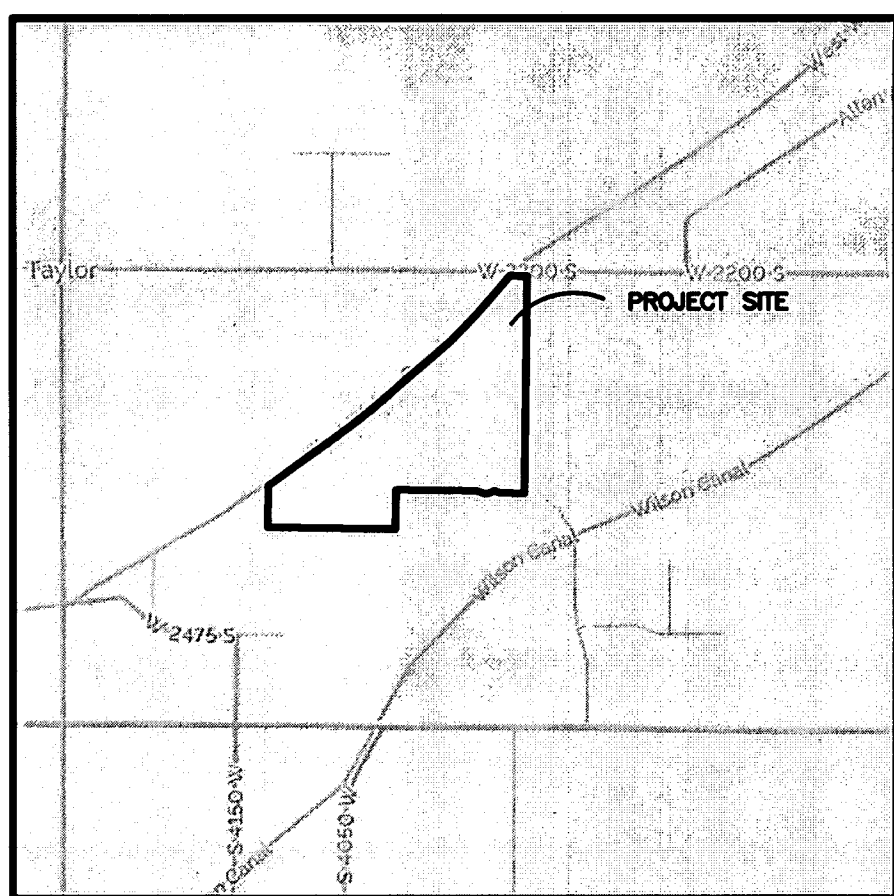
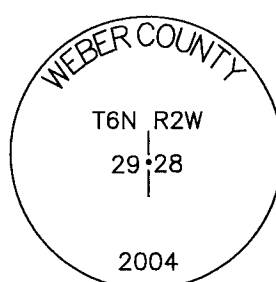


# Cameron Village Cluster Subdivision

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  
JULY, 2018



Vicinity Map (NOT TO SCALE)



WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 3" BRASS CAP MONUMENT IN IRON AND COLLAR 5" BELOW ASPHALT DATED 2004.

**Drainage Note**  
LOT OWNER AND/OR HOMEOWNER CANNOT DRAIN FOOTING DRAIN INTO SEWER SYSTEM. ANY HABITABLE FLOOR MORE THAN 30" BELOW THE ELEVATION OF THE TOP BACK OF CURB TO BE APPROVED BY THE COUNTY ENGINEER. ANY FOOTING OR YARD DRAIN BELOW 30" FROM TOP BACK OF CURB WILL NEED COUNTER TOP DRAIN INTO STORM DRAINAGE SYSTEM.

**Agricultural Zone Note**  
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH THE OPERATION OF FUTURE RESIDENTS OF THIS SUBDIVISION.

- Legend**
- SECTION CORNER
  - SET STREET MONUMENT
  - SET 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
  - BOUNDARY LINE
  - LOT LINE
  - ADJOINING PROPERTY
  - SECTION TIE LINE
  - 10' PUBLIC UTILITY EASEMENT
  - RIGHT-OF-WAY CENTERLINE
  - ROAD DEDICATION (19,336 S.F. OR 0.444 ACRES)

**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 PER WEBER COUNTY SURVEY.

### Line Table

LINE BEARING	DISTANCE
L1 S89°13'15"E	83.21'
L2 S40°49'26"W	152.73'
L3 S40°49'26"W	72.93'
L4 S43°48'44"W	189.09'
L5 S48°48'30"W	120.02'
L6 S48°48'30"W	121.20'
L7 S49°48'48"W	201.91'
L8 N54°14'59"E	9.58'
L9 S54°14'59"W	92.71'
L10 S50°48'48"W	78.63'
L11 N58°48'02"E	145.42'
L12 S54°14'59"W	54.85'
L13 N84°02'24"E	44.73'
L14 N5°11'48"E	209.54'
L15 N5°11'48"E	177.33'
L16 S54°14'59"W	78.10'
L17 N54°14'59"E	73.33'
L18 N48°48'30"E	178.64'
L19 N48°48'30"E	153.12'
L20 N43°48'44"E	186.93'
L21 N40°49'26"E	241.01'

### Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
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	4082.12'	385.78'	385.64'	193.04'	N51°31'42"E	52°28'29"
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'	17.09'	16.86'	8.78'	S89°13'15"E	32°38'22"
C8	30.00'	11.54'	11.47'	5.84'	S89°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'	N42°11'14"W	62°19'41"
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'	28.99'	S44°12'29"E	89°55'51"
C14	4076.12'	397.11'	385.68'	193.70'	N51°31'44"E	52°28'29"
C15	4107.12'	390.05'	389.91'	195.17'	S51°31'44"W	52°28'29"

### Narrative

THE PURPOSE OF THIS PLAT WAS TO DIVIDE THE SUBJECT PROPERTY INTO LOTS, STREETS, AND PARCELS. THE BOUNDARY WAS DETERMINED BY THE ADJOINING SUBDIVISIONS AND THE MONUMENTS SHOWN HEREON. THE SOUTHERLY BOUNDARY LINES WERE DETERMINED BY DEEDS USING THE MONUMENTS SHOWN HEREON. THE SOUTHERLY 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" (SEE DETAIL). ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES (SEE DETAIL).

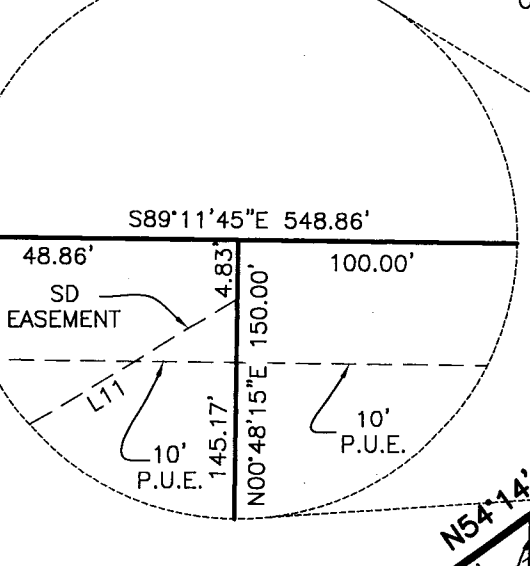
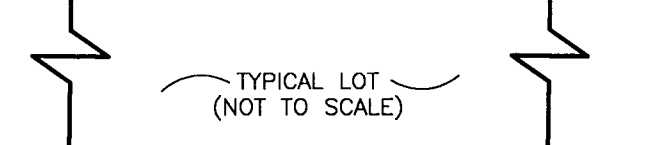
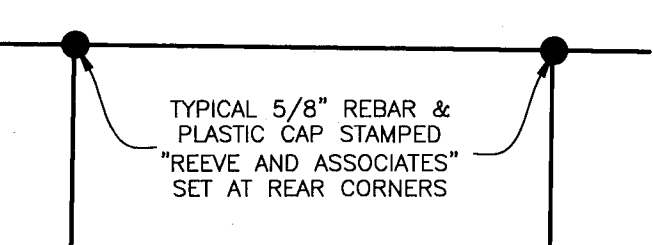
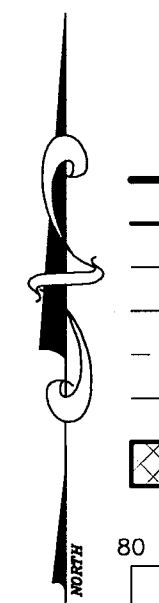
### Boundary Description

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 S89°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 N09°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"E 548.86' FEET; THENCE S00°42'51"W 204.75 FEET TO THE NORTHWEST CORNER OF LOT 21, MALLARD SPRINGS SUBDIVISION; THENCE N89°11'55"W ALONG THE NORTH LINE OF SAID MALLARD SPRINGS SUBDIVISION, 658.64 FEET; THENCE N03°35'48"E 216.57 FEET; THENCE N5°11'48"E 166.75 FEET; THENCE N54°14'59"E 232.23 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 4082.12 FEET OR 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; THENCE N48°48'30"E 420.87 FEET; THENCE N43°48'44"E, A PORTION OF WHICH IS ALONG THE SOUTHERLY LINE OF BLUE ACRES SUBDIVISION 185.95 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLUE ACRES SUBDIVISION; THENCE N40°49'26"E ALONG SAID SOUTHERLY LINE 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°13'15"E ALONG SAID LINE, 88.44 FEET TO THE CALCULATED CENTER QUARTER CORNER OF SAID SECTION 28, SAID POINT ALSO BEING THE POINT OF BEGINNING.

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

### Design Specs.

- Total Area.....20.38 ac.
- Open Space.....6.97 ac. (34.2%)
- Base Density.....22.19 lots
- Bonus Density
- 10% Purpose and Intent
- 15% Public Trail and Community Gardens
- Total Lots Proposed.....27 lots(22% Bonus)



FOUR W'S PARTNERSHIP 15-078-0126

N00°35'48"E 216.57'

PARCEL C 54,875 S.F. 1.255 ACRES

LOT 2

LOT 3

MALLARD SPRINGS SUBD.

LOT 4

LOT 5

LOT 21

N89°11'55"W 658.64'

N54°14'59"E 232.23'

N5°11'48"E 166.75'

N48°48'30"E 420.87'

N43°48'44"E 185.95'

N40°49'26"E 271.99'

S89°13'15"E 88.44'

S00°42'51"W 204.75'

N89°17'37"E 175.98'

N09°38'18"W 68.64'

S89°11'45"E 548.86'

S00°42'57"W 1203.10'

S89°13'14"E 549.10'

S89°17'03"E 150.00'

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