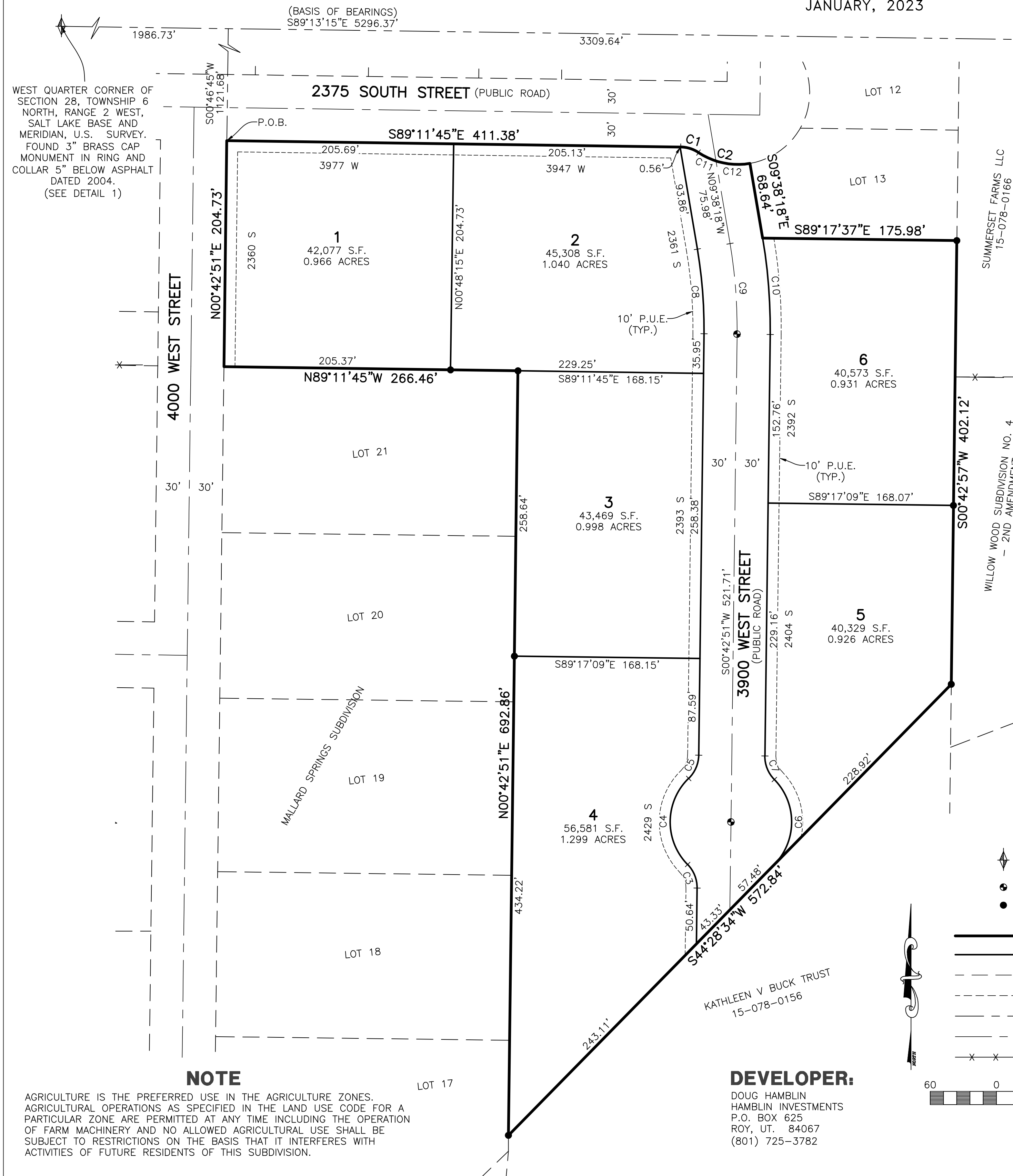


# CAMERON POINTE SUBDIVISION

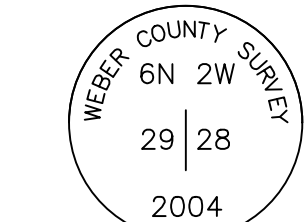
PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
JANUARY, 2023



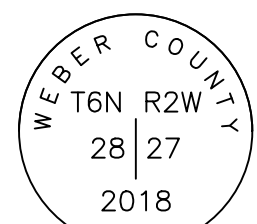
EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 3" BRASS CAP MONUMENT IN 8" CONCRETE COLUMN 6" BELOW GROUND DATED 2018 IN GOOD CONDITION (SEE DETAIL 2)

PERMANENT STREET MONUMENTS SHALL BE ACCURATELY SET AT POINTS NECESSARY TO ESTABLISH ALL LINES OF THE STREET. CENTERLINE MONUMENTS SHALL BE NOTED ON THE FINAL PLAT. WCO 106-4-27 & WCO 106-1-8.20(A)(1)(3) \*WHEN STREET MONUMENTS ARE REQUIRED, SEND "SUBDIVISION MONUMENTATION LETTER" TO DEVELOPER OF SUBDIVISION TO NOTIFY OF THE MIA AND ITS ASSOCIATED COSTS.

PLEASE NOTE: DOCUMENTS FOR THE MONUMENT IMPROVEMENT AGREEMENT NEED TO BE SIGNED AND NOTARIZED ALONG WITH THE MIA FEE BEFORE THE PLAT WILL BE SIGNED.



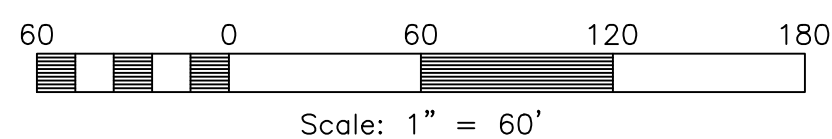
MONUMENT DETAIL 1 (NOT TO SCALE)



MONUMENT DETAIL 2 (NOT TO SCALE)

### LEGEND

- = SECTION CORNER
- = CENTERLINE MONUMENT
- = SET 5/8" x 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE



### DEVELOPER:

DOUG HAMBLIN  
HAMBLIN INVESTMENTS  
P.O. BOX 625  
ROY, UT. 84067  
(801) 725-3782

### NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE 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 RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.



VICINITY MAP

NOT TO SCALE

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION 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\".

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL REAR LOT CORNERS WERE SET WITH A 5/8" x 24" 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. THE BOUNDARY WAS DETERMINED BY DEED AND EXISTING SUBDIVISIONS BY RETRACING FOUND SECTION CORNERS AS SHOWN HEREON.

### BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 2375 SOUTH STREET, SAID POINT BEING S89°13'15" 1986.73 FEET AND S00°46'45"W 1121.68 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 28 (WEST QUARTER CORNER BEING N89°13'15"W 5296.37 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 28); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S89°11'45"E 411.38 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 17.09 FEET, A DELTA ANGLE OF 32°38'16", A CHORD BEARING OF S72°52'37"E, AND A CHORD LENGTH OF 16.86 FEET; AND (3) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 48.87 FEET, A DELTA ANGLE OF 43°04'50", A CHORD BEARING OF S78°05'55"E, AND A CHORD LENGTH OF 47.73 FEET TO THE WESTERLY LINE OF LOT 13 OF CAMERON VILLAGE CLUSTER; THENCE S09°38'18"E 68.64 FEET TO THE SOUTHERLY LINE OF SAID LOT 13; THENCE S89°17'37"E ALONG SAID SOUTHERLY LINE, 175.98 FEET; THENCE S00°42'57"W 402.12 FEET; THENCE S44°28'34"W 572.84 FEET TO THE EASTERLY LINE OF MALLARD SPRINGS SUBDIVISION; THENCE N00°42'51"E ALONG SAID EASTERLY LINE, 692.86 FEET TO THE NORTHERLY LINE OF LOT 21 OF SAID SUBDIVISION; THENCE N89°11'45"W ALONG SAID NORTHERLY LINE, 266.46 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 4000 WEST STREET; THENCE N00°42'51"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 204.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 312,614 SQUARE FEET OR 7.177 ACRES MORE OR LESS.

### TAYLOR WEST WEBER WATER DISTRICT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE TAYLOR WEST WEBER WATER DISTRICT.

TAYLOR WEST WEBER WATER DISTRICT

### WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

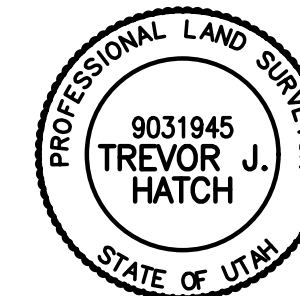
WEBER COUNTY ATTORNEY

### 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 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 POINTE 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 POINTE 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 AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND STORM DRAIN EASEMENTS, 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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

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

HAMBLIN INVESTMENTS INC

NAME/TITLE

### 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 OF SAID CORPORATION AND THAT THEY SIGNED AND ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	30.00'	17.09'	16.86'	8.78'	S72°52'37"E	32°38'16"
C2	65.00'	48.87'	47.73'	25.66'	S78°05'55"E	43°04'50"
C3	30.00'	23.61'	23.01'	12.46'	N21°50'07"W	45°05'57"
C4	55.00'	86.58'	77.92'	55.19'	N00°42'51"E	90°11'54"
C5	30.00'	23.61'	23.01'	12.46'	N23°15'49"E	45°05'57"
C6	55.00'	85.30'	77.00'	53.92'	N00°02'44"E	88°51'40"
C7	30.00'	23.61'	23.01'	12.46'	N21°50'07"W	45°05'57"
C8	425.62'	76.90'	76.80'	38.56'	N04°27'44"W	10°21'09"
C9	455.62'	82.32'	82.21'	41.27'	N04°27'44"W	10°21'09"
C10	485.62'	87.74'	87.63'	43.99'	N04°27'44"W	10°21'09"
C11	65.00'	17.69'	17.64'	8.90'	S64°21'19"E	15°35'39"
C12	65.00'	31.18'	30.88'	15.90'	S85°53'44"E	27°29'11"

### Project Info.

Surveyor: T. HATCH  
Designer: N. ANDERSON  
Begin Date: 12-11-18  
Name: CAMERON POINTE SUBDIVISION  
Number: 3442-A48  
Revision: 1"  
Scale: 1"=60'  
Checked:



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

### WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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.

WEBER COUNTY ENGINEER

### WEBER COUNTY COMMISSION ACCEPTANCE

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, 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 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.

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

WEBER COUNTY SURVEYOR

RECORD OF SURVEY # \_\_\_\_\_