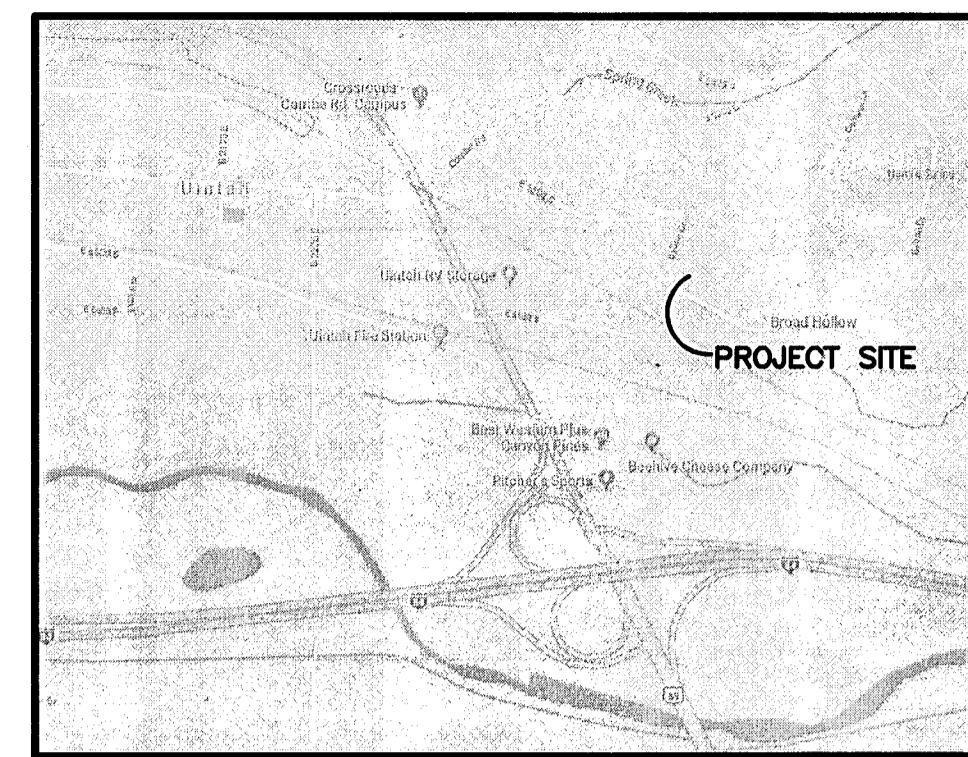


08-92

CEDAR COVE ESTATES 5TH AMENDMENT

AMENDING LOT 13-A-R OF CEDAR COVE ESTATES 3RD AMENDMENT
PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
DECEMBER, 2019



VICINITY MAP
NOT TO SCALE

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 LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF **CEDAR COVE ESTATES 5TH AMENDMENT** 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 3rd DAY OF December, 2019.

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 AS SHOWN ON THE PLAN AND NAME SAID TRACT **CEDAR COVE ESTATES 5TH AMENDMENT**, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND 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 ALSO GRANT AND DEDICATE A UTILITY EASEMENT FOR UNDERGROUND UTILITY LINES IN FAVOR OF LOT 35 AS SHOWN ON LOT 36 TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 36.

SIGNED THIS 4th DAY OF December, 2019.

BRANDON B. DURBANO

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)

ON THE 6th DAY OF December, 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRANDON B. DURBANO, SIGNER OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

3-18-23
COMMISSION EXPIRES

NOTARY PUBLIC
#705242 Exp. 3-18-23

NOTES

1. CEDAR COVE ESTATES 5TH AMENDMENT IS LOCATED WITHIN A NATURAL HAZARDS AREA. A GEOLOGIC HAZARD RECONNAISSANCE HAS BEEN PERFORMED BY WESTERN GEOLOGIC DATED SEPTEMBER 3 2019. THE REPORT IS AVAILABLE FOR PUBLIC REVIEW AT THE WEBER COUNTY PLANNING DIVISION OFFICE.
2. LOTS IDENTIFIED WITH AN "N" WILL REQUIRE FURTHER GEOLOGIC AND GEOTECHNICAL INVESTIGATIONS PRIOR TO SUBMITTING AN APPLICATION FOR A LAND USE AND BUILDING PERMIT

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAN IS THE LINE BETWEEN FOUND CENTERLINE MONUMENTS IN BYBEE DRIVE. SHOWN HEREON AS N00°31'25"E.

NARRATIVE

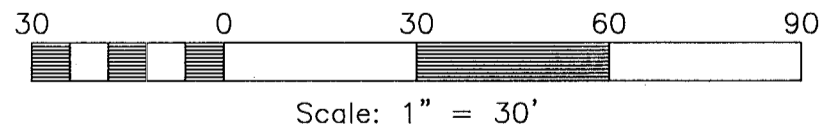
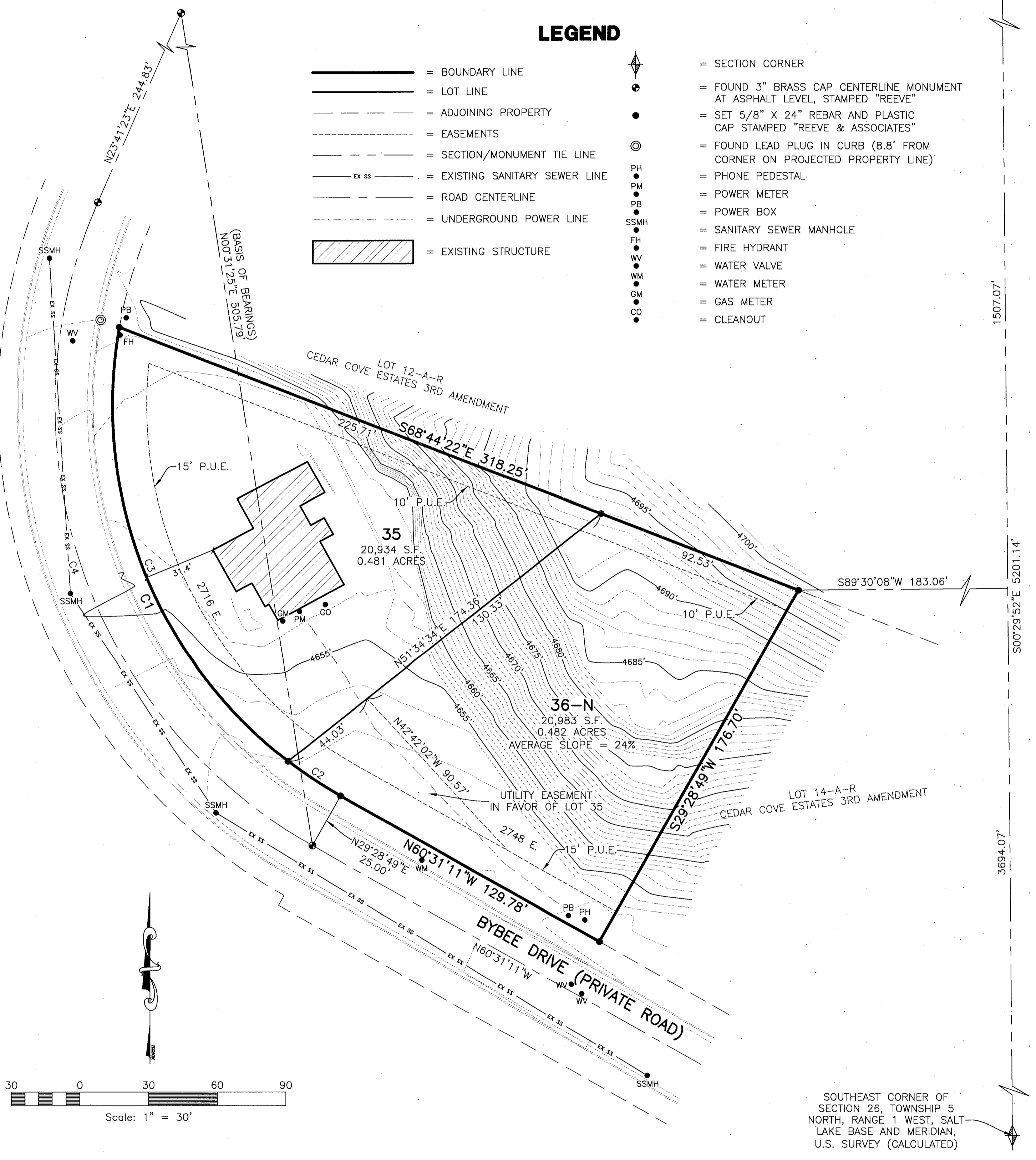
THE PURPOSE OF THIS PLAN IS TO DIVIDE THE EXISTING LOT 13-A-R BY AMENDING CEDAR COVE ESTATES 3RD AMENDMENT, A SUBDIVISION RECORDED AS ENTRY 2453531, BOOK 70, PAGE 87 IN THE OFFICE OF THE WEBER COUNTY RECORDER. THE BOUNDARY WAS IDENTIFIED BY RETRACING SAID CEDAR COVE ESTATES 3RD AMENDMENT AND BY FOUND MONUMENTS AND IMPROVEMENTS AS DEPICTED HEREON. ALL 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 LOT LINE.

BOUNDARY DESCRIPTION

ALL OF LOT 13-A-R OF CEDAR COVE ESTATES 3RD AMENDMENT AS RECORDED IN THE WEBER COUNTY RECORDER'S OFFICE.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	198.31'	242.00'	226.96'	139.07'	N25°12'15"W	70°37'52"
C2	198.31'	27.48'	27.48'	13.76'	N58°50'35"W	8°01'13"
C3	198.31'	214.52'	204.00'	119.38'	N21°11'39"W	62°36'39"
C4	221.31'	325.26'	296.77'	200.00'	N18°24'54"W	84°12'34"



SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY (CALCULATED)

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS 6 DAY OF December, 2019.

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.

12/6/19

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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 _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____ TITLE _____

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAN BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 3rd DAY OF December, 2019.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 20____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

Project Info.

Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 7-25-19
Name: CEDAR COVE ESTATES 5TH AMENDMENT
Number: 7224-01
Revision: _____
Scale: 1"=30'
Checked: _____

Weber County Recorder
Entry No. 201720 Fee Paid
012 Filed For Record
And Recorded 12 Dec 2019
At 4:00 PM in Book 710
Of 20 Official Records, Page
20
Recorded For

Leann H. Kilts
Weber County Recorder

Deputy.

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

DEVELOPER:
BRANDON DURBANO
2716 BYBEE DRIVE
OGDEN, UT 84403

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