Vicinity Map (NOT TO SCALE)

# Design Specs.

....20.38 ac. Total Area..... .....6.97 ac. (34.2%) Open Space.. ..22.19 lots Base Density. Bonus Density 10% Purpose and Intent 15% Public Park (Parcel B) Total Lots Proposed......27 (lots(22% Bonus)

#### **Curve Table**

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	
C1	65.00'	48.87	47.73'	25.66'	N78°05'55"W	43°04'46"
C2	30.00'	17.09'	16.86'	8.78'	N72°52'39"W	32°38'13"
C3	4062.12	385.78	385.64	193.04	N51°31'44"E	5°26'29"
C4	30.00'	17.09'	16.86'	8.78	S15°36'03"E	32°38'00"
C5	65.00'	69.86'	66.54	38.73	S01°07'41"E	61°34'43"
C6	65.00'	57.52	55.66'	30.80'	S55°00'41"W	50°42'02"
C7	30.00'	5.54	5.54'	2.78	S85°30'34"W	10°35'22"
C8	30.00'	11.54	11.47'	5.84	S69°11'28"W	22*02'51"
C9	65.00'	76.56	72.21'	43.42'	N88°05'31"W	67°28'53"
C10	65.00'	68.42'	65.31'	37.76	N24°11'44"W	60°18'41"
C11	65.00'	31.29'	30.99'	15.95	N19°45'04"E	27°34'55"
C12	30.00'	17.15	16.92'	8.82'	N17°09'39"E	32°45'45"
C13	30.00'	47.11	42.42'	29.99'	S44°12'29"E	89*58'31"

### Narrative

INTO LOTS, STREETS, AND PARCELS. THE BOUNDARY WAS DETERMINED BY THE ADJACENT SUBDIVISIONS AND ALSO BY DEEDS USING THE MONUMENTS SHOWN HEREON. THE EASTERLY AND 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.

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

BEGINNING AT THE CALCULATED CENTER QUARTER CORNER OF SAID SECTION 28. SAID POINT BEING 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 S00°42'57"W ALONG THE EXTENSION OF FAVERO'S LEGACY CLUSTER SUBDIVISION PHASE AND THE CALCULATED LINE BETWEEN THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 28, 1203.10 FEET; THENCE N89°17'37"W 175.98 FEET; THENCE NO9°38'18"W 68.64 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 48.87 FEET, A DELTA ANGLE OF 43°04'46", A CHORD BEARING OF N78°05'55"W, AND A CHORD LENGTH OF 47.73 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 NO0'35'48"E 216.57 FEET TO THE SOUTHWEST CORNER OF CAMERON CROSSING SUBDIVISION; THENCE ALONG THE SOUTHERLY 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 CURVE 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 WEST QUARTER CORNER OF SAID SECTION 28: THENCE S89°13'31"E ALONG SAID LINE, 88.44 FEET TO THE CALCULATED CENTER QUARTER CORNER OF SAID SECTION 28, SAID POINT

CONTAINING 887,784 SQUARE FEET OR 20.381 ACRES MORE OR LESS

#### WEBER-MORGAN HEALTH DEPARTMENT

HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATE BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTE WATER DISPOSAL SYSTEMS

THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN

# Cameron Cove Cluster Subdivision

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

SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

WEBER COUNTY, UTAH

S89°13'15"E (BASIS OF BEARINGS) 5296.28'(M) 5296.37'(R)(CALCULATED) NOVEMBER, 2017 S89°13'31"E 2200 South Street 88.44' 2648.21 WEST QUARTER CORNER OF Agriculture is the preferred use in the agricultural zones. SECTION 28, TOWNSHIP 6 Agricultural operations as specified in the Land Use Code for a NORTH, RANGÉ 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. particular zone are permitted at any time including the SURVEY. FOUND BRASS CAP operation of farm machinery and no allowed agricultural use MONUMENT DATED 2004. Legend shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision. = SECTION CORNER BLUE ACRES PH 3 √ · N89\*17'03"W 122.82' = SET STREET MONUMENT SUBDIVISION = SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES" 15,012 S.F. = BOUNDARY LINE S89°17'03"E 150.00' = SECTION TIE LINE = 10' PUBLIC UT/LITY EASEMENT 100.00'

IRRIGATION

**EASEMENT** 

(CANAL)

183,236 S.F.

4.207 ACRES

S89°11'45"E 908.42'

15,000 S.F.

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

Charlie Ewart had mentioned that this location in

irrigation line (Hooper Irrigation?) would need to be

included in the plans for creating a trail easement.

green was included in the future trail connection

plan. It is encouraged that there be and easement 160 placed for the future trail. Chad Meyerhoffer mentioned that that owner of this

15,000 S.F.

15,601 S.F.

Street Name

16,249 S.F.

25

15,600 S.F.

S89°11'45"E 446.65'

N89°11'55"W 658.64'

## Notes

1 - THE 20' EASEMENT FOR SANITARY SEWER, ENTRY #2733026 LOCATED ON THE SUBJECT PROPERTY AND IS TO BE VACATED WITH THE RECORDATION OF THIS PLAT. (NOT SHOWN)

= 45' IRRIGATION EASEMENT (CANAL)

= RIGHT-OF-WAY CENTERLINE

(19,336 S.F. OR 0.444 ACRES)

ROAD DEDICATION

2 - ALL STREETS ARE PUBLIC RIGHT-OF-WAY

4 - 45' IRRIGATION EASEMENT CROSSES THE NORTHWEST CORNER OF LOT 5 5 - THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER SHOWN

3 - ALL EASEMENTS SHOWN ON THIS PLAT ARE 10' P.U.E. UNLESS NOTED

HEREON ARE CALCULATED FROM RECORD 6 - THE BASIS OF BEARINGS IS BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER SHOWN HEREON

#### 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 (C), UTAH STATE PLANE NORTH AS 13 PER WEBER COUNTY SURVEY.

N35°38'55"E

XXXX XX

MALLARD SPRINGS SUBD.

24

17,440 S.F.

23

20,206 S.F.

LOT 12

# **Boundary Description**

ALSO BEING THE POINT OF BEGINNING.

WESTERN WEBER PLANNING COMMISSION THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WESTERN WEBER PLANNING COMMISSION

PARCEL C

54,675 S.F. 1.255 ACRES

LOT 2

THIS \_\_\_\_\_, 20\_\_\_.

CHAIRMAN

#### WEBER COUNTY SURVEYOR

15,000 S.F.

XXXX XX

ດ15,646 S.F.|X| ຜູ້

100.00'

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 THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATE THEREWITH

THIS \_\_\_\_\_, 20\_\_.

## WEBER COUNTY PLANNING COMMISSION

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

PARCEL A

2275 South Street

XXXX XX

15000 S.F.

15000 S.F.

15,000 S.F.

512.69

N89°11'45"W 411.38'

15,000 S.F.

XXXX XX

XXXX XX

15000 S.F.

S89\*17'37"E 150.00'

15,000 S.F.

S89°17'37"E 150.00'

15,000 S.F.

S89\*17'37"E 150.00'

15,094 S.F.

N09'38'18"W-

ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION ATTEST TITLE

#### WEBER COUNTY ENGINEER

HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS STANDARDS AND DRAWING FOR THIS

THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_.

#### SURVEYOR'S CERTIFICATE

TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN HE 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 <u>CAMERON COVE CLUSTER SUBDIVISION</u> IN <u>WEBER COUNTY</u>, 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 \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_.

9031945 UTAH LICENSE NUMBER

CENTER QUARTER CORNER OF

SECTION 28, TOWNSHIP 6

NORTH, RANGÉ 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

MONUMENT DATED 1963

Engineering mentioned that

the area highlighted will need

to be dedicated before final

Commission. Have you had

about development in this

area to the west?

any discussion with the Farr's

approval from the County

2648.07

-P.O.B.

15,000 S.F.

S89'17'03"E 150.00'

15,562 S.F.

XXXX XX

S89°13'14"E 549.10'

147.00'

15,910 S.F.

S89°17'37"E 150.00'

PARCEL D

11,250 S.F. 0.258 ACRES

S89°17'37"E 150.00'

S89°17'37"E 150.00'

15,000 S.F.

S89°17'37"E 150.00'

15,000 S.F.

S89°17'37"E 150.00'

S89\*17'37"E 143.12'

17,447 S.F.

175.98'

SOUTH QUARTER CORNER OF

SECTION 28, TOWNSHIP 6

NORTH, RANGE 2 WEST, SALT

LAKE BASE AND MERIDIAN, U.S.

-22.81

**15,000 S.F. 15,000 S.F.** 



#### 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 NAME SAID TRACT <u>CAMERON COVE CLUSTER SUBDIVISION</u>, AND DO HEREBY DEDICATE TO HOOPER CITY 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.

SIGNED	THIS	. DAY OF	, 20	
-				_

#### 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.

COMMISSION EXPIRES

NOTARY PUBLIC

#### ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF \_\_\_\_\_)

ON THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_\_

\_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC



# PROJECT INFO.



CLUSTER SUBDIVISION Number: 3442-A48 Scale: <u>1"=80'</u>

Checked:\_\_\_

Entry No.\_\_\_\_\_ Fee Paid \_\_\_\_\_ Filed For Record And Recorded, \_\_\_\_\_ At

\_\_\_\_ In Book \_\_\_\_ Of The Official Records, Page \_\_\_\_\_ Recorded For:

Weber County Recorder

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

WEBER COUNTY SURVEYOR

SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

# WEBER COUNTY ATTORNEY

HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PROPOSED PLAT OF THE ROBINS ROOST SUBDIVISION, 1st AMENDMENT AND IN MY OPINION IT CONFORMS WITH THE COUNTY ORDINANCE APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.

THIS \_\_\_\_\_, 20\_\_\_.

WEBER COUNTY RECORDER

COUNTY ATTORNEY DATE