

**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.

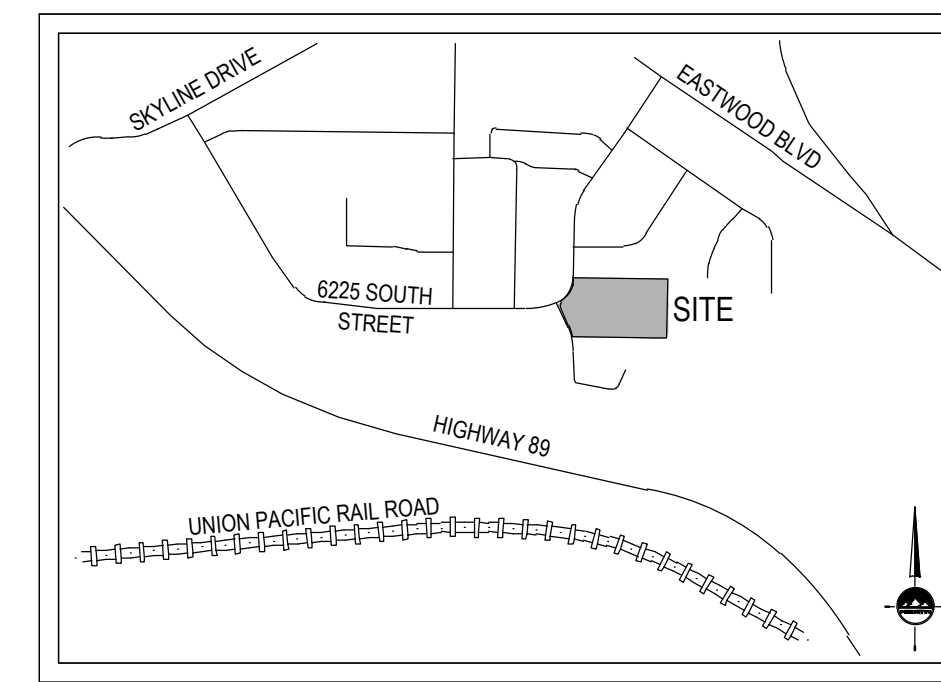
**GENERAL NOTES:**

- 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 OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS 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. IN ADDITION, ANY FENCES LOCATED ON LOT 204 THAT BLOCKS THE ACCESS EASEMENT MUST INCLUDE A 12' WIDE ACCESS GATE TO ALLOW FOR EQUIPMENT TO ENTER.
- 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.
- FOR LOTS LARGER THAN 0.25 ACRES, SECONDARY WATER HAS BEEN ALLOCATED TO PARCELS BASED ON AN ANTICIPATED HARDSCAPE AREA OF 0.11 ACRES AND THAT 2/3 OF THE REMAINING LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.

**HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 1 AMENDMENT 1**

**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



**SURVEYOR'S CERTIFICATE**

I, **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 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. 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 1 AMENDMENT 1**, and that the same has been correctly surveyed and staked on the ground as shown on this plat in accordance with Section 17-23-17. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**PLAT NARRATIVE**

The purpose of this plat is to subdivide Lot 1, Highland Bluff Estates Subdivision Phase 1 into lots and streets.

**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°57'26" 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:

- 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");
- North 24°18'47" West 116.90 feet;
- 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 Northeastly 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 and 1 parcel.

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's) as shown hereon and name said tract:

**HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 1 AMENDMENT 1**

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 land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

In witness whereof We/I have hereto set our hand(s) this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

By: Randy Moore  
Moore Homes LC 70% ETAL

By: Ken Rindfleisch  
Celebrity Construction Inc. 30% ETAL

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH  
County of Deves J.S.S.

On the \_\_\_\_\_ 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: \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_ RESIDING IN \_\_\_\_\_ COUNTY.

**HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 1 AMENDMENT 1**

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

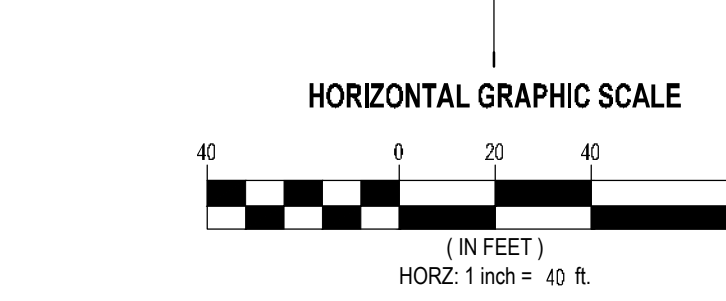
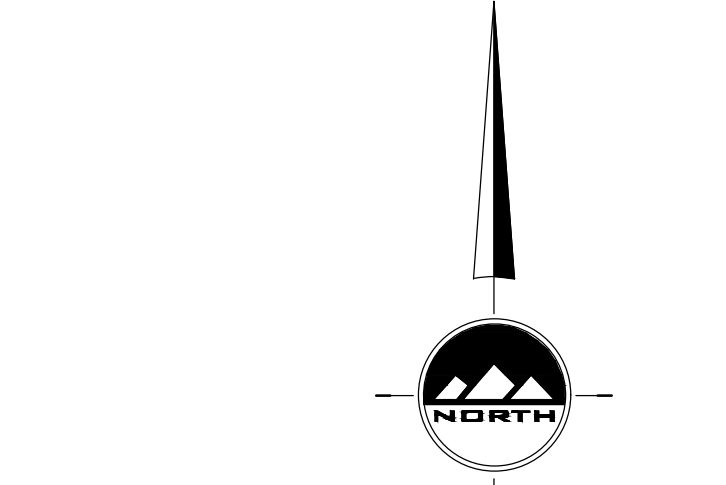
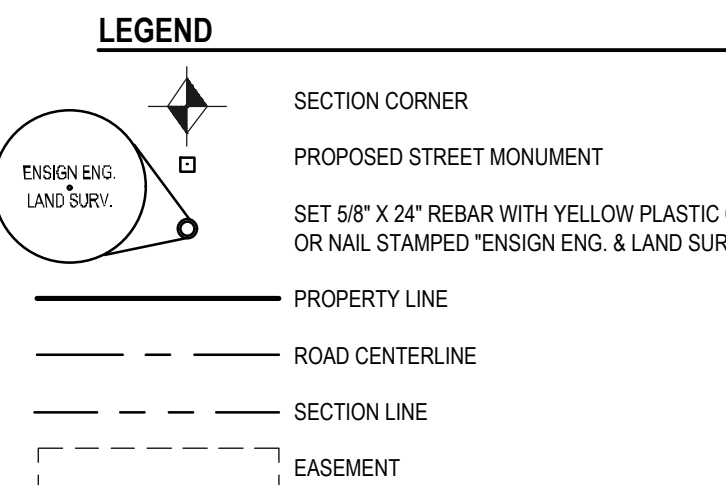
**WEBER COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE \_\_\_\_\_  
PAID \_\_\_\_\_ FILED FOR RECORD AND  
RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ PAGE \_\_\_\_\_ OF OFFICIAL RECORDS

PROJECT NUMBER: 9455  
MANAGER: C.PRESTON  
DRAWN BY: J.MOSS  
CHECKED BY: T.WILLIAMS  
DATE: 3/22/2021

WEBER COUNTY RECORDER  
BY \_\_\_\_\_ DEPUTY RECORDER

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'	51°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'	76°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°44'56"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'	77.08'	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°16'47"E	28.28'
C22	152.50'	66.71'	25°03'43"	S78°13'05"W	66.18'



**DEVELOPER**  
MOORE HOMES  
9691 S GRANITE WOODS CIRCLE  
SANDY, UTAH

BASIS OF BEARING: S 0°37'11" E 2884.05 MEASURED, 2684.08 (RECORDED) 1355.37'

SOUTHWEST CORNER SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.M. (FOUND 3" WEBER COUNTY BRASS CAP MONUMENT PER WEBER COUNTY SURVEY TIE SHEETS, FOUND IN GOOD CONDITION)

**ENSIGN**  
919 North 400 West  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315  
WWW.ENSIGNENG.COM

**LAYTON**  
919 North 400 West  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315

**SALT LAKE CITY**  
Phone: 801.255.2029

**TOLE**  
Phone: 435.843.9590

**CEBAR CITY**  
Phone: 435.865.1493

**RICHFIELD**  
Phone: 435.956.2883

**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)(i), 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 \_\_\_\_\_

**SHEET 1 OF 1**

PROJECT NUMBER: 9455  
MANAGER: C.PRESTON  
DRAWN BY: J.MOSS  
CHECKED BY: T.WILLIAMS  
DATE: 3/22/2021

