Vicinity Map

Cameron Cove Cluster Subdivision

Reeve & Associates, Inc. - Solutions You Can Build On

STORM DRAIN

EASEMENT

LOT 13

15600 S.F. 15601 S.F. 15646 S.F. 9 0.358 AC. 16 0.358 AC. 17 10.359 AC. 9

N89°11'45"W 446.65'

N89°11'55"W 658.64'

22 16251 S.F. 0.373 AC.

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST,

SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH NOVEMBER, 2017

LOT 14

CENTER QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (CALCULATED)

EAST QUARTER CORNER

OF SECTION 28, TOWNSHIP 6 NORTH

RANGE 2 WEST, SALT

LAKE BASE AND MERIDIAN, U.S. SURVEY.

__FOUND BRASS CAP

SOUTH QUARTER

CORNER OF SECTION

28, TOWNSHIP 6

NORTH, RANGE 2 WEST,

SALT LAKE BASE AND

MERIDIAN, U.S. SURVEY.

DEVELOPER INFO.

DOUG HAMBLIN & JASON HAMBLIN

15910 S.F. 0.365 AC.

N89°17'37"W

150.09

15000 S.F 0.344 AC.

- -N89°17'37"W-

- — -150.11'- —

0.344 AC.

N89°17'37"W

-N89°17'37"W- -

— *— -*150.14'- — —

N89°17'37"W

N89°17'37"W

125.74

10 P.U.E

MONUMENT DATED 1963

S89°13'15"E (BASIS OF BEARINGS) 5296.28'(M) 5296.37'(R)(CALCULATED) 2200 SOUTH STREET 2648.21 BLUE ACRES PH 3 SUBDIVISION

N89°13'14"W 313.5.

N89°17'37"W

_ — -150.12'- — -

N89°17'37"W

0.344 AC.

— −N89°17'37"W-___ — -150.15'- — —

Legend

---- --- = ADJOINING PROPERTY _____ _ _ _ = SECTION TIE LINE * * * * = EXISTING FENCE

Scale: 1" = 100'

----- = RIGHT-OF-WAY CENTERLINE

-----= EASEMENTS

= SECTION CORNER

--- = BOUNDARY LINE

= SET STREET MONUMENT

= SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"

10' P.U.E — (TYP) **15** 15000 S.F.

CAMERON CROSSING SUBDIVISION

2275 SOUTH

STREET

45' IRRIGATION

EASEMENT

(CANAL)

PARCEL B

Boundary Description

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS

BEGINNING AT THE CALCULATED CENTER QUARTER CORNER OF SAID SECTION 28, SAID POINT IS ALSO THE NORTHWEST CORNER OF FAVERO'S CLUSTER SUBDIVISION, WHICH LIES N89°12'15"W ALONG THE LINE BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 28, 2648.07 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 28; AND RUNNING THENCE SO0'42'57"W ALONG AND EXTENSION OF FAVERO'S LEGACY CLUSTER SUBDIVISION PHASE 1 AND THE CALCULATED SOUTH QUARTER SECTION BETWEEN THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 28, 1131.10 FEET; THENCE N89°17'37"W 125.74 FEET; THENCE N70°55'10"W 33.23 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 83.75 FEET, A DELTA ANGLE OF 73°49'14", CHORD BEARING OF \$86°31'51"W, AND A CHORD LENGTH OF 78.07 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 17.09 FEET, A DELTA ANGLE OF 32'38'13", A CHORD BEARING OF N72'52'39"W, AND A CHORD LENGTH OF 16.86 FEET; THENCE N89°11'45"W 411.38 FEET; THENCE S00°42'51"W 204.75 FEET TO A POINT ON THE NORTH LINE OF MALLARD SPRINGS SUBDIVISION; THENCE N89°11'55"W ALONG SAID NORTH LINE, 658.64 FEET; THENCE N00°35'48"E 216.57 FEET TO THE SOUTHWEST CORNER OF CAMERON CROSSING SUBDIVISION; THENCE ALONG THE SOUTHERLY BOUNDARY LINES OF CAMERON CROSSING SUBDIVISION, THE FOLLOWING SIX (6 COURSES; (1) N53*11'48"E 166.75 FEET; (2) N54*14'59"E 232.23 FEET; (3) ALONG A TANGENT CÙRVE TURNING TO THE LEFT WITH A RADIUS OF 4062.12 FEET, AN 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; (4) N48°48'30"E 420.87 FEET; (5) N43°46'44"E 185.95 FEET; (6) N40°49'26"E 271.99 FEET TO A POINT ON THE LINE BETWEEN THE EAST QUARTER CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 28, AND ALSO THE CENTERLINE OF 2200 SOUTH STREET; THENCE S89°13'31"E ALONG SAID LINES, 88.44 FEET TO THE NORTHWEST CORNER OF FAVERO'S LEGACY CLUSTER SUBDIVISION PHASE 1 AND THE CALCULATED CENTER QUARTER CORNER, SAID POINT ALSO BEING THE POINT OF

CONTAINING 874,437 SQUARE FEET OR 20.074 ACRES MORE OR LESS

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT 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. SHOWN HEREON AS S89°13'15"E (CALCULATED), UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

Narrative

THE PURPOSE OF THIS PLAT WAS TO DIVIDE THE SUBJECT PROPERTY INTO LOTS, STREETS, AND PARCELS. THE BOUNDARY WAS DETERMINED BY THE ADJACENT SUBDIVISIONS AND ALSO BY DEEDS USING THE MONUMENTS SHOWN HEREON. THE EAST LINE WAS DETERMINED BY THE EXTENSION OF THE WEST LINE OF FAVERO'S LEGACY CLUSTER SUBDIVISION PHASE . THE WESTERLY BOUNDARY LINES WERE DETERMINED BY DEEDS USING THE MONUMENTS SHOWN HEREON. THE SOUTH BOUNDARY LINE WAS DETERMINED BY RETRACING AND MATCHING MALLARD SPRINGS SUBDIVISION. THE NORTHERLY BOUNDARY LINES WERE DETERMINED BY RETRACING CAMERON CROSSING SUBDIVISION, AND ALSO BY THE MONUMENT 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. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	65.00'	83.75'	78.07'	48.82'	N86°31'51"E	73°49'14"
C2	30.00'	17.09'	16.86'	8.78'	N72°52'39"W	32°38'13"
С3	4062.12	385.78	385.64	193.04	S51°31'44"W	5°26'29"
C4	30.00'	47.11	42.42'	29.99'	N44°12'29"W	89°58'31"
C5	30.00'	17.15	16.92	8.82'	S17°09'39"W	32°45'45"
C6	65.00'	31.29'	30.99'	15.95	N19°45'04"E	27°34'55"
С7	65.00'	68.42'	65.31	37.76	N24°11'44"W	60°18'41"
C8	65.00'	76.56'	72.21	43.42'	N88°05'31"W	67°28'53"
С9	30.00'	11.54	11.47	5.84'	S69°11'28"W	22°02'51"
C10	30.00'	5.54'	5.54	2.78'	S85°30'34"W	10°35'22"
C11	65.00'	92.50'	84.89'	56.05	S08°51'05"W	81°32'16"
C12	30.00'	14.39'	14.26	7.34	S18°10'20"E	27°29'26"
C13	30.00'	2.69'	2.69'	1.35'	N01°51'20"W	5°08'34"

Notes

1 - THE 20' EASEMENT FOR SANITARY SEWER, ENTRY #2733026 LOCATED IN THE RIGHT OF WAY AND IS TO BE VACATED WITH THE RECORDATION OF THIS PLAT.

2 - ALL STREETS ARE 60' PUBLIC RIGHT-OF-WAY (30' ON EACH SIDE OF CENTERLINE).

Line Table

L1	S35°38'55"W	30.00
L2	N84°02'24"W	44.73'
L3	S00°46'46"W	8.92'
L4	N54°14'59"E	37.33'
L5	N54°14'59"E	37.33'
L6	S00°42'57"W	7.49
L7	N48°48'30"E	44.86
L8	N48°48'30"E	44.86
L9	S89°13'31"E	58.79
L10	S89°13'31"E	24.43'
L11	N40°49'26"E	43.11

WEBER COUNTY PLANNING

LOT 2

LOT 12

EASEMENT

COMMISSION APPROVAL THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.

SIGNED THIS _____, 20___, 20___.

WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6

NORTH, RANGE 2 WEST, SALT LAKE BASE AND

MERIDIAN, U.S. SURVEY

FOUND BRASS CAP

MONUMENT DATED 2004.

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

■ Reeve & Associates, Inc. - Solutions You Can Build On ■

WEBER COUNTY COMMISSION ACCEPTANCE

N89°11'45"W 411.38'

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 _____,

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

LOT 21

WEBER COUNTY SURVEYOR

M & D DEVELOPERS

P.O. BOX 625

ROY, UT. 84067

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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____, DAY OF _____, 20___.

WEBER COUNTY SURVEYOR

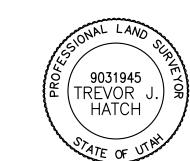
SURVEYOR'S CERTIFICATE

TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 COVE CLUSTER 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

SIGNED THIS _____, 20___.

9031945

UTAH LICENSE NUMBER



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 AS SHOWN ON THE PLAT AND WEBER COUNTY AN EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, 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 ERECTED WITHIN SUCH EASEMENTS. AND DO HEREBY DEDICATE PARCELS A, B, AND C, TO THE HOA AND IS TO MAINTAINED BY THE SAME. AND DO HEREBY DEDICATE ALL STREETS SHOWN HEREON TO WEBER COUNTY AS PUBLIC RIGHT-OF-WAY, AND IS TO BE OWNED AND MAINTAINED BY THE SAME

	SIGNED	THIS	 DAY	OF	,	20
ı						

HAMBLIN INVESTMENTS INC.

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.

NOTARY PUBLIC



PROJECT INFO.

CAMERON COVE CLUSTER SUBDIVISION Number: <u>3442-A48</u>

Entry No	Fee Paid		
	ed For Record And		
Recorded,	At		
In Bo	ook Of The		

WEBER COUNTY ATTORNEY

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER

IN MY OPINION THEY CONFORM WITH THE COUNTY

SIGNED THIS _____, DAY OF _____, 20__.

DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND

ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND

COMMISSION EXPIRES

Revision:_

Scale: 1"=100' Checked:___

WEBER COUNTY

Official Records, Page _____ Recorded For:

Weber County Recorder