

GENERAL NOTES:

- 1. PROPERTY IS ZONED R-1-12.
A. FRONT YARD SETBACK IS 30'
B. REAR YARD SETBACK IS 30'
C. SIDE YARD SETBACK IS 10' MINIMUM, TOTAL 24'
D. CORNER LOT SIDE YARD SETBACK IS 20'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT AND 10' REAR UNLESS OTHERWISE NOTED HEREON.

GENERAL NOTES:

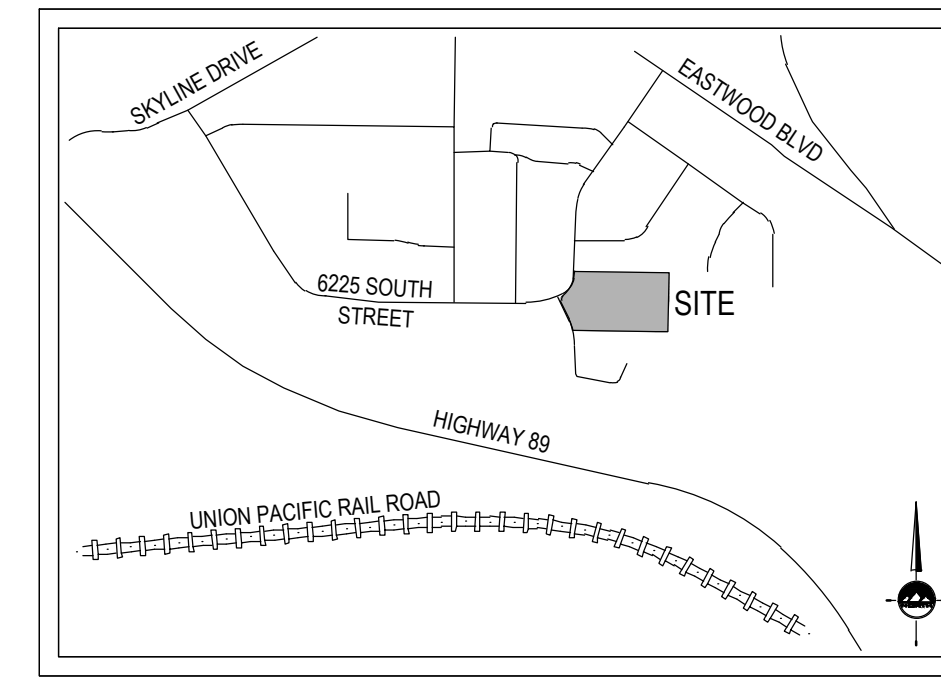
1. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E. IN ADDITION, ANY FENCES LOCATED ON LOT 204 THAT BLOCKS THE ACCESS EASEMENT MUST INCLUDE A 12' WIDE ACCESS GATE TO ALLOW FOR EQUIPMENT TO ENTER.

- 2. 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
3. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
4. FOR LOTS LARGER THAN 0.25 ACRES, SECONDARY WATER HAS BEEN ALLOCATED TO PARCELS BASED ON AN ANTICIPATED HARDSCAPE AREA OF 0.11 ACRES AND THAT 2/3 OF THE REMAINING LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.
5. A GEOTECHNICAL STUDY IS AVAILABLE FOR REVIEW IN THE WEBER COUNTY PLANNING OFFICE.

HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 1 AMENDMENT 1

AMENDING PORTION OF LOT 1

LOCATED IN THE SOUTHWEST CORNER OF SECTION 23 TOWNSHIP 5 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN WEBER COUNTY, UTAH APRIL 2020



SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034678 as prescribed under laws of the State of Utah in accordance with Title 58 Chapter 22. Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 1 AMENDMENT 1, and that the same has been correctly surveyed and staked on the ground as shown on this plat in accordance with Section 17-23-17. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

PLAT NARRATIVE

The purpose of this plat is to subdivide Lot 1, Highland Bluff Estates Subdivision Phase 1 into lots and streets.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Weber County, Utah. Being more particularly described as follows: Beginning at the Southwest corner of Lot 110, Eastwood Subdivision No. 7, said point being South 00°37'11" East 1355.37 feet along the section line and North 89°22'49" East 1506.67 feet from the West Quarter Corner of said Section 23 and running thence: South 89°15'04" East 546.66 feet along the South line of said Eastwood Subdivision No. 7; thence South 00°57'26" West 345.00 feet; thence North 89°15'04" West 550.92 feet to the easterly right-of-way line of 2225 East Street; thence along said right-of-way the following three (3) courses and distances: 1) Northerly 69.65 feet along the arc of a 280.00-foot radius non-tangent curve to the left (center bears South 79°56'22" West and the long chord bears North 17°11'13" West 69.47 feet with a central angle of 14°15'07"); 2) North 24°18'47" West 116.90 feet; 3) Northerly 26.61 feet along the arc of a 20.00-foot radius tangent curve to the right (center bears North 65°41'13" East and the long chord bears North 13°48'03" East 24.69 feet with a central angle of 7°13'33") to the southerly right-of-way line of 6225 South Street; thence Northeastly 170.63 feet along the arc of a 190.00-foot radius curve to the left (center bears North 38°05'06" West and the long chord bears North 26°11'11" East 164.95 feet with a central angle of 51°27'11") along said southerly right-of-way to the Point of Beginning.

Contains: 199,850 square feet or 4.588 acres and 12 lots and 1 parcel.

Date: Trent R. Williams, PLS License no. 8034679

OWNER'S DEDICATION

We (I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) as shown hereon and name said tract:

HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 1 AMENDMENT 1

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

In witness whereof We (I) have hereto set our hand(s) this ___ day of ___, A.D., 20__.

By: Randy Moore Moore Homes LC 70% ETAL

By: Ken Rindlesbach Celebrity Construction Inc. 30% ETAL

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of Davis J.S.S. On the ___ day of ___, A.D., 20___, personally appeared before me, the undersigned Notary Public, in and for said County of ___ of the State of Utah, who after being duly sworn, acknowledged to me that He is the ___ of a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: ___ NOTARY PUBLIC RESIDING IN ___ COUNTY.

HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 1 AMENDMENT 1

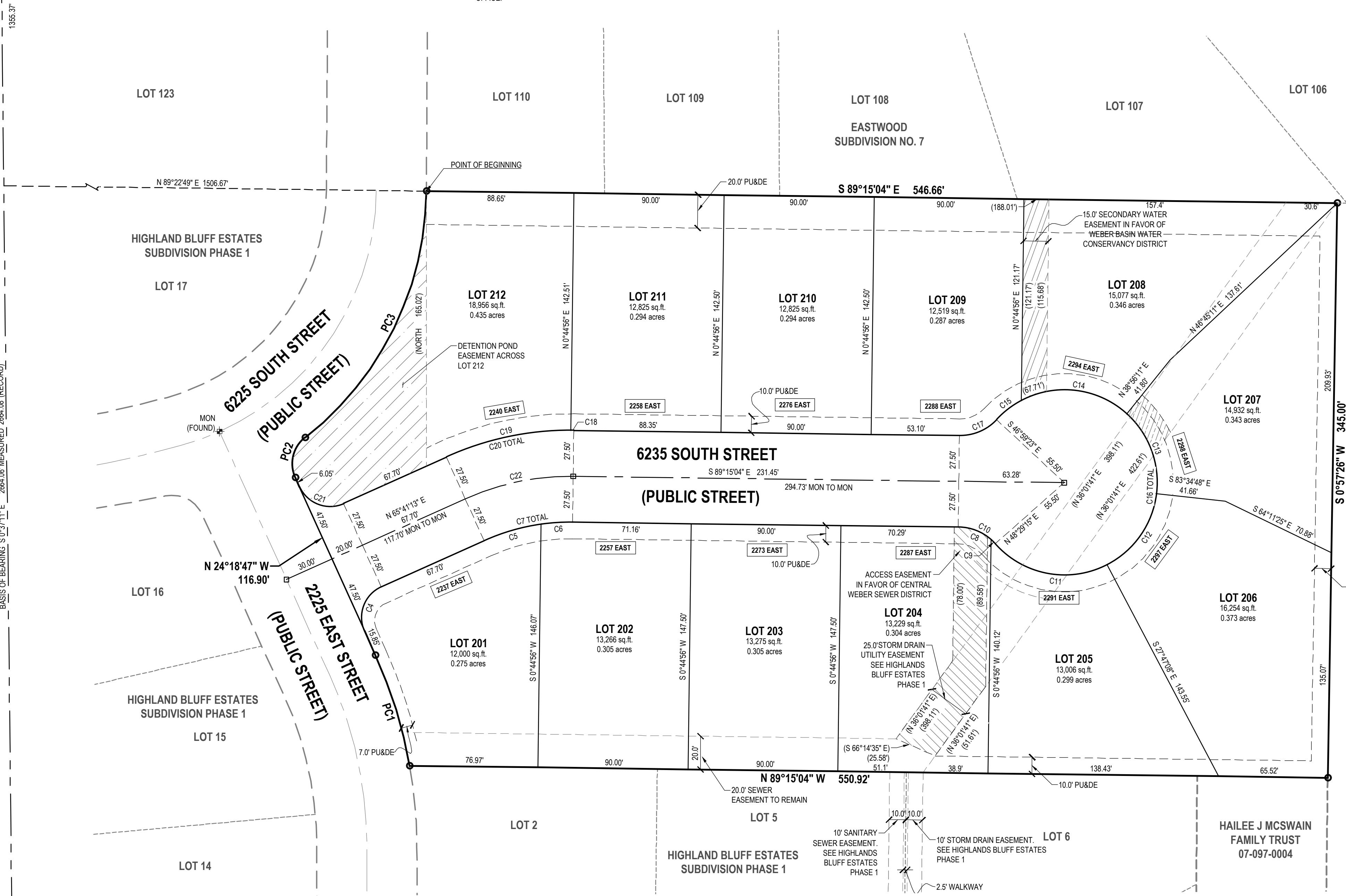
LOCATED IN THE SOUTHWEST CORNER OF SECTION 23 TOWNSHIP 5 NORTH RANGE 1 WEST SALT LAKE BASE & MERIDIAN WEBER COUNTY, UTAH

WEBER COUNTY RECORDER ENTRY NO. ___ PAID ___ FILED FOR RECORD AND RECORDED THIS DAY OF ___ AT PAGE ___ OF OFFICIAL RECORDS SHEET 1 OF 1 PROJECT NUMBER: 9455 MANAGER: C PRESTON DRAWN BY: JMCSS CHECKED BY: T.WILLIAMS DATE: 5/5/2021 WEBER COUNTY RECORDER BY DEPUTY RECORDER

Table with 5 columns: CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD. Contains curve data for PC1 through C22.

LEGEND defining symbols for SECTION CORNER, PROPOSED STREET MONUMENT, PROPERTY LINE, ROAD CENTERLINE, SECTION LINE, EASEMENT, SECONDARY WATER EASEMENT, ACCESS EASEMENT, DETENTION POND EASEMENT, SNOW STORAGE EASEMENT.

HORIZONTAL GRAPHIC SCALE showing 0 to 80 feet increments. Includes developer information: MOORE HOMES, 9691 S GRANITE WOODS CIRCLE, SANDY, UTAH.



SOUTHWEST CORNER SECTION 23, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.M. (FOUND 3" WEBER COUNTY BRASS CAP MONUMENT PER WEBER COUNTY SURVEY TIE SHEETS, FOUND IN GOOD CONDITION)

ENSIGN logo and contact information for LAYTON, SALT LAKE CITY, TOOLE, CEDAR CITY, RICHFIELD.

WEBER COUNTY SURVEYOR THEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. APPROVED THIS ___ DAY OF ___, 20__ BY THE WEBER COUNTY SURVEYOR.

COUNTY ATTORNEY'S APPROVAL APPROVED THIS ___ DAY OF ___, 20__ BY THE WEBER COUNTY ATTORNEY.

PLANNING COMMISSION APPROVAL APPROVED THIS ___ DAY OF ___, 20__ BY THE COUNTY PLANNING COMMISSION APPROVAL.

COUNTY ENGINEER'S APPROVAL APPROVED THIS ___ DAY OF ___, 20__ BY THE WEBER COUNTY ENGINEER.

COUNTY COUNCIL APPROVAL APPROVED THIS ___ DAY OF ___, 20__ BY THE WEBER COUNTY COUNCIL.

WEBER COUNTY RECORDER ENTRY NO. ___ PAID ___ FILED FOR RECORD AND RECORDED THIS DAY OF ___ AT PAGE ___ OF OFFICIAL RECORDS SHEET 1 OF 1 PROJECT NUMBER: 9455 MANAGER: C PRESTON DRAWN BY: JMCSS CHECKED BY: T.WILLIAMS DATE: 5/5/2021 WEBER COUNTY RECORDER BY DEPUTY RECORDER