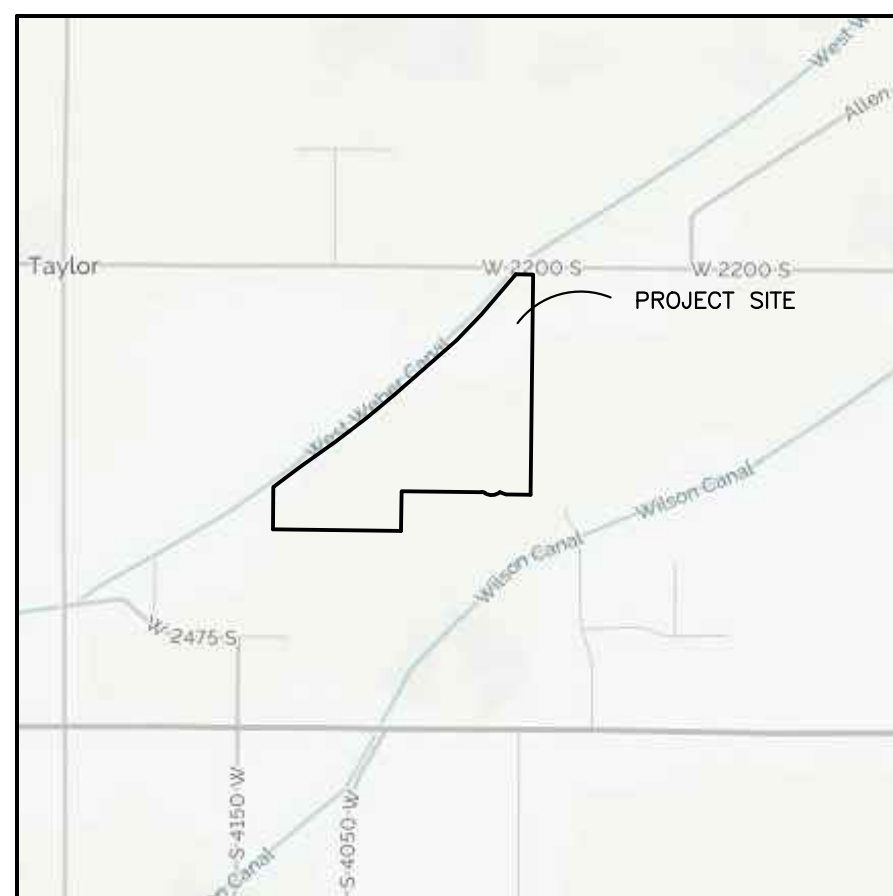


# Cameron Village Cluster Subdivision

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  
APRIL, 2018



Vicinity Map  
(NOT TO SCALE)

## 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)

## 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	4062.12	385.78	385.64	193.04	N51°31'44"E	57°26'29"
C4	30.00	17.09	16.86	8.78	S13°38'03"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	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	N24°11'44"W	60°18'41"
C11	65.00	31.29	30.99	15.60	S19°45'04"E	27°54'53"
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

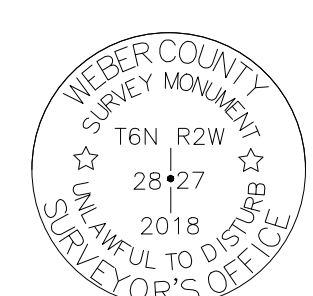
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE SUBJECT PROPERTY INTO LOTS, STREETS, AND PARCELS. THE BOUNDARY WAS DETERMINED BY THE ADJACENT SUBDIVISIONS AND ALSO BY DEEDS USING THE MONUMENTS SHOWN HEREON. THE EASTERLY AND WESTERLY BOUNDARY LINES WERE DETERMINED BY DEEDS USING THE MONUMENTS SHOWN HEREON. THE SOUTHERLY BOUNDARY LINE WAS DETERMINED BY RETRACING AND MATCHING MALLARD SPRINGS SUBDIVISION USING FOUND MONUMENTS SHOWN HEREON. 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.

## 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 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 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 N03°38'19"W 66.64 FEET; THENCE ALONG A REVERSE 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 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 N00°35'48"E 216.57 FEET; THENCE N53°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 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; THENCE N48°48'30"E 420.87 FEET; THENCE N43°46'44"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°13'31"E 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



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.

## 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)

Scale: 1" = 80'

## 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 ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

## Line Table

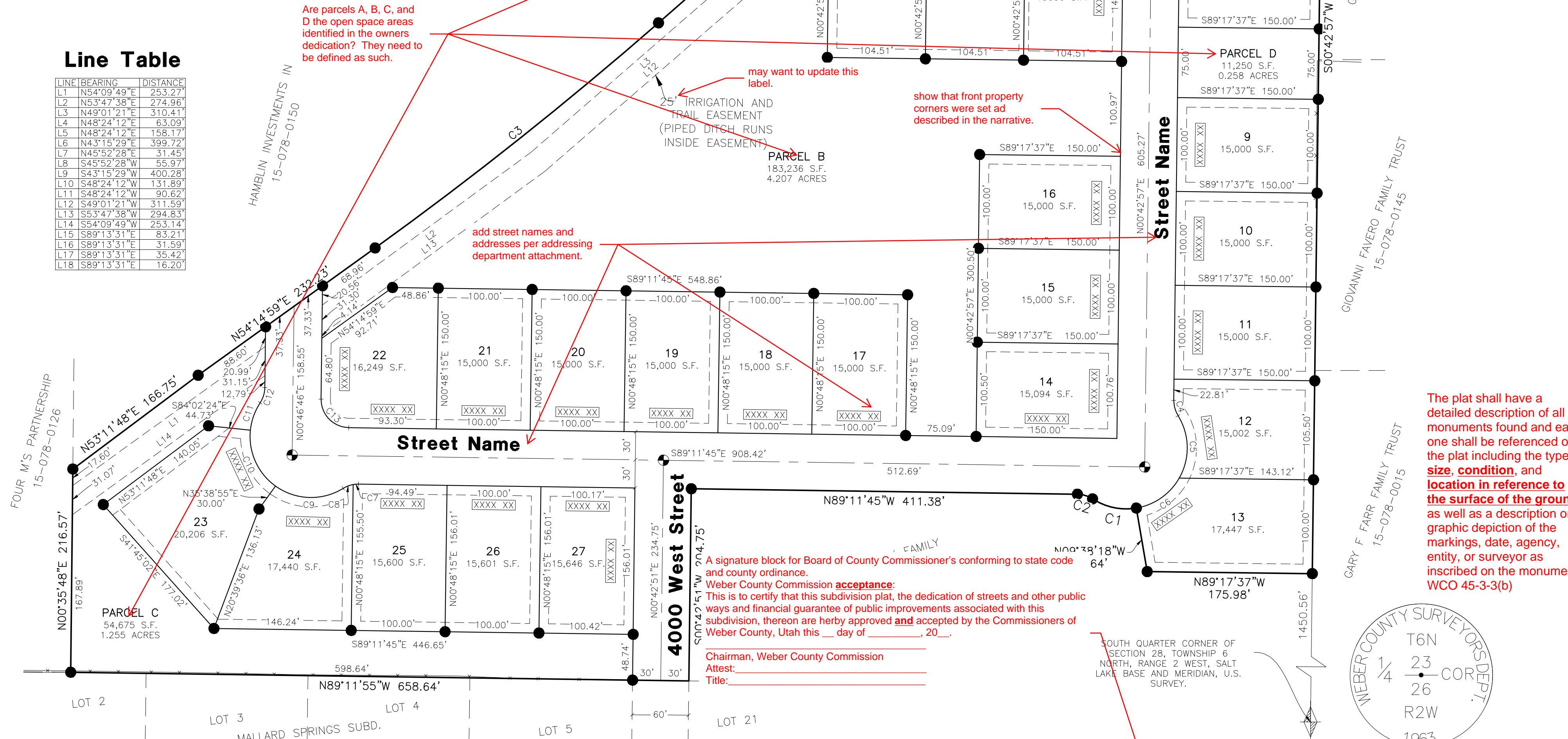
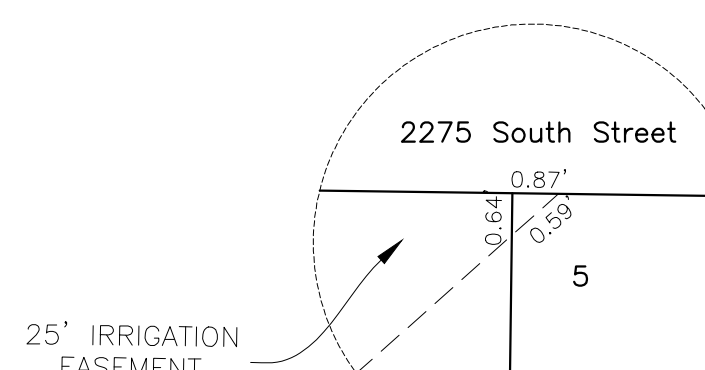
LINE	BEARING	DISTANCE
L1	N54°09'49"E	253.27
L2	N53°47'38"E	274.96
L3	N49°01'21"E	310.41
L4	N48°24'12"E	63.09
L5	N48°24'12"E	158.17
L6	N43°15'29"E	599.72
L7	N45°52'28"E	31.45
L8	S45°52'28"W	55.97
L9	S43°15'29"W	400.28
L10	S48°24'12"W	131.89
L11	S48°24'12"W	90.62
L12	S49°01'21"W	311.59
L13	S53°47'38"W	394.83
L14	S54°09'49"W	253.14
L15	S89°13'31"E	83.21
L16	S89°13'31"E	31.59
L17	S89°13'31"E	35.42
L18	S89°13'31"E	16.20

## Notes

- THE 20' EASEMENT FOR SANITARY SEWER, ENTRY #2733026 LOCATED ON THE SUBJECT PROPERTY AND ENTIRELY WITHIN THE PROPOSED PUBLIC RIGHTS OF WAY, IS TO BE VACATED WITH THE RECORDATION OF THIS PLAT. (NOT SHOWN)
- ALL STREETS ARE PUBLIC RIGHT-OF-WAY
- ALL EASEMENTS SHOWN ON THIS PLAT ARE 10' P.U.E. UNLESS NOTED OTHERWISE
- 45' IRRIGATION EASEMENT CROSSES THE NORTHWEST CORNER OF LOT 5
- THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER SHOWN HEREON ARE CALCULATED FROM RECORDS
- 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 PER WEBER COUNTY SURVEY.



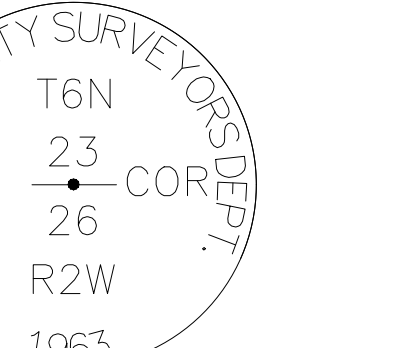
CENTER QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (CALCULATED)

EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND BRASS CAP MONUMENT DATED 1963



A monument improvement agreement needs to be executed prior to approval of the plat by the County Surveyor's Office.

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the type, size, condition, and location in reference to the surface of the ground as well as a description or graphic depiction of the markings, date, agency, entity, or surveyor as inscribed on the monument. WCO 45-3(b)

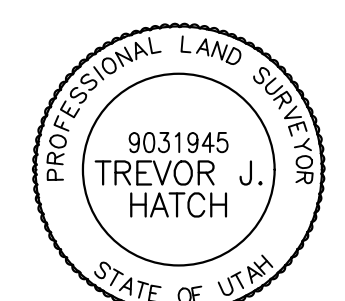


## SURVEYOR'S CERTIFICATE

I, **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 VILLAGE 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 WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 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 NAME SAID TRACT **CAMERON VILLAGE CLUSTER SUBDIVISION**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED FOR PUBLIC THOROUGHFARES, AND DO HEREBY DEDICATE TO 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 ERRECTED WITHIN SUCH EASEMENTS, AND DO HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATIONS, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO THE COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING, AND OPEN SPACE PURPOSES.

HAMBLIN INVESTMENTS, DOUG HAMBLIN, PRESIDENT

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

## ACKNOWLEDGMENT

STATE OF UTAH ) ss.  
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 ) ss.  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT 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.

Surveyor: **T. HATCH**  
Designer: **D. CAVE**  
Begin Date: **4-2-2018**  
Name: **CAMERON COVE CLUSTER SUBDIVISION**  
Number: **3442-A48**  
Revision: \_\_\_\_\_  
Scale: **1"=80'**  
Checked: \_\_\_\_\_



## PLANNING COMMISSION

A signature block for County Planning Commission conforming to state code and county ordinance.  
**Webber County Planning Commission approval:**  
This is to certify that this subdivision plat was duly approved by the **Webber County Planning Commission** on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**Chairman, Webber County Planning Commission**  
WCO 106-1-8(c)(1)h.5; WCO 106-8-1(4)

CHAIRMAN

## 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

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

WEBER COUNTY SURVEYOR

## WEBER COUNTY 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 AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY

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

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

## WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS STANDARDS AND DRAWING FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

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

WEBER COUNTY ENGINEER

## WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PROPOSED PLAT OF THE CAMERON VILLAGE CLUSTER SUBDIVISION AND IN MY OPINION IT CONFORMS WITH THE COUNTY ORDINANCE APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.

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

COUNTY ATTORNEY DATE

## WEBER COUNTY RECORDER

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Recorded, \_\_\_\_\_ At \_\_\_\_\_  
In Book \_\_\_\_\_ Of The  
Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_

Webber County Recorder \_\_\_\_\_ Deputy.