

HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 2

AMENDING PORTION OF LOT 1

LOCATED IN THE SOUTHWEST CORNER OF SECTION 23
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
DECEMBER 2020

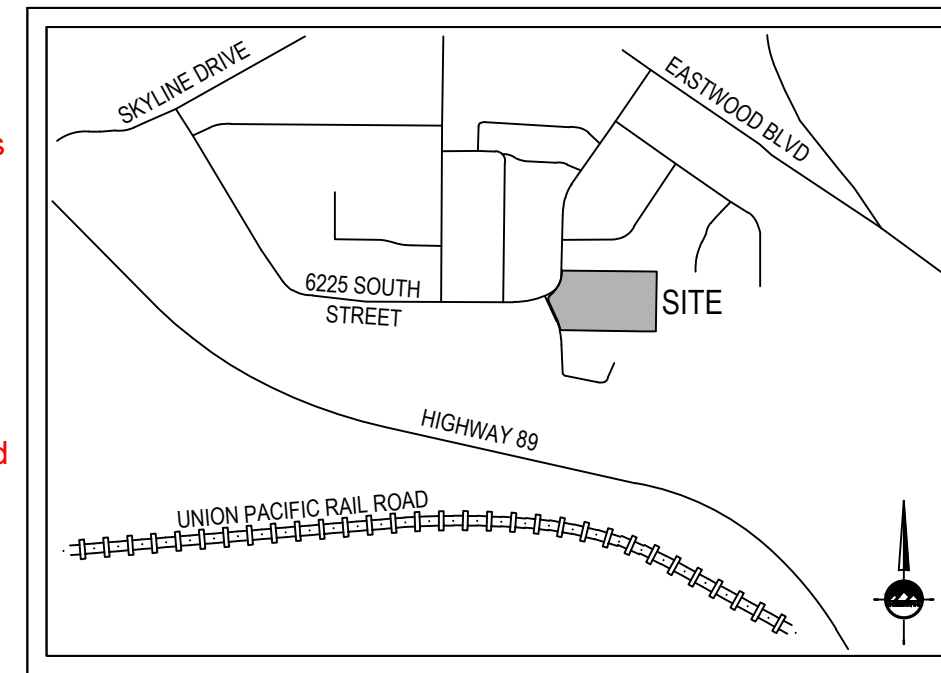
Highland Bluff Estates Subdivision Phase 1 Amendment 1, Amending Portion Of Lot 1

Subdivision Name approved by the county recorder.
WCO 106-1-5(a)(1); WCO 106-1-8(c)(1); UCA 17-27a-603(1)(a)

The surveyor making the plat shall certify that the surveyor "holds a license in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act".
UCA 17-27a-604(4)(b)(i)

The surveyor making the plat shall certify that the surveyor "has completed a survey of the property described on the plat in accordance with Section 17-23-17 and has verified all measurements".
UCA 17-27a-603(4)(b)(ii)

The surveyor making the plat shall certify that the surveyor "has placed monuments as represented on the plat".
UCA 17-27a-604(4)(b)(iii)



GENERAL NOTES:

- PROPERTY IS ZONED R-1-12.
 - FRONT YARD SETBACK IS 30'
 - REAR YARD SETBACK IS 30'
 - SIDE YARD SETBACK IS 10' MINIMUM, TOTAL 24'
 - CORNER LOT SIDE YARD SETBACK IS 20'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT AND 10' REAR UNLESS OTHERWISE NOTED HEREON.

GENERAL NOTES:

- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
- 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.

WEST QUARTER CORNER SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M. (FOUND BRASS CAP MONUMENT)
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 surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument.
WCO 45-3-3(b)

What is this? If it is a build able lot, it needs to have dimensions? is it restricted?

The names, widths, lengths, bearings and curve data on centerlines of proposed streets and alleys.
WCO 106-1-8(c)(1); UCA 17-27a-603(1)(b)

The existing location, widths, and other dimensions of all existing or platted buildings and structures within and immediately adjacent (within 30') to the tract of land to be subdivided.
WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided.
WCO 106-1-5(a)(6)

Where does the easement start?

Where does the Easement Start?

Permanent street monuments shall be accurately set at points necessary to establish all lines of the street. Centerline monuments shall be noted on the final plat.
WCO 106-4-2(g) & WCO 106-1-8(c)(1)

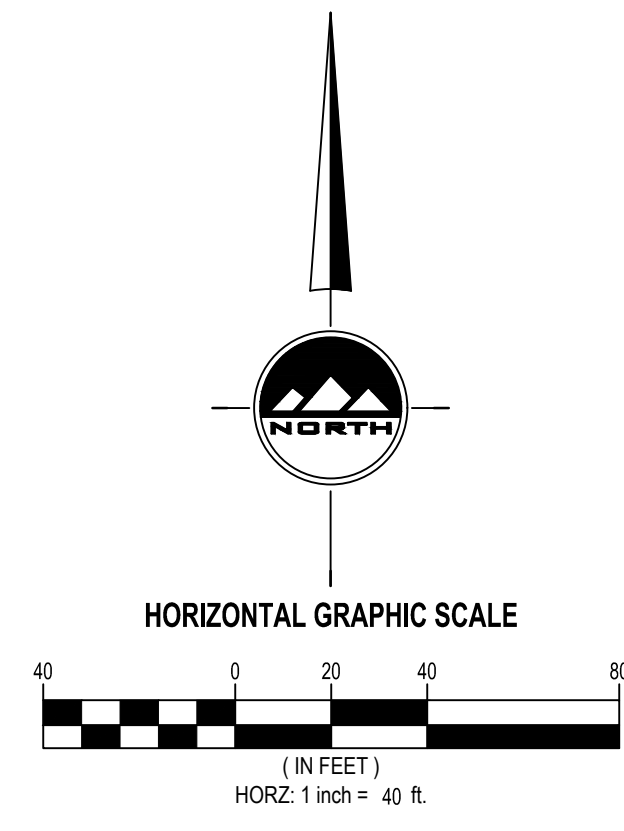
When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs.

The Map shall contain a written narrative.
WCO 106-1-8(c)(1)k.; UCA 17-23-17(4)(a)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	280.00'	69.65'	14°15'07"	N17°11'13"W	69.47'
PC2	20.00'	26.61'	76°13'33"	S13°48'00"W	24.69'
PC3	190.00'	170.63'	61°27'11"	N26°11'11"E	164.95'
C4	20.00'	31.42'	90°00'00"	S20°41'13"W	28.28'
C5	125.00'	35.76'	16°23'32"	S73°52'59"W	35.64'
C6	125.00'	18.91'	8°40'11"	S86°24'50"W	18.90'
C7	125.00'	54.67'	25°03'43"	S78°13'05"W	54.24'
C8	30.00'	21.50'	41°03'38"	N68°43'15"W	21.04'
C9	30.00'	3.50'	6°40'41"	N44°51'06"W	3.49'
C10	30.00'	25.00'	47°44'19"	N65°22'55"W	24.28'
C11	55.50'	73.62'	78°00'08"	S79°30'49"E	68.34'
C12	55.50'	54.00'	55°45'03"	N34°36'35"E	51.90'
C13	55.50'	52.76'	54°28'09"	N20°30'01"W	50.80'
C14	55.50'	67.71'	69°53'48"	N82°41'00"W	63.58'
C15	55.50'	18.75'	19°21'29"	S52°41'22"W	18.66'
C16	55.50'	266.84'	275°28'38"	N0°44'59"E	74.65'
C17	30.00'	25.00'	47°44'19"	N66°52'47"E	24.28'
C18	180.00'	1.65'	0°31'32"	N89°30'50"W	1.65'
C19	180.00'	77.98'	24°32'11"	S77°57'18"W	76.50'
C20	180.00'	78.73'	25°03'43"	S78°13'05"W	78.11'
C21	20.00'	31.42'	90°00'00"	S69°18'47"E	28.28'
C22	152.50'	66.71'	25°03'43"	S78°13'05"W	66.18'

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- PROPERTY LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT



DEVELOPER
MOORE HOMES
9691 S GRANITE WOODS CIRCLE
SANDY, UTAH

SURVEYOR'S CERTIFICATE

TRENT R. WILLIAMS do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **HIGHLANDS BLUFF ESTATES PHASE 2** and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows:
Beginning at the Southwest corner of Lot 110, Eastwood Subdivision No. 7, said point being South 00°37'11" East 1355.37 feet along the section line and North 89°22'49" East 1506.67 feet from the West Quarter Corner of said Section 23 and running thence:
South 89°15'04" East 546.66 feet along the South line of said Eastwood Subdivision No. 7;
thence South 00°57'28" West 345.00 feet;
thence North 89°15'04" West 550.92 feet to the easterly right-of-way line of 2225 East Street;
thence along said right-of-way the following three (3) courses and distances:
1) Northerly 69.65 feet along the arc of a 280.00-foot radius non-tangent curve to the left (center bears South 79°56'22" West and the long chord bears North 17°11'13" West 69.47 feet with a central angle of 14°15'07");
2) North 24°18'47" West 116.90 feet;
3) Northerly 26.61 feet along the arc of a 20.00-foot radius tangent curve to the right (center bears North 65°41'13" East and the long chord bears North 13°48'00" East 24.69 feet with a central angle of 76°13'33") to the southerly right-of-way line of 6225 South Street;
thence Northeasterly 170.63 feet along the arc of a 190.00-foot radius curve to the left (center bears North 38°05'06" West and the long chord bears North 26°11'11" East 164.95 feet with a central angle of 51°27'11") along said southerly right-of-way to the Point of Beginning.

Contains: 199,850 square feet or 4.588 acres and 12 lots.
Date: Trent R. Williams, PLS License no. 8034679

OWNER'S DEDICATION

We (I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way) as shown hereon and name said tract:

HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 2

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.
Grant and convey to the subdivision home owners association, all those part 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 home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Plain City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.
Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility and drainage easements and storm water detention ponds with no buildings or structures being erected within such easements.
Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such drains, an easement over such land drains for the purpose of perpetual maintenance and operation.
In witness whereof We (I) have hereto set our hands (s) this _____ day of _____ A.D., 20____

By: _____
check all ownership and Signatures

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of Davis J.S.S.
On _____ day of _____ A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He is the _____ of _____ a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY.

HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 2

LOCATED IN THE SOUTHWEST CORNER OF SECTION 23 TOWNSHIP 5 NORTH RANGE 1 WEST SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH

WEBER COUNTY RECORDER
ENTRY NO. _____ FILED FOR RECORD AND PAID _____ RECORDED THIS _____ DAY OF _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____
PROJECT NUMBER : 9455
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 12/23/2020
WEBER COUNTY RECORDER
BY _____ DEPUTY RECORDER

ENSGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSGNENG.COM

WEBER COUNTY SURVEYOR
THEREBY 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 ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 20____
WEBER COUNTY SURVEYOR WCO 106-1-8(c)(1)h,10; WCO 45-4-2(c)

COUNTY ATTORNEY'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE WEBER COUNTY ATTORNEY.
WEBER COUNTY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE COUNTY PLANNING COMMISSION APPROVAL
CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

COUNTY ENGINEER'S APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE WEBER COUNTY ENGINEER
WEBER COUNTY ENGINEER

COUNTY COUNCIL APPROVAL
APPROVED THIS _____ DAY OF _____, 20____
BY THE WEBER COUNTY COUNCIL
COUNTY RECORDER CITY MAYOR

SOUTHWEST CORNER SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M. (FOUND BRASS CAP MONUMENT)