Cameron Cove Cluster Subdivision PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY Weber County, Utah Date of the survey noted in the heading (Meaning the date, year and month the survey markers were placed). WCO 106-1-5(a)(2); WCO 106-1-8(c)(1)c.; UCA 17-23-17(3)(b) PROJECT SITE CENTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CALCULATED 2200 SOUTH STREET 2648.09' 2648.19 DEDICATION WEST QUARTER CORNER OF EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, BASE AND MERIDIAN, U.S. SURVEY, FOUND 3" SALT LAKE BASE AND LOT 5 BRASS CAP SET 1" BELOW ROAD SURFACE MERIDIAN, U.S. SURVEY, BLUE ACRES PH 3 LOT 2 BLUE ACRES LOT 201 FOUND 3" BRASS CAP SET LLOT 2021 BLUE ACRES SUBDIVISION BLUE ACRES PH 2 BLUE ACRES PH 2 IN CONCRETE 3" BELOW SUBDIVISION S89°17'03"E Vicinity Map SUBDIVISION SUBDIVISION ROAD SURFACE (1981) SUBDIVISION ---125.35'-14639 S.F. -S89°17'03"E----150.00'--LOT 6 LOT 7 LOT 9 -S89°17'03"E----150.00'--CAMERON CROSSING SUBD. FUTURE 33' R.O.W. APPROX. 6165.46 S.F. 15000 S.F OPEN SPACE 'A' **Boundary Description** PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY DESCRIBED AS S89°13'14"E 549.10' 2275 SOUTH STREET 180.00' LOT 10 BEGINNING AT THE CENTER OF SAID SECTION 28, A POINT WHICH LIES ALONG -*-*104.51**'**---150.00'-THE SECTION LINE, S89'13'14"E 2648.19 FEET FROM THE EAST QUARTER Design Specs. CORNER OF SAID SECTION 28; THENCE S00°42'57"W 1131.10 FEET; THENCE N89°17'37"W 125.91 FEET; THENCE N70°55'10"W 33.23 FEET; THENCE ALONG A 15910 S.F. Total Area... AN ARC LENGTH OF 83.75 FEET, A DELTA ANGLE OF 73°49'14", A CHORD Right-of-Way.... BEARING OF S86°31'51"W, AND A CHORD LENGTH OF 78.07 FEET; THENCE Developable Área.....24.25 ac. -S89°17'37"E-ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 30.00 LOT 14 ...6.66 ac. (33.2%) Open Space.... FEET, AN ARC LENGTH OF 17.09 FEET, A DELTA ANGLE OF 32°38'13", A -*--*150.09'-*-*CHORD BEARING OF N72°52'39"W, AND A CHORD LENGTH OF 16.86 FEET;26.41 lots` Base Density... -104.51'--THENCE N89°11'45"W 411.38 FEET; THENCE S00°42'51"W 204.73 FEET; THENCE Bonus Density N89°13'14"W 313.53 N89'11'45"W 658.64 FEET; THENCE N00'35'48"E 216.52 FEET; THENCE 15000 S.F. 10% Purpose and Intent N53°11'48"E 166.75 FEET; THENCE N54°14'59"E 232.23 FEET; THENCE ALONG Total Lots Proposed......27 lots(2.19% Bonus) A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 4062.12 FEET, AN LOT 11 -S89*17'37"E-ARC LENGTH OF 385.78 FEET, A DELTA ANGLE OF 05°26'29", A CHORD BEARING OF N51°31'44"E, AND A CHORD LENGTH OF 385.64 FEET; THENCE ---150.11²-N48*48'30"E 420.87 FEET; THENCE N43*46'44"E 185.95 FEET; THENCE S89°17'37"E N40°49'26"E 271.99 FEET; THENCE S89°13'31"E 88.44 FEET TO THE POINT OF OPEN SPACE 'B' --*-*150.12**'**--4.159 ACRES 16 CONTAINING 874,417 SQUARE FEET OR 20.074 ACRES MORE OR LESS 15000 S.F. -S89'17'37"E-Line Table Cluster --S89°17'37"E-----150.13'---15000 S.F. S89°11'45"E 548.87' --S89*17'37"E--15000 S.F. Curve Table The existing location, widths, and othe ·---150.14**'**---imensions of alkexisting or platted --S89°17'37"E-**12** 15075 S.F. **14** 15094 S.F. adjacent (within 30') to the tract of land :C12 +−S89*17'37"E-o be subdivided. WCO 106-1-5(a) (6) -}---150.04'--dimensioned 2375 SOUTH STREET \$89**'**11'45"E 908.42' 15276 S.F. 0 -100.00'----100.17**'**-N70°55′10″W 125.91′ 33.23′ am Legend N89'11'45"W 658.64' = SECTION CORNER = BOUNDARY LINE LOT 1 LOT 5 --- = ADJOINING PROPERTY LOT 20 2400 SOUTH STREET = EXISTING SEWER EASEMENT Developer: Scale: 1" = 100'Doug Hamblin Hamblin Investments P.O. Box 625 Roy, UT. 84067 (801) 725-3782 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405, AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

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...B & M., U.S. SURVEY

Project Info.

Designer:

Begin Date: CAMERON COVE

CLUSTER SUBD. Number: <u>3442–A48</u>

Sheet Sheets

