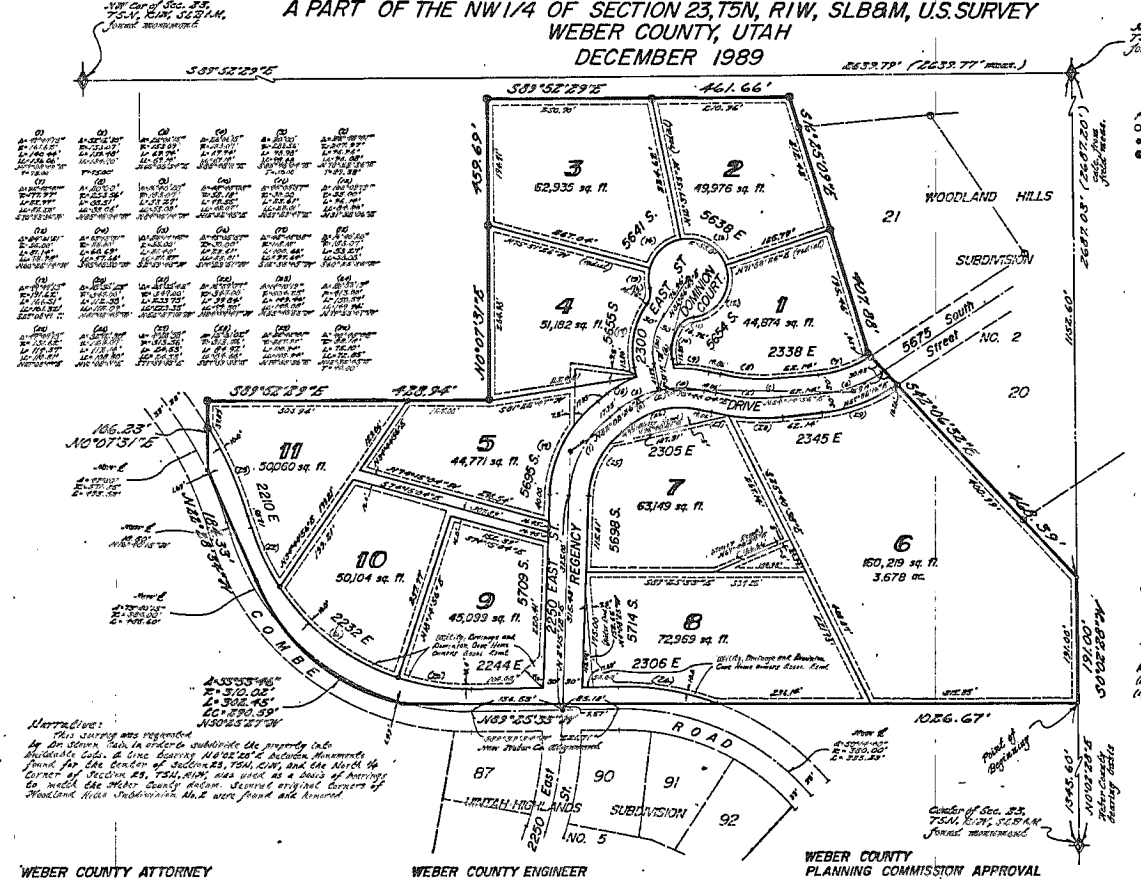
DOMINION COVE

A PART OF THE NW1/4 OF SECTION 23, T5N, R1W, SLB&M, U.S. SURVEY
WEBER COUNTY, UTAH
DECEMBER 1989



Narrative:
This survey was requested by Dr. Steven Cain in order to subdivide the property into Dominion Cove. A line bearing N89°52'29"E between Monuments found for the Center of Section 23, T5N, R1W, and the North ¼ Corner of Section 23, T5N, R1W, was used as a Basis of Bearings to match the Weber County datum. Several original corners of Woodland Hills Subdivision No. 2 were found and honored.

SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a registered land surveyor in the State of Utah, do hereby certify that this plat of Dominion Cove in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorders office, and of a survey made on the ground.

Signed this 19th day of April

4778
License No.

Gary L Newman
Signature

REGISTERED LAND SURVEYOR No. 4778 GARY L. NEWMAN State of Utah

OWNER'S DEDICATION

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 Dominion Cove and do hereby dedicate, grant and convey to Weber County, Utah all those parts or portions of said tract of land designated as streets (parks) the same to be used as public thoroughfares (parks) forever, and also grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds and drainage easements, 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.

Signed this 25th day of April, 1990.

OCA-C Pension & Trust

By: A. Steven Cain - Trustee and By: Camille T. Cain - Trustee

A. Steven Cain
Camille T. Cain

ACKNOWLEDGEMENT

State of Utah
County of Weber

On the 25th day of April, 1990, personally appeared before me, the undersigned Notary Public, the signers of the above Dominion Dedication, 2 in number, who duly acknowledged to me that they executed freely and voluntarily and for the purposes therein mentioned.

Sept 17 1992
Commission Expires

Notary Public

NOTARY PUBLIC SHARRON J. STARK 5510 WEST 3975 SOUTH TAYLORSVILLE, UTAH 84118 STATE OF UTAH

State of Utah
County of Weber

On the 23rd day of April, 1990, personally appeared before me, A. Steven Cain and Camille T. Cain who being by me duly sworn, did say that they are Trustees of the OCA-C Pension & Trust and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors, and A. Steven Cain and Camille T. Cain acknowledged to me that said Corporation executed the same.

Sept 17, 1992
Commission Expires

Notary Public

NOTARY PUBLIC SHARRON J. STARK 5510 WEST 3975 SOUTH TAYLORSVILLE, UTAH 84118 STATE OF UTAH

BOUNDARY DESCRIPTION

A part of the NW¼ of Section 23, T5N, R1W, SLB&M, U.S. Survey in Weber County, Utah: Beginning at the SE Corner of the NE¼ of said NW¼ of Section 23 being 1343.60 ft. N0°02'28"E along the ¼ section line from the Center of said Section 23; and running thence N89°55'33"W 1026.67 ft. along the ¼ section line to the Centerline of the Old alignment of Combe Road's thence along said Old Centerline of Combe Road the following two courses: Northwesterly along the arc of a 310.00 ft. radius curve to the right a distance of 302.45 ft. (Central Angle equals 55°53'46" and Long Chord bears N30°25'27"W 290.39 ft.) to a point of tangency; and N2°28'34"W 104.35 ft.; thence N0°07'31"E 106.23 ft.; thence S89°52'29"E 438.94 ft.; thence N0°07'31"E 459.69 ft.; thence S89°52'29"E 461.66 ft. to a point on the projection of the Westerly Boundary of Woodland Hills Subdivision No. 2, as it is staked on the ground; thence along said Westerly Subdivision Boundary as it is staked on the ground the following two courses: S16°25'09"E 437.08 ft. and S42°06'52"E 405.39 ft. to a point on the ¼ section line; thence S0°02'28"W 191.00 ft. along the ¼ section line to the point of beginning.

Contains 18.152 acres.

Attest: County Clerk

WEBER COUNTY ATTORNEY

I have examined the Subdivision documents submitted with this plat and find they are in conformance with the ordinance requirements now in force and effect.

Signed this 30th day of April, 1990.

Signature

NOTE: Utility and Drainage Easements each side of Property Line as indicated by dashed lines, unless otherwise shown.

PREPARED BY:
GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS
OGDEN & SALT LAKE CITY, UTAH

WEBER COUNTY ENGINEER

I hereby certify that I have investigated the lines of survey of the foregoing plat and legal description of the land embraced thereon, and find them to be correct and to agree with the lines and monuments on record in this office. I also approve the required improvement standards and drawings for this subdivision and the amount of financial guarantee for these improvements.

Signed this 25 day of APRIL, 1990.

WEBER COUNTY SURVEYOR STATE OF UTAH

Signature

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 24th day of April, 1990.

Richard N. Sayer
Chairman, Weber County Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication and the financial guarantee of public improvements thereon are hereby accepted by the Commissioners of Weber County, Utah this 25th day of April, 1990.

James H. Harris
Chairman, Weber County Commission

Attest: County Clerk

COUNTY RECORDER

ENTRY NO 1107977 FEE PAID $25.50 FILED FOR RECORD AND RECORDED MAY 8, 1990, AT 2:00 PM, IN BOOK 32 OF OFFICIAL RECORDS, PAGE 38 RECORDED FOR CAMILLE T. CAIN

DOUG CROFTS COUNTY RECORDER
BY Julie Brunkes DEPUTY