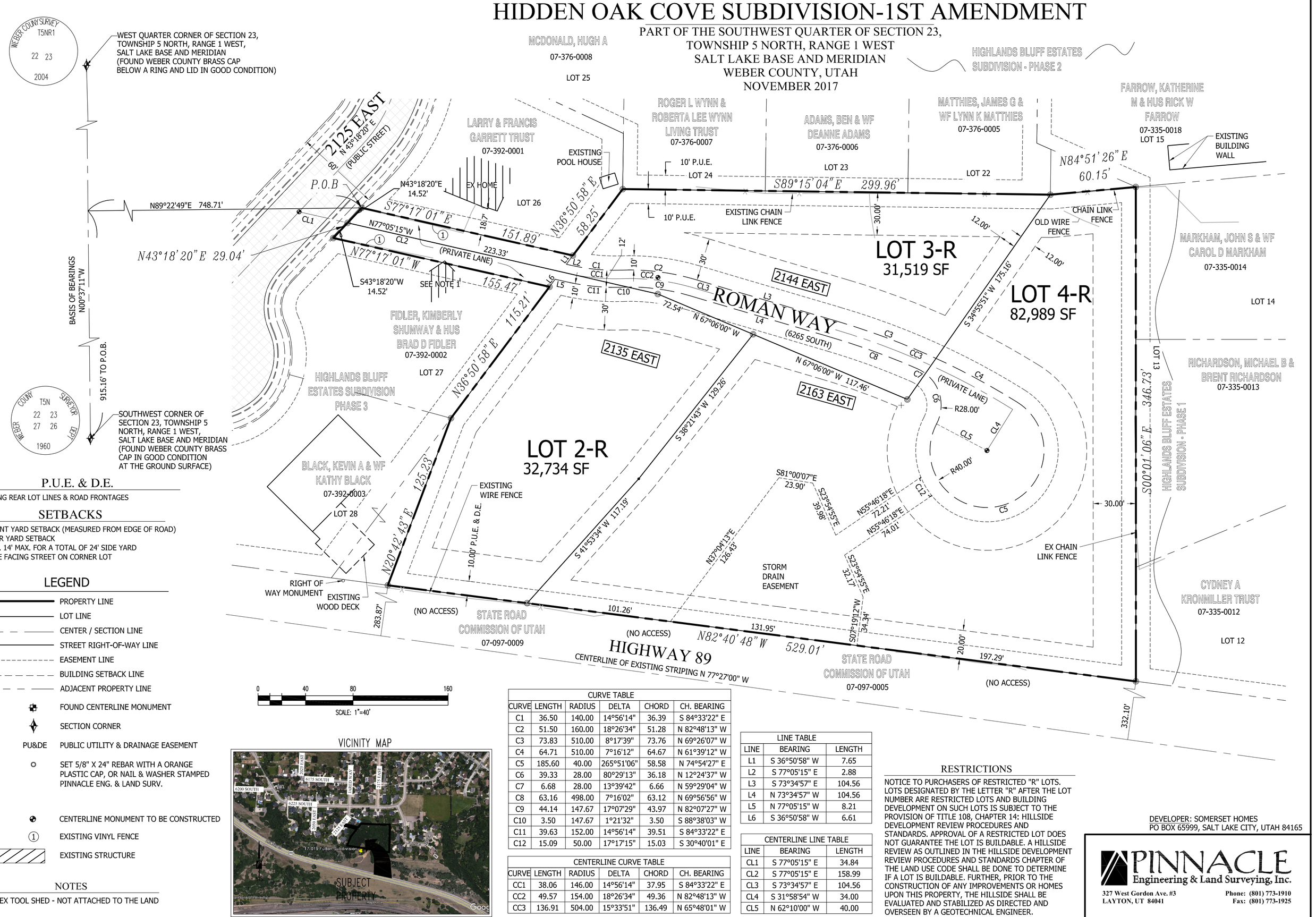
HIDDEN OAK COVE SUBDIVISION-1ST AMENDMENT

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



0 40 80 160
SCALE: 1"=40'

P.U.E. & D.E.

10' ALONG REAR LOT LINES & ROAD FRONTAGES

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

LEGEND

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE
- FOUND CENTERLINE MONUMENT
- SECTION CORNER
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8" X 24" REBAR WITH A ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE ENG. & LAND SURV.
- CENTERLINE MONUMENT TO BE CONSTRUCTED
- (1) EXISTING VINYL FENCE
- EXISTING STRUCTURE

NOTES

1. EX TOOL SHED - NOT ATTACHED TO THE LAND

VICINITY MAP

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	36.50	140.00	14°56'14"	36.39	S 84°33'22" E
C2	51.50	160.00	18°26'34"	51.28	N 82°48'13" 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	44.14	147.67	17°07'29"	43.97	N 82°07'27" W
C10	3.50	147.67	1°21'32"	3.50	S 88°38'03" W
C11	39.63	152.00	14°56'14"	39.51	S 84°33'22" E
C12	15.09	50.00	17°17'15"	15.03	S 30°40'01" E

CENTERLINE CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
CC1	38.06	146.00	14°56'14"	37.95	S 84°33'22" E
CC2	49.57	154.00	18°26'34"	49.36	N 82°48'13" W
CC3	136.91	504.00	15°33'51"	136.49	N 65°48'01" W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 36°50'58" W	7.65
L2	S 77°05'15" E	2.88
L3	S 73°34'57" E	104.56
L4	N 73°34'57" W	104.56
L5	N 77°05'15" W	8.21
L6	S 36°50'58" W	6.61

CENTERLINE LINE TABLE		
LINE	BEARING	LENGTH
CL1	S 77°05'15" E	34.84
CL2	S 77°05'15" E	158.99
CL3	S 73°34'57" E	104.56
CL4	S 31°58'54" W	34.00
CL5	N 62°10'00" W	40.00

RESTRICTIONS

NOTICE TO PURCHASERS OF RESTRICTED "R" LOTS. LOTS DESIGNATED BY THE LETTER "R" AFTER THE LOT NUMBER ARE RESTRICTED LOTS AND BUILDING DEVELOPMENT ON SUCH LOTS IS SUBJECT TO THE PROVISION OF TITLE 108, CHAPTER 14: HILLSIDE DEVELOPMENT REVIEW PROCEDURES AND STANDARDS. APPROVAL OF A RESTRICTED LOT DOES NOT GUARANTEE THE LOT IS BUILDABLE. A HILLSIDE REVIEW AS OUTLINED IN THE HILLSIDE DEVELOPMENT REVIEW PROCEDURES AND STANDARDS CHAPTER OF THE LAND USE CODE SHALL BE DONE TO DETERMINE IF A LOT IS BUILDABLE. FURTHER, PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS OR HOMES UPON THIS PROPERTY, THE HILLSIDE SHALL BE EVALUATED AND STABILIZED AS DIRECTED AND OVERSEEN BY A GEOTECHNICAL ENGINEER.

DEVELOPER: SOMERSET HOMES
PO BOX 65999, SALT LAKE CITY, UTAH 84165

PINNACLE Engineering & Land Surveying, Inc.
327 West Gordon Ave. #3
LAYTON, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL do hereby certify that I am a Licensed Professional 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, Professional Engineers and Professional Land Surveyors Licensing Act, UCA 17-27a-604(4)(b)(i), I have made a survey of the tract of land shown on this plat and described below in accordance with Section 17-23-17, and have subdivided said tract of land into lots and a private street, hereafter to be known as: HIDDEN OAK COVE SUBDIVISION - 1ST AMENDMENT and that the same has been correctly surveyed and monumented on the ground with 5/8" diameter rebar w/ orange plastic caps stamped "PINNACLE", where shown on this plat.

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

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS FROM THE ORIGINAL HIDDEN OAK COVE SUBDIVISION, A PLAT RECORDED AT THE WEBER COUNTY RECORDERS OFFICE. THE PROPERTY LINES WERE RETRACED ACCORDING TO SAID HIDDEN OAK COVE SUBDIVISION PLAT.

THE BASIS OF BEARING FOR THIS PLAT IS NORTH 00°37'11" WEST MEASURED BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

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 OAK COVE SUBDIVISION-1ST AMENDMENT, 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 on. over and across all those portions or parts of said tract of land designated on said plat as Roman Way 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 do hereby grant to said Lot Owners Association a storm drain easement as depicted hereon and oblige said Association to maintain said storm drain facilities as may be required by Weber County.

We also grant and dedicate to the public, or to Weber county a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention ponds and drainage easements to the public, 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 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____.

OWNER

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 _____, 2018

SIGNATURE

17-019

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 _____.

Weber County Surveyor
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)

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 _____, 2018

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 _____ 2018.

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

CHAIRMAN, WEBER COUNTY COMMISSION — THIS THE ___ DAY OF _____, 2018

ATTEST: _____

TITLE: _____

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 _____, 2018.

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