

# CAMERON CROSSING SUBDIVISION

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 2016

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE, DETERMINED LOCALLY BY THE WEBER COUNTY RECORDS ALONG THE 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 FOUND 3" BRASS NAP SHOWN HEREON AS: S89°13'14"E

How was the canal easement defined?

If the survey abuts or references a public or private right of way, subdivision, utility corridor, railroad, canal, river, etc. the survey narrative shall indicate what documentary, parol, and tangible evidence was used and which legal principles of boundary establishment were used to re-establish the location of said features. WCO 45-3-4(a).

The written narrative shall contain the documentary, parol, and tangible evidence used in establishing the location of the lines of the survey. WCO 45-3-4(a).

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. THE WEST LINE WAS DETERMINED BY MATCHING THE EAST LINE OF GIBSON ACRES SUBDIVISION, THE NORTHERLY LINES BY MATCHING BLUE ACRES SUBDIVISION PHASE 3, AND THE SOUTHERLY LINE FOLLOWS THE NORTHERLY LINE OF THE IRRIGATION DITCH EASEMENT. ALL BOUNDARY AND LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

## A-1 ZONE NOTE

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL 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 AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION" (AMD. ORD. #3-82, JANUARY 26, 1982)

## BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF LOT 1, BLUE ACRES SUBDIVISION, A POINT WHICH LIES S89°13'14"E 1324.08 FEET AND S00°35'48"W 244.81 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE S89°13'14"E 205.99 FEET; THENCE N00°46'46"E 211.81 FEET TO THE SOUTH LINE OF 2200 SOUTH STREET; THENCE ALONG SAID SOUTH LINE S89°13'14"E 60.00 FEET; THENCE S00°46'46"W 211.81 FEET; THENCE S89°13'14"E 759.76 FEET TO AN EASEMENT LINE ALONG THE WILSON CANAL; THENCE ALONG SAID CANAL THE FOLLOWING FIVE (5) COURSES: (1) S43°46'44"W 135.92 FEET; (2) S48°48'30"W 420.87 FEET; (3) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 385.78 FEET, WITH A RADIUS OF 4062.12 FEET, WITH A CHORD BEARING OF S51°31'45"W, WITH A CHORD LENGTH OF 385.64 FEET; (4) S54°14'59"W 232.23 FEET; (5) S53°11'48"W 166.75 FEET; THENCE N00°35'48"E 864.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 482,089 SQUARE FEET OR 11.067 ACRES

## REMAINDER PARCEL A

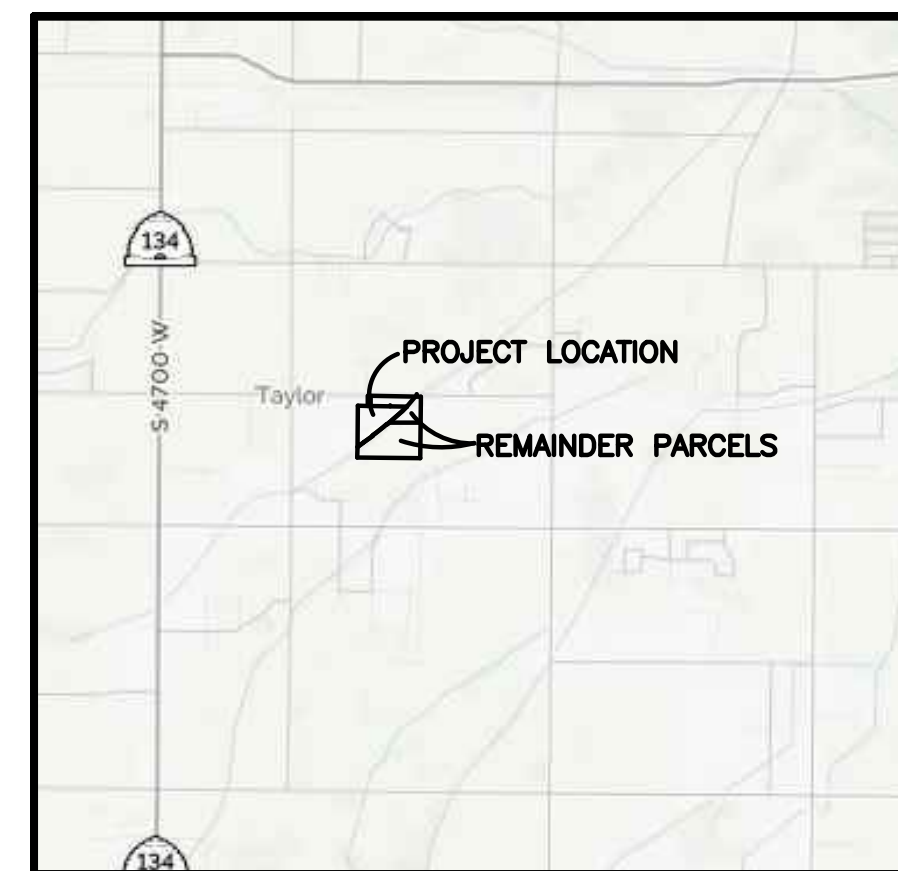
A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH EASEMENT LINE OF AN EXISTING CANAL, SAID POINT LIES S89°13'14"E, 2530.94 FEET FROM THE W 1/4 CORNER OF SAID SECTION 28, THENCE S89°13'14"E, 120.00 FEET; THENCE S00°42'23"W, 632.90 FEET; THENCE THENCE N89°17'03"W, 676.09 FEET TO THE NORTHERLY EASEMENT LINE OF AN EXISTING CANAL; THENCE ALONG SAID CANAL EASEMENT THE FOLLOWING THREE (3) COURSES: (1) N48°48'30"E, 383.45 FEET; (2) N43°46'44"E, 185.92 FEET; (3) N40°49'26"E, 223.00 FEET; THENCE N00°42'23"E, 70.51 FEET TO THE POINT OF BEGINNING, CONTAINING 222232.09 SQUARE FEET, 5.102 ACRES

## REMAINDER PARCEL B

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH EASEMENT LINE OF AN EXISTING CANAL, SAID POINT LIES S89°13'14"E, 1324.87 FEET AND S00°35'47"W, 1109.62 FEET FROM THE W 1/4 CORNER OF SAID SECTION 28, THENCE ALONG THE NORTHERLY LINE OF AN EXISTING CANAL EASEMENT THE FOLLOWING FOUR (4) COURSES: (1) N63°11'48"E, 166.75 FEET; (2) N54°14'59"E, 232.23 FEET; (3) ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 385.78', WITH A RADIUS OF 4062.12', WITH A CHORD BEARING OF N51°31'45"E, WITH A CHORD LENGTH OF 385.64'; (4) N48°48'30"E, 37.42 FEET; THENCE S89°17'03"E, 676.09 FEET; THENCE S00°42'57"W, 726.80 FEET; THENCE N89°11'45"W, 1321.54 FEET; THENCE N00°35'48"E, 216.52 FEET TO THE POINT OF BEGINNING, CONTAINING 790360.71 SQUARE FEET, 18.144 ACRES



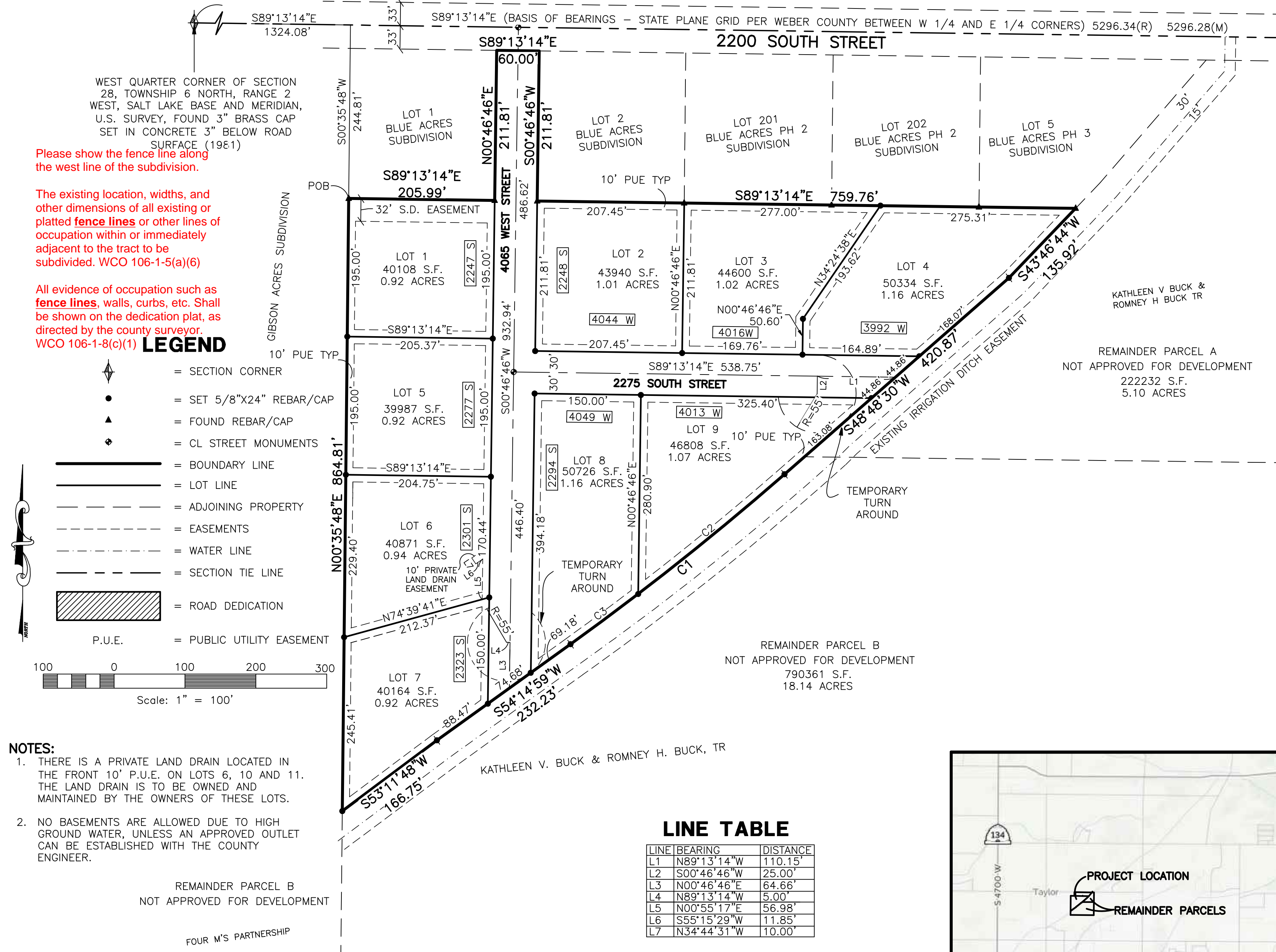
Vicinity Map  
SCALE: NONE

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°13'14"W	110.15'
L2	S00°46'46"W	25.00'
L3	N00°46'46"E	64.66'
L4	N89°13'14"W	5.00'
L5	N00°55'17"E	58.98'
L6	S55°15'29"W	11.85'
L7	N34°44'31"W	10.00'

## CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	4062.12'	385.78'	385.64'	193.04'	S51°31'45"W	5°26'29"
C2	4062.12'	266.90'	266.85'	133.50'	N50°41'26"E	3°45'52"
C3	4062.12'	118.88'	118.88'	59.45'	N53°24'41"E	1°40'37"



Please show the fence line along the west line of the subdivision.

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

All evidence of occupation such as fence lines, walls, curbs, etc. Shall be shown on the dedication plat, as directed by the county surveyor. WCO 106-1-8(c)(1)

### LEGEND

- SECTION CORNER
- SET 5/8"X24" REBAR/CAP
- FOUND REBAR/CAP
- CL STREET MONUMENTS
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- EASEMENTS
- WATER LINE
- SECTION TIE LINE
- ROAD DEDICATION
- P.U.E. = PUBLIC UTILITY EASEMENT

Scale: 1" = 100'

- ### NOTES:
- THERE IS A PRIVATE LAND DRAIN LOCATED IN THE FRONT 10' P.U.E. ON LOTS 6, 10 AND 11. THE LAND DRAIN IS TO BE OWNED AND MAINTAINED BY THE OWNERS OF THESE LOTS.
  - NO BASEMENTS ARE ALLOWED DUE TO HIGH GROUND WATER, UNLESS AN APPROVED OUTLET CAN BE ESTABLISHED WITH THE COUNTY ENGINEER.

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

### WEBER COUNTY ENGINEER

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

WEBER COUNTY ENGINEER

### 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 \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

TITLE

### 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 ASSOCIATED THEREWITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER 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 AFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

### DEVELOPER/OWNER

HAMLIN INVESTMENT  
DOUG HAMLIN  
P. O. BOX 625  
ROY, UTAH 84067  
801-725-3782

### Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder  
Deputy.

### Project Info.

Surveyor: R. KUNZ  
Designer: R. KUNZ  
Begin Date: 10-01-13  
Name: BLUE ACRES  
SUBDIVISION PHASE 4  
Number: 5036-01  
Revision: \_\_\_\_\_  
Scale: 1"=100'  
Checked: \_\_\_\_\_

**Reeve & Associates, Inc.**  
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

### SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND 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 CROSSING 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\_\_\_\_.

150228  
UTAH LICENSE NUMBER

ROBERT D. KUNZ

### 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 (PRIVATE STREETS, PRIVATE RIGHTS-OF-WAY) AS SHOWN ON THE PLAT AND NAME SAID TRACT **CAMERON CROSSING 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 AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, 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. AND HEREBY GRANT TEMPORARY TURN AROUND EASEMENTS 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 LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### ACKNOWLEDGMENT

STATE OF UTAH )  
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 )  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ 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