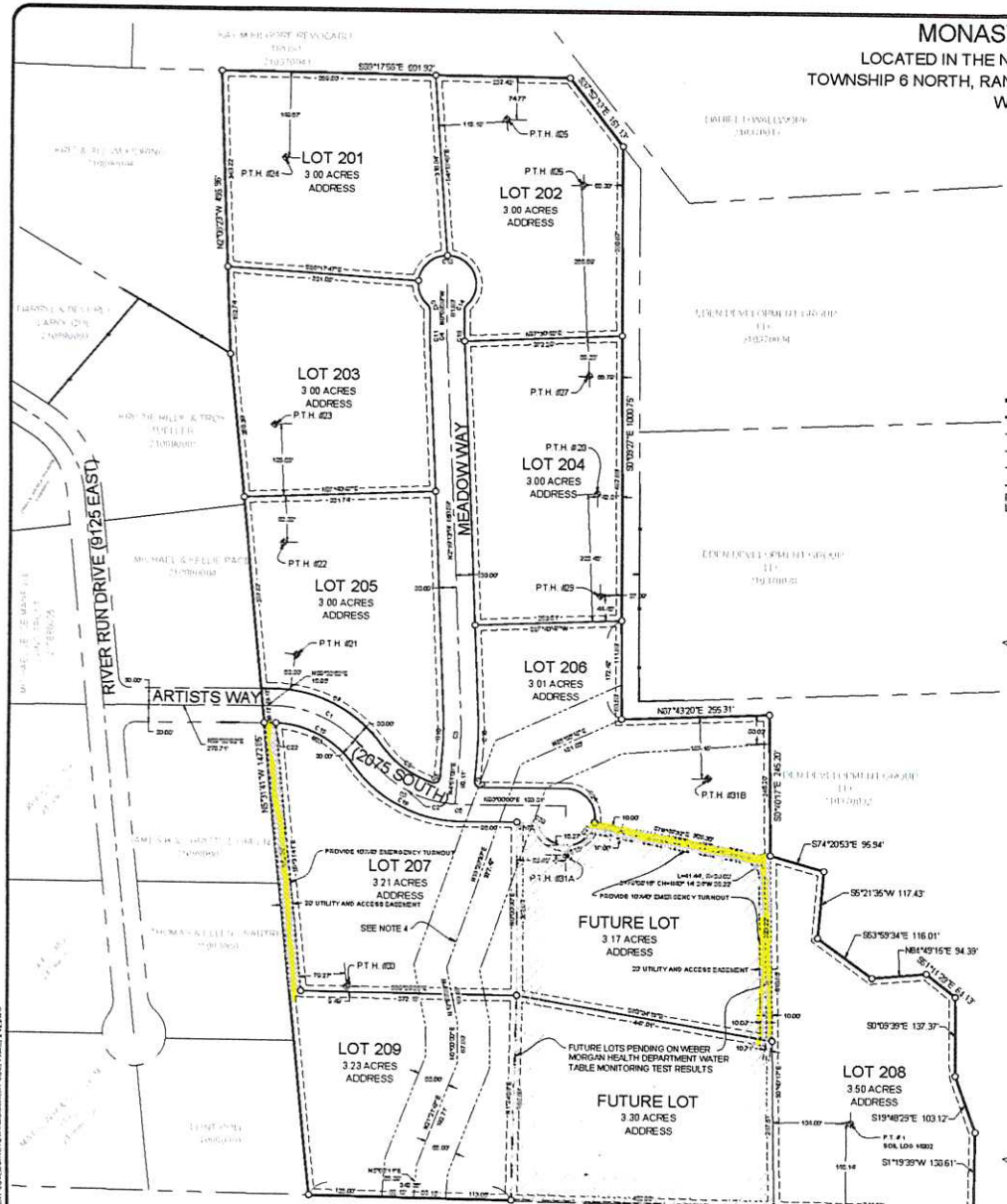
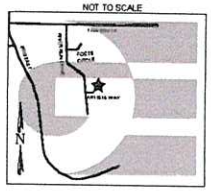
MONASTERY COVE PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN,
WEBER COUNTY, UTAH
DECEMBER 2019



VICINITY MAP

NOT TO SCALE



0' 50' 100' 200' 300'
Scale In Feet
1" = 100'

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- 20' UTILITY AND ACCESS EASEMENT
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- SOIL TEST PIT

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	192.04	200.00	55°01'00"	S62° 56' 38"E	184.75
C2	190.47	200.00	54°33'52"	S62° 43' 04"E	183.35
C3	62.59	500.00	7°10'19"	N1° 15' 57"E	62.55
C4	16.84	500.00	2°09'34"	N1° 14' 28"W	16.84
C5	179.17	200.00	51°19'41"	S61° 05' 58"E	173.24
C6	11.30	200.00	3°14'12"	S88° 22' 54"E	11.30
C7	220.85	230.00	55°01'00"	S62° 56' 38"E	212.45
C8	110.70	170.00	37°18'39"	S54° 05' 28"E	108.76
C9	17.87	10.00	102°24'07"	N56° 03' 09"E	15.59
C10	56.63	470.00	7°10'19"	N1° 15' 57"E	56.79
C11	19.98	530.00	2°09'34"	N1° 14' 28"W	19.97
C12	8.41	10.00	48°11'23"	N24° 15' 20"W	8.16
C13	241.19	50.00	276°22'46"	N89° 50' 21"E	65.67
C14	8.41	10.00	48°11'23"	S23° 56' 02"W	8.16
C15	17.71	470.00	2°09'34"	S1° 14' 28"E	17.71
C16	66.34	530.00	7°10'19"	S1° 15' 57"W	66.30
C17	16.55	10.00	94°51'06"	S42° 34' 27"E	14.73
C18	163.24	170.00	55°01'00"	S62° 56' 38"E	157.04
C19	219.04	230.00	54°33'52"	S62° 43' 04"E	210.85
C20	12.31	10.00	70°31'44"	S54° 44' 08"E	11.55
C21	218.63	50.00	250°31'44"	N55° 15' 01"E	81.65
C22	5.90	170.00	1°59'16"	S89° 27' 30"E	5.90
C23	157.34	170.00	53°01'44"	S61° 57' 00"E	151.78
C24	87.45	50.00	100°11'29"	S39° 54' 16"E	76.71
C25	131.19	50.00	150°20'15"	S85° 21' 36"W	96.67

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER BEING LOCATED NORTH 89°10'35" WEST 351.28 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 28, RUNNING THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER NORTH 89°10'35" WEST 1146.45 FEET TO THE EAST BOUNDARY LINE OF MONASTERY COVE SUBDIVISION PHASE 1, THENCE ALONG THE EAST BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) NORTH 0°39'41" WEST 1472.55 FEET, (2) NORTH 2°00'33" WEST 400.00 FEET, THENCE SOUTH 87°47'00" EAST 691.92, THENCE SOUTH 37°52'13" EAST 151.13 FEET, THENCE SOUTH 0°00'27" EAST 1000.75 FEET, THENCE NORTH 87°43'20" EAST 295.31 FEET, THENCE SOUTH 0°40'17" EAST 245.20 FEET, THENCE SOUTH 74°20'53" EAST 95.94 FEET, THENCE SOUTH 62°21'35" WEST 117.43 FEET, THENCE SOUTH 53°53'34" EAST 116.01 FEET, THENCE NORTH 84°45'15" EAST 94.39 FEET, THENCE SOUTH 87°14'29" EAST 54.13 FEET, THENCE SOUTH 0°09'39" EAST 137.37 FEET, THENCE SOUTH 19°48'29" EAST 103.12 FEET, THENCE SOUTH 1°19'39" WEST 130.61 FEET TO THE POINT OF BEGINNING CONTAINING 20.274 ACRES MORE OR LESS. RESERVING THEREFROM, UNTIL THAT TIME WEBER MORGAN HEALTH DEPARTMENT ISSUES AN ONSITE WATER FEASIBILITY LETTER, THE FOLLOWING DESCRIBED TRACT OF LAND:
A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 EAST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER BEING LOCATED NORTH 89°10'35" WEST 735.49 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, RUNNING THENCE NORTH 01°24'00" EAST 322.00 FEET, THENCE NORTH 00°00'00" EAST 300.00 FEET, THENCE NORTH 30°00'00" EAST 37.75 FEET, THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE RIGHT 13.31 FEET, HAVING A CENTRAL ANGLE OF 70°31'44", CHORD BEARS SOUTH 54°44'02" EAST 11.55 FEET, THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE LEFT 131.19 FEET, HAVING A CENTRAL ANGLE OF 150°20'15", CHORD BEARS SOUTH 84°21'36" WEST 96.67 FEET, THENCE SOUTH 75°40'32" EAST 300.30 FEET, THENCE SOUTH 00°40'17" EAST 310.00 FEET TO THE POINT OF BEGINNING

NOTES

1. CURRENT WEBER COUNTY ZONE AV3
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAP NO 49057C0476F WITH AN EFFECTIVE DATE OF JUNE 2, 2015
3. AREA TABULATIONS
   - 3.1 TOTAL SUBDIVISION AREA - 1,445,015 SQ FT
   - 3.2 TOTAL COMMON AREA - 867,023 SQ FT 60%
   - 3.3 TOTAL LOT AREA - 404,371 SQ FT 33%
   - 3.4 TOTAL RIGHT-OF-WAY AREA - 101,151 SQ FT 7%
4. EPHEMERAL STREAM - FLOW LINE IS SHOWN BASED ON FIELD MEASUREMENTS OF A SLIGHT DEPRESION, THERE IS NO DISCERNIBLE TOP BANK.

PUBLIC ROADWAY LENGTH - 1,298 LINEAR FEET
PRIVATE RIGHT-OF-WAY LENGTH - 937 LINEAR FEET
AGRICULTURAL NOTE
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ELEVEN (11) LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CURTIS HYDE. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 0°07'45" WEST WEBER COUNTY, UTAH NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY OF THE SUBDIVISION WAS ESTABLISHED BY THE NEIGHBORING DEDICATED SUBDIVISION MONASTERY COVE SUBDIVISION PHASE 1 ENTRY NUMBER 1556217 AND BY WARRANTY DEEDS, ENTRY NUMBERS 2123384 AND 2123383

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO 5227226 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MONASTERY COVE PHASE 2 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR RE-ESTABLISH THIS SURVEY, THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2012

PROFESSIONAL LAND SURVEYOR
DATE
5227226
Klint H. Whitney
STATE OF UTAH

KLINT H WHITNEY, PLS NO 5227226

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT
MONASTERY COVE PHASE 2
AND HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEBER COUNTY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO WEBER COUNTY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS ____ DAY OF _____ 2015

BY _____

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF WEBER)

On this _____ day of _____, 2015, personally appeared before me (NAME OF DOCUMENT SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the (TITLE OF OFFICE) of (NAME OF CORPORATION), and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said (NAME OF DOCUMENT SIGNER) acknowledged to me that said "Corporation executed the same

STAMP

NOTARY PUBLIC

WEBER COUNTY ENGINEER

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

SIGNED THIS ____ DAY OF _____ 2012

COUNTY ENGINEER

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 ASSOCIATED THEREWITH.

SIGNED THIS ____ DAY OF _____ 2012

COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT

SIGNED THIS ____ DAY OF _____ 2012

COUNTY ATTORNEY

WEBER COUNTY COMMISSION ACCEPTANCE

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 AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH

SIGNED THIS ____ DAY OF _____ 2012

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: _____
NAME/TITLE

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION

SIGNED THIS ____ DAY OF _____ 2012

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER - MORGAN HEALTH DEPARTMENT

I DO HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ____ DAY OF _____ 2012

DIRECTOR WEBER-MORGAN HEALTH DEPT

DEVELOPER
R & H INVESTMENT
CURTIS HYDE
110 WEST JENNINGS LANE
CENTERVILLE, UTAH, 84014
801-540-0505

S1 / 2

GARDNER ENGINEERING
CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING
5150 SOUTH 375 EAST, OGDEN, UT
OFFICE: 801.476.9767 FAX: 801.476.9006

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR AND RECORDED _____
AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
COUNTY RECORDER
BY _____