## **GENERAL NOTES:** HIGHLANDS BLUFF ESTATES SUBDIVISION PHASE 1 AMENDMENT 1 SURVEYOR'S CERTIFICATE 1. PROPERTY IS ZONED R-1-12. do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. A. FRONT YARD SETBACK IS 30' **AMENDING PORTION OF LOT 1** as prescribed under laws of the State of Utah in accordance with Title 58 Chapter 22. B. REAR YARD SETBACK IS 30' Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that by authority of the Owners, I have made a C. SIDE YARD SETBACK IS 10' MINIMUM. TOTAL 24' 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 LOCATED IN THE SOUTHWEST CORNER OF SECTION 23 D. CORNER LOT SIDE YARD SETBACK IS 20' HIGHLANDS BLUFF ESTATES PHASE 1 AMENDMENT 1 **TOWNSHIP 5 NORTH, RANGE 1 WEST** 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 2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT meet frontage width and area re-quirements of the applicable zoning ordinances. SALT LAKE BASE AND MERIDIAN AND 10' REAR UNLESS OTHERWISE NOTED HEREON. WEBER COUNTY, UTAH **GENERAL NOTES: APRIL 2020** PLAT NARRATIVE 1. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR 2. 5/8" x 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT The purpose of this plat is to subdivide Lot 1, Highland Bluff Estates Subdivision Phase 1 into lots and streets. WEST QUARTER CORNER CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB. EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN SECTION 23, TOWNSHIP 5 NORTH, THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY BOUNDARY DESCRIPTION RANGE 1 WEST, S.L.B.&M. OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS 3. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE UNION PACIFIC RAIL ROAD (FOUND 3" WEBER COUNTY BRASS CAP IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL MONUMENT PER WEBER COUNTY RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF A parcel of land, situate in the Southwest Quarter of Section 23, Township 5 North, Range 1 West, Salt Lake Base and Meridian, said SURVEY TIE SHEETS. FOUND IN GOOD AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE ANY EXISTING MONUMENTS. parcel also located in Weber County, Utah. Being more particularly described as follows: CONDITION) THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT Beginning at the Southwest corner of Lot 110, Eastwood Subdivision No. 7, said point being South 00°37'11" East 1355.37 feet along 4. FOR LOTS LARGER THAN 0.25 ACRES, SECONDARY WATER HAS BEEN ALLOCATED TO OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT the section line and North 89°22'49" East 1506.67 feet from the West Quarter Corner of said Section 23 and running thence: PARCELS BASED ON AN ANTICIPATED HARDSCAPE AREA OF 0.11 ACRES AND THAT 2/3 OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED South 89°15'04" East 546.66 feet along the South line of said Eastwood Subdivision No. 7; WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF OF THE REMAINING LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES thence South 00°57'26" West 345.00 feet; IN THE P.U.E. IN ADDITION, ANY FENCES LOCATED ON LOT 204 THAT BLOCKS THE IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT thence North 89°15'04" West 550.92 feet to the easterly right-of-way line of 2225 East Street; IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY ACCESS EASEMENT MUST INCLUDE A 12' WIDE ACCESS GATE TO ALLOW FOR 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 5. A GEOTECHNICAL STUDY IS AVAILABLE FOR REVIEW IN THE WEBER COUNTY PLANNING 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°48'00" East 24.69 feet with a central angle of 76°13'33") to the southerly right-of-way line of 6225 thence Northeasterly 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. **CURVE TABLE LOT 75** CURVE RADIUS LENGTH DELTA BEARING CHORD LOT 106 Contains: 199,850 square feet or 4.588 acres and 12 lots and 1 parcel. LOT 123 LOT 109 PC1 | 280.00' | 69.65' | 14°15'07" | N17°11'13"W | 69.47' **LOT 107** PC2 | 20.00' | 26.61' | 76°13'41" | N13°48'03"E | 24.69' **EASTWOOD EASTWOOD SUBDIVISION NO 5** PC3 | 190.00' | 170.63' | 51°27'11" | N26°11'11"E **SUBDIVISION NO. 7** C4 | 20.00' | 31.42' | 90°00'00" | S20°41'13"W | 28.28' POINT OF BEGINNING C5 | 125.00' | 35.76' | 16°23'32" | \$73°52'59"W | 35.64' ∕-- 20.0' PU&DE \_\_\_\_\_\_ S 89°15'04" E 546.66' C6 | 125.00' | 18.91' | 8°40'11" | S86°24'50"W | 18.90' C7 | 125.00' | 54.67' | 25°03'43" | S78°13'05"W | 54.24' -15.0' SECONDARY WATER EASEMENT IN FAVOR OF C8 | 30.00' | 21.50' | 41°03'38" | N68°43'15"W | 21.04' WEBER BASIN WATER — HIGHLAND BLUFF ESTATES CONSERVANCY DISTRICT C9 30.00' 3.50' 6°40'41" N44°51'06"W Trent R. Williams, PLS **SUBDIVISION PHASE 1** License no. 8034679 C10 | 30.00' | 25.00' | 47°44'19" | N65°22'55"W | 24.28' C11 | 55.50' | 73.62' | 76°00'08" | S79°30'49"E | 68.34' **LOT 17** C12 | 55.50' | 54.00' | 55°45'03" | N34°36'35"E | 51.90' **LOT 210 LOT 209** MON (FOUND) 0.346 acres 18,956 sq.ft. 12,825 sq.ft. 12,825 sq.ft. 12,519 sq.ft. C13 | 55.50' | 52.76' | 54°28'09" | N20°30'01"W | 50.80' 0.435 acres 0.294 acres 0.294 acres 0.287 acres C14 | 55.50' | 67.71' | 69°53'48" | N82°41'00"W | 63.58' **DETENTION POND** OWNER'S DEDICATION C15 | 55.50' | 18.75' | 19°21'29" | S52°41'22"W | 18.66' **EASEMENT ACROSS** We(I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets C16 | 55.50' | 266.84' | 275°28'38" | N0°44'56"E | 74.65' (private streets/private right-of-way's) as shown hereon and name said tract: C17 | 30.00' | 25.00' | 47°44'19" | N66°52'47"E | 24.28' HIGHLANDS BLUFF ESTATES -10.0' PU&DE LOT 207 **COLTON B. AND** 2276 EAST C18 | 180.00' | 1.65' | 0°31'32" | N89°30'50"W | 2258 EAST 2288 EAST 14,932 sq.ft. HAILEE JO MCSWAIN **SUBDIVISION PHASE 1 AMENDMENT 1** C19 | 180.00' | 77.08' | 24°32'11" | S77°57'18"W 88.35' 90.00' 07-097-0028 C20 | 180.00' | 78.73' | 25°03'43" | S78°13'05"W | 78.11' 6235 SOUTH STREET C21 | 20.00' | 31.42' | 90°00'00" | S69°18'47"E | 28.28' In witness whereof We(I) have hereto set our hands(s) this \_\_\_\_\_ day of \_\_ S 89°15'04" E 231.45' C22 | 152.50' | 66.71' | 25°03'43" | S78°13'05"W | 66.18' 63.28' (PUBLIC STREET) By: Randy Moore Moore Homes LC 70% ETAL 2257 EAST 2273 EAST 2287 EAST LEGEND 10.0' PU&DE~ N 24°18'47" W— By: Ken Rindlesbach ACCESS EASEMENT -116.90' IN FAVOR OF CENTRAL Celebrity Construction Inc. 30% ETAL SECTION CORNER -10.0' PU&DE 2291 EAST WEBER SEWER DISTRICT **LOT 206** PROPOSED STREET MONUMENT 16,254 sq.ft. ENSIGN ENG. LOT 204 0.373 acres 13,229 sq.ft. SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP **LOT 202 LOT 203** OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." 0.304 acres 13,266 sq.ft. LOT 201 13,275 sq.ft. 25.0'STORM DRAIN-0.305 acres 0.305 acres 12,000 sq.ft. UTILITY EASEMENT PROPERTY LINE **LOT 205** 0.275 acres SEE HIGHLANDS 13,006 sq.ft. BLUFF ESTATES ----- ROAD CENTERLINE 0.299 acres PHASE 1 **HIGHLAND BLUFF ESTATES SUBDIVISION PHASE 1** LIMITED LIABILITY COMPANY ACKNOWLEDGMENT SECONDARY WATER EASEMENT **LOT 15** STATE OF UTAH (S 66°14'35" E) 7.0' PU&DE County of Davis ACCESS EASEMENT (25.58')76.97' HAILEE J MCSWAIN 138.43' 65.52' \_\_\_\_\_\_\_ DETENTION POND EASEMENT **FAMILY TRUST** N 89°15'04" W 550.92' ─10.0' PU&DE 07-097-0003 sworn, acknowledged to me that He is the \_ a Limited Liability Company and that He signed the Owner's SNOW STORAGE EASEMENT EASEMENT TO REMAIN 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. LOT 5 LOT 2 HAILEE J MCSWAIN 10' SANITARY -10' STORM DRAIN EASEMENT. LOT 6 **FAMILY TRUST** MY COMMISSION EXPIRES SEWER EASEMENT. SEE HIGHLANDS BLUFF ESTATES HIGHLAND BLUFF ESTATES SEE HIGHLANDS 07-097-0004 RESIDING IN **BLUFF ESTATES SUBDIVISION PHASE 1** NOTARY PUBLIC PHASE 1 HIGHLANDS BLUFF ESTATES **SUBDIVISION PHASE 1 AMENDMENT 1** HORIZONTAL GRAPHIC SCALE <u>DEVELOPER</u> LOCATED IN THE SOUTHWEST CORNER OF MOORE HOMES **SECTION 23** WEBER COUNTY RECORDER 9691 S GRANITE WOODS CIRCLE TOWNSHIP 5 NORTH RANGE 1 WEST SALT LAKE BASE & MERIDIAN SANDY, UTAH HORZ: 1 inch = 40 ft. WEBER COUNTY, UTAH FILED FOR RECORD AND RECORDED THIS DAY OF , 20 , AT IN BOOK OF OFFICIAL RECORDS WEBER COUNTY SURVEYOR SHEET 1 OF 1 PLANNING COMMISSION APPROVAL COUNTY COUNCIL APPROVAL **COUNTY ATTORNEY'S APPROVAL** COUNTY ENGINEER'S APPROVAL REVIED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE PROJECT NUMBER: 9455 Phone: 801.255.0529 919 North 400 West HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER SOUTHWEST CORNER MANAGER: C.PRESTON COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR APPROVED THIS APPROVED THIS SECTION 23, TOWNSHIP 5 NORTH, Phone: 435.843.3590 BY THE WEBER COUNTY COUNCIL Phone: 801.547.1100 WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITES AND/OR BY THE WEBER COUNTY ATTORNEY. BY THE COUNTY PLANNING COMMISSION APPROVAL BY THE WEBER COUNTY ENGINEER **CEDAR CITY** Phone: 435.865.1453 RANGE 1 WEST, S.L.B.&M. |ENSIGN DRAWN BY: J.MOSS Fax: 801.593.6315 LIABILITIES ASSOCIATED THEREWITH. ((FOUND 3" WEBER COUNTY BRASS CAP WEBER COUNTY RECORDER RICHFIELD Phone: 435.896.2983 SIGNED THIS DAY OF CHECKED BY : T.WILLIAMS MONUMENT PER WEBER COUNTY SURVEY TIE SHEETS. FOUND IN GOOD WWW.ENSIGNENG.COM DATE: 5/5/2021 COUNTY RECORDER DEPUTY RECORDER WEBER COUNTY ATTORNEY CHAIRMAN, WEBER COUNTY PLANNING COMMISSION WEBER COUNTY ENGINEER CITY MAYOR WEBER COUNTY SURVEYOR WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)