITY EASEMENT

= ADJOINING PROPERTY

= ROAD DEDICATION

= SET STREET MONUMENT

= SET 5/8" REBAR & PLASTIC CAP

STAMPED "REEVE & ASSOCIATES"

(19,336 S.F. OR 0.444 ACRES)

WEST QUARTER CORNER OF

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

LAKE BASE AND MERIDIAN, U.S.

SURVEY. FOUND BRASS CAP

MONUMENT DATED 2004.

Narrative

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

Boundary Description

BEGINNING AT THE CALCULATED CENTER QUARTER CORNER OF SAID OF FAVERO'S LEGACY CLUSTER SUBDIVISION PHASE AND THE CALCULATED THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS SOUTHERLY LINE OF SAID BLUE ACRES SUBDIVISION; THENCE N40°49'26"E

PLANNING COMMISSION

MALLARD SPRINGS SUBD.

4061 W

24

17,440 S.F.

⁻146.24' — — —

— EASEMENT

25

15,600 S.F.

-100.00**'**--

S89°11'45"E 446.65'

N89°11'55"W 658.64'

598.64

16,249 S.F.

ັທ 15,000 S.F.

15,601 S.F.

-100.00'---

2375 South Street

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION THIS _____, 20___.

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY

LOT 3

WEBER COUNTY SURVEYOR 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 SURVEYOR

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

TITLE

THIS _____, 20___.

CHAIRMAN, WEBER COUNTY COMMISSION

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. 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 <u>CAMERON VILLAGE CLUSTER SUBDIVISION</u> IN <u>WEBER COUNTY</u> 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____,

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

NORTH, RANGE 2 WEST, SALT

LAKE BASE AND MERIDIAN, U.S.

SURVEY. FOUND 3" BRASS CAP

MONUMENT DATED 2004

T6N R2W

28 • 27

Coordinate with Farr's to arrange

dedication for the remianing area.

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

147.00'

_ __ -150.00'-

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.

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.

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.

SURVEY. FOUND 3" BRASS CAP

MONUMENT DATED 1963

ENCASED IN 8" DIAMETER

CONCRETE 1" BELOW ASPHALT

SURFACE IN FAIR CONDITION

튀니 🛈 📗 S89°17'37"E 150.00' -

— — -150.00°- — -

9031945



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 **CAMERON VILLAGE CLUSTER 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 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

SIGNED THIS ______, 20_

HAMBLIN INVESTMENTS, DOUG HAMBLIN, PRESIDENT

ACKNOWLEDGMENT

STATE OF UTAH)ss.
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

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF)

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

_____ 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.

CAMERON COVE

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

Checked:___

WEBER COUNTY

WEBER COUNTY ATTORNEY 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

DATE

FORCE AND	EFFECT.		
THIS	_ DAY OF	,	20

COUNTY ATTORNEY

RECORDER

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

Official Records, Page _____ Recorded For:

Weber County Recorder

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