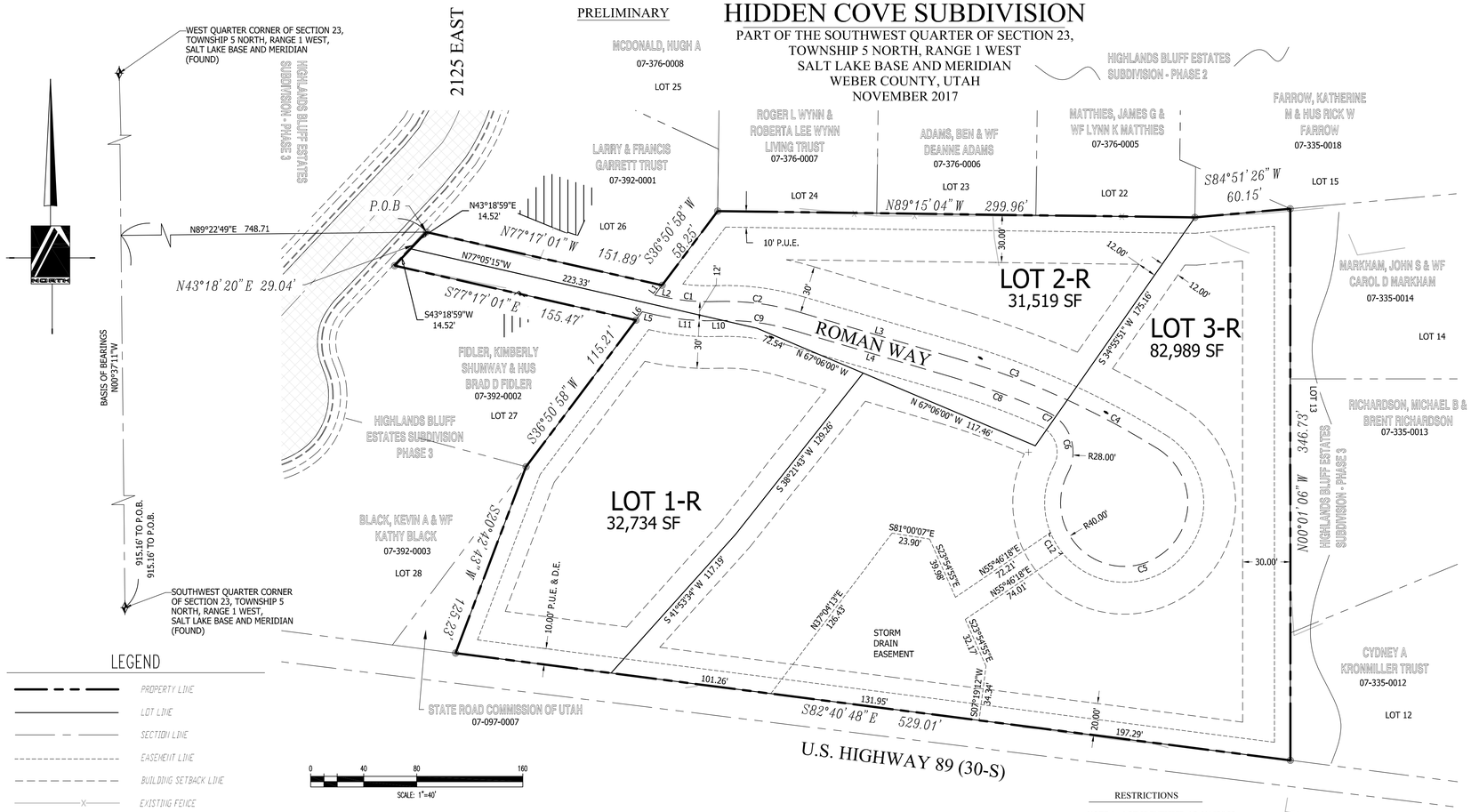
PRELIMINARY

# HIDDEN COVE SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 23,
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
NOVEMBER 2017




## LEGEND

- PROPERTY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING FENCE
- SECTION CORNER

0 40 80 160
SCALE: 1"=40'

## VICINITY MAP

## SETBACKS

30' FRONT YARD SETBACK (MEASURED FROM EDGE OF ROAD)
30' REAR YARD SETBACK
10' MIN. 14' MAX. FOR A TOTAL OF 24' SIDE YARD
20' SIDE FACING STREET ON CORNER LOT

## P.U.E. & D.E.

10' ALONG REAR LOT LINES & ROAD FRONTAGES

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | CHORD | CH. BEARING |
| C1 | 36.18 | 140.00 | 14°48'18" | 36.07 | S 84°39'12" E |
| C2 | 51.59 | 160.00 | 18°28'25" | 51.36 | N 82°49'09" W |
| C3 | 73.83 | 510.00 | 8°17'39" | 73.76 | N 69°26'07" W |
| C4 | 64.71 | 510.00 | 7°16'12" | 64.67 | N 61°39'12" W |
| C5 | 185.60 | 40.00 | 265°51'06" | 58.58 | N 74°54'27" E |
| C6 | 39.33 | 28.00 | 80°29'13" | 36.18 | N 12°24'37" W |
| C7 | 6.68 | 28.00 | 13°39'42" | 6.66 | N 59°29'04" W |
| C8 | 63.16 | 498.00 | 7°16'02" | 63.12 | N 69°56'56" W |
| C9 | 44.13 | 148.00 | 17°05'04" | 43.97 | N 82°07'29" W |
| C10 | 3.59 | 148.00 | 1°23'21" | 3.59 | S 88°38'19" W |
| C11 | 39.28 | 152.00 | 14°48'18" | 39.17 | S 84°39'12" E |
| C12 | 15.09 | 50.00 | 17°17'15" | 15.03 | S 30°40'01" E |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | S 36°50'58" W | 7.71 |
| L2 | S 77°15'03" E | 3.15 |
| L3 | S 73°34'57" E | 104.56 |
| L4 | N 73°34'57" W | 104.56 |
| L5 | N 77°15'03" W | 8.52 |
| L6 | S 36°50'58" W | 6.54 |

## RESTRICTIONS

NOTE 1. LOT IDENTIFIED AS AN "R" IS A RESTRICTED LOT. EXISTING SLOPES EXCEED 25% FOR A 40' X 40' BUILDABLE AREA. LOTS ARE ALSO RESTRICTED AS A GEOLOGIC STUDY AREA.

NOTE 2. PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS OR HOMES UPON THIS PROPERTY, TH HILLSIDE SHALL BE EVALUATED AND STABILIZED AS DIRECTED AND OVERSEEN BY A GEOTECHNICAL ENGINEER.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Phone: (801) 773-1910
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17-019

## SURVEYOR'S CERTIFICATE

*I, STEPHEN J. FACKRELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 191517 as prescribed under laws of the State of Utah. In accordance to Title 58, Chapter 22, Section 17-23-17, 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, streets and open space, hereafter to be known as: EDEN LAKE MEADOWS 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.*

*STEPHEN J. FACKRELL* *DATE:*
*CERTIFICATE NO. 191517*

## BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 3, SAID POINT BEING NORTH 00°37'11" WEST ALONG THE WEST SECTION LINE OF SAID SECTION 23 915.16 FEET AND NORTH 89°22'49" EAST 748.71 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) SOUTH 77°17'01" EAST 151.89 FEET, AND (2) NORTH 36°50'58" EAST 58.25 FEET TO THE BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 2; THENCE SOUTH 89°15'04" EAST ALONG SAID BOUNDARY 299.96 FEET; THENCE NORTH 84°51'26" EAST 60.15 FEET TO THE BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 1; THENCE SOUTH 00°01'06" EAST ALONG SAID BOUNDARY 346.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89 (30-S); THENCE NORTH 82°40'48" WEST ALONG SAID NORTHERLY LINE 529.01 FEET; THENCE NORTH 20°42'43" EAST 125.23 FEET TO SAID BOUNDARY OF HIGHLANDS BLUFF ESTATES SUBDIVISION - PHASE 3; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) NORTH 36°50'58" EAST 115.21 FEET, (2) NORTH 77°17'01" WEST 155.47 FEET, AND (3) NORTH 43°18'20" EAST 29.04 FEET TO THE POINT OF BEGINNING.

CONTAINS: 3.38 ACRES

DATE

STEPHEN J. FACKRELL
LICENSE NO. 191517

## OWNER'S DEDICATION

*We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract, HIDDEN COVE SUBDIVISION, and do hereby dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as 6260 South as access to the individual lots, to be maintained by the Lot Owners Association whose membership consists of said owners, their grantees, successors, or assigns.*

*We also grant and convey to the subdivision Lot Owners Association, all those parts or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of the Lot Owners Association member in common with all others in the subdivision and grant and dedicate to Weber County a perpetual Open Space Right and easement on and over the common areas to guarantee to Weber County that the Common Areas remain open and undeveloped except for approved recreational, parking and open space purposes.*

*We also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof 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 line, storm drainage facilities or for the perpetual preservation of water channels in the natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.*

*We also do hereby designate Roman Way as a private ingress / egress easement and public utility corridor.*

*In witness whereof the undersigned have hereunto set their signatures this _____day of _____A.D., 20___.*

## ACKNOWLEDGMENT

STATE OF UTAH

County of Weber

On the____day of ____A.D., 20___, personally appeared before me, the undersigned Notary public, in and for said County of Weber in said State of Utah, the signer ( ) of the above Owner's dedication, ____in number, who duly acknowledged to me that_____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN WEBER COUNTY

## 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 _____, 2017

SIGNATURE

## 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 EXECUTE THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS ___ DAY OF _____, 2017

SIGNATURE

## 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 THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS ___ DAY OF _____, 2017

SIGNATURE

## WEBER-MORGAN COUNTY HEALTH DEPARTMENT

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

SIGNED THIS ___ DAY OF _____ 2007.

DIRECTOR, WEBER-MORGAN COUNTY HEALTH DEPARTMENT

## WEBER COUNTY COMMSSION 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 THIS ___ DAY OF _____, 2017

ATTEST:_____

CHAIRMAN, WEBER COUNTY COMMISSION

## WEBER COUNTY PLANNING COMMISION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE ___ DAY OF _____, 2017.

CHAIRMAN, PLANNING COMMISSION

## WEBER COUNTY RECORDER

ENTRY NO._____FEE PAID_____FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____AT ____ IN BOOK _____ OF OFFICIAL RECORDS PAGE _____

COUNTY RECORDER

BY _____
DEPUTY RECORDER