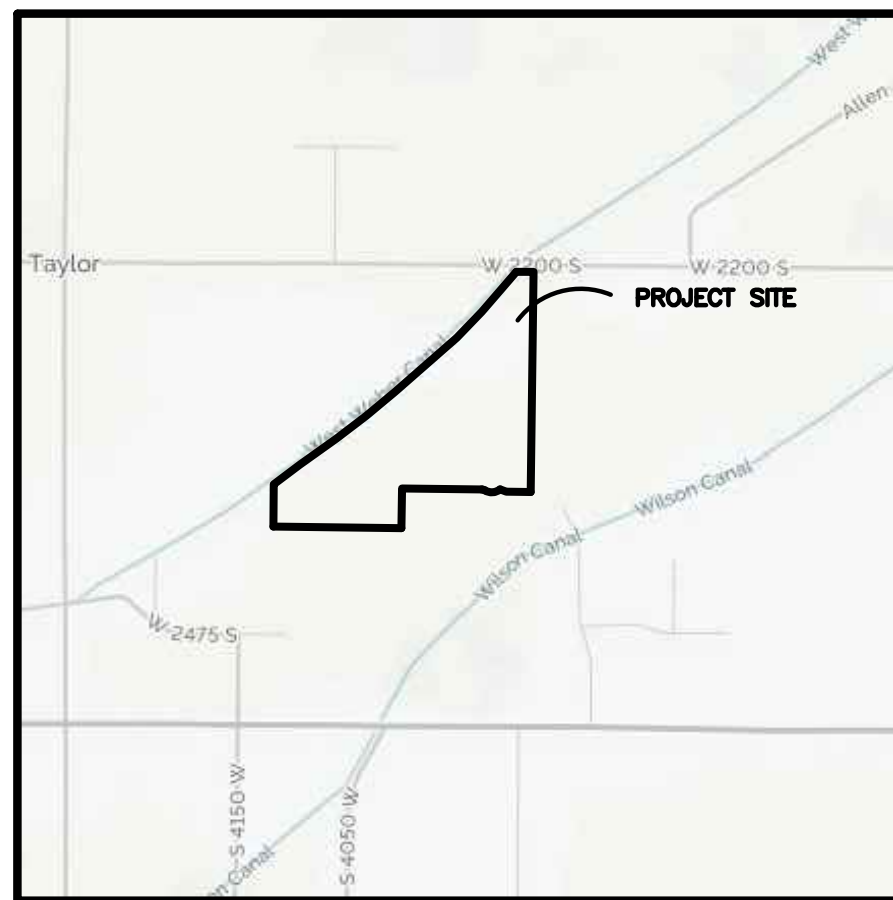


Cameron Cove Cluster Subdivision (Exhibit A)

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
NOVEMBER, 2017

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 BRASS CAP MONUMENT DATED 1963



Vicinity Map (NOT TO SCALE)

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 Park (Parcel B)
Total Lots Proposed.....27 lots(22% Bonus)

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	65.00'	48.87'	27.73'	25.68'	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	57°26'29"
C4	30.00'	17.09'	16.86'	8.78'	S15°38'03"E	32°38'00"
C5	65.00'	69.86'	68.54'	39.73'	S01°07'41"E	51°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'	S89°30'34"W	10°35'22"
C8	30.00'	11.54'	11.47'	5.84'	S89°11'28"W	22°02'51"
C9	65.00'	76.58'	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'	8.92'	N17°09'39"E	32°43'45"
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 LINES 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. 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". 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°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 65.00 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 N00°35'48"E 216.57 FEET TO THE SOUTHWEST CORNER OF CAMERON CROSSING SUBDIVISION; THENCE ALONG THE SOUTHERLY LINES OF CAMERON CROSSING SUBDIVISION THE FOLLOWING SIX (6) COURSES; (1) N53°11'48"E 166.75 FEET; (2) N54°15'59"E 232.26 FEET; (3) 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; (4) N48°48'30"E 420.87 FEET; (5) N43°46'44"E 185.95 FEET; (6) N40°49'28"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 POINT ALSO BEING THE POINT OF BEGINNING.

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

S89°13'15"E (BASIS OF BEARINGS) 5296.28'(M) 5296.37'(R)(CALCULATED)
2648.21'

Legend

- SECTION CORNER
- SET STREET MONUMENT
- SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- SECTION THE LINE
- 10' PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY CENTERLINE
- ROAD DEDICATION (19,336 S.F. OR 0.444 ACRES)

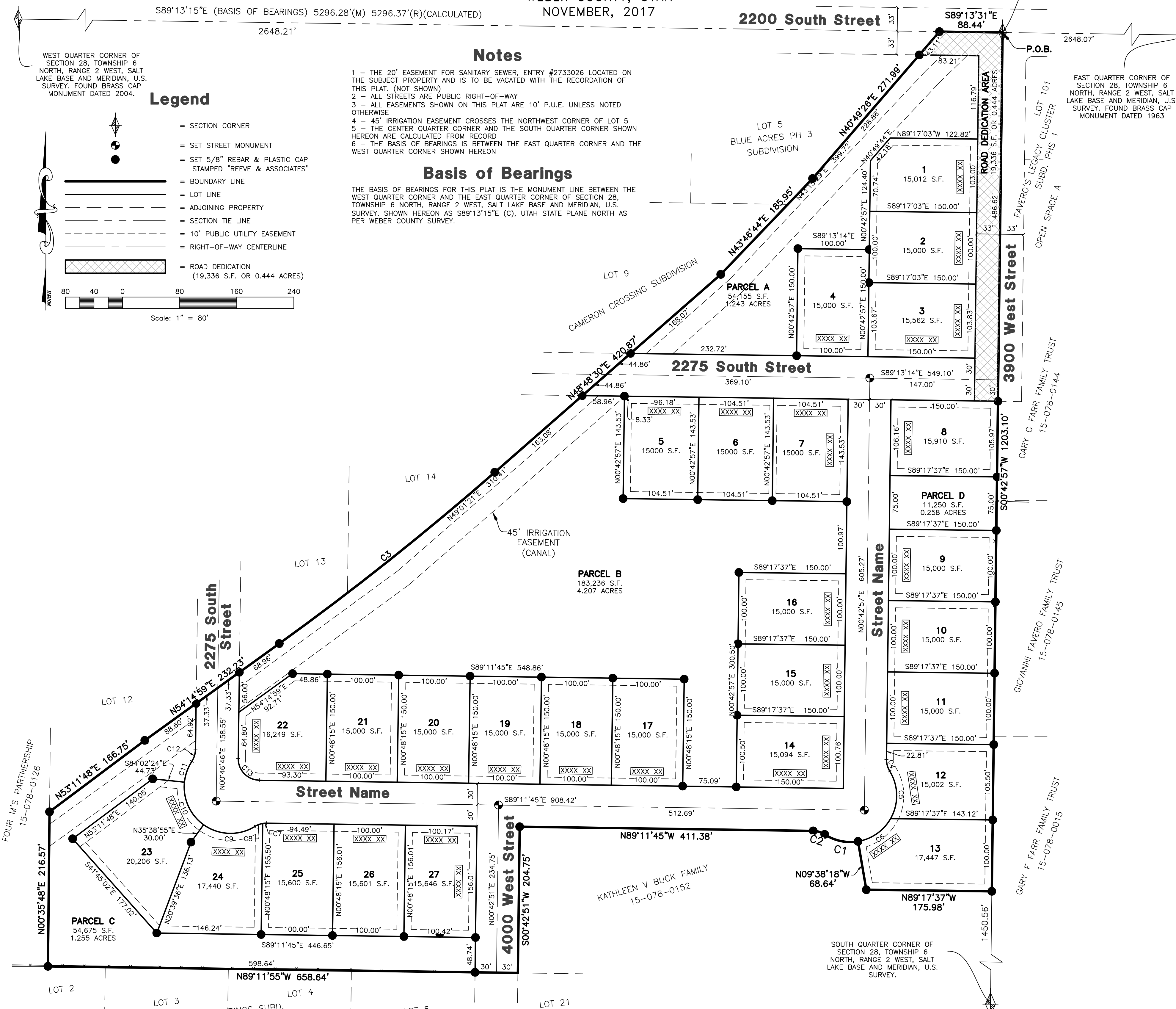
Scale: 1" = 80'

Notes

- 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)
- ALL STREETS ARE PUBLIC RIGHT-OF-WAY
- ALL EASEMENTS SHOWN ON THIS PLAT ARE 10' P.U.E. UNLESS NOTED OTHERWISE
- 45' IRRIGATION EASEMENT CROSSES THE NORTHWEST CORNER OF LOT 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 CORNER SHOWN HEREON

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 S89°13'15"E (C), UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.



SURVEYOR'S CERTIFICATE

I, **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 COVE 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 WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR
9031945
TREVOR J. HATCH
STATE OF UTAH

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 COVE CLUSTER SUBDIVISION**, 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

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, (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO 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.

Surveyor: **T. HATCH**
Designer: **D. CAVE**
Begin Date: 11-15-2017
Name: **CAMERON COVE CLUSTER SUBDIVISION**
Number: **3442-A48**
Revision: _____
Scale: 1"=80'
Checked: _____

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

WEBER-MORGAN HEALTH DEPARTMENT

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

THIS _____ DAY OF _____, 20____.

CHAIRMAN

WESTERN WEBER PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WESTERN WEBER PLANNING COMMISSION ON

THIS _____ DAY OF _____, 20____.

CHAIRMAN

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 LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATE THEREWITH

THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY

THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

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 _____ DAY OF _____, 20____.

WEBER COUNTY ENGINEER

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PROPOSED PLAT OF THE ROBINS ROOST SUBDIVISION, 1st AMENDMENT AND IN MY OPINION IT CONFORMS WITH THE COUNTY ORDINANCE APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.

THIS _____ DAY OF _____, 20____.

COUNTY ATTORNEY DATE

WEBER COUNTY RECORDER

Entry No. _____ Fee Paid _____
Recorded, _____ At _____
In Book _____ Of The _____
Official Records, Page _____
Recorded For: _____

Weber County Recorder

Deputy.