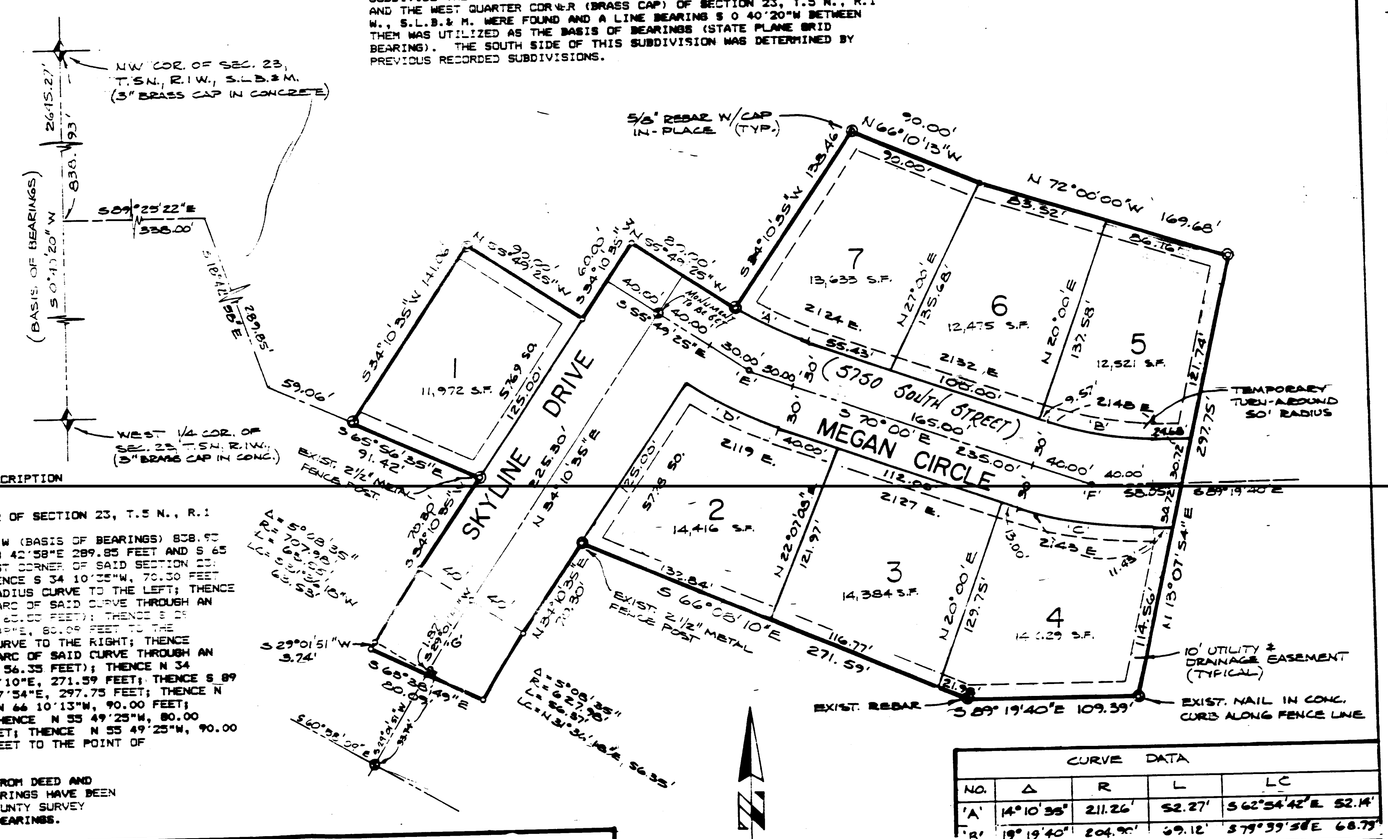
33-95

HIGHLAND COVE ESTATES SUBDIVISION

A PART OF THE NW. 1/4 OF SEC. 23, T.5N., R.1W., S.L.B.&M.
WEBER COUNTY, UTAH

NARRATIVE

THIS SURVEY WAS REQUESTED BY SCOTT WATERFALL IN ORDER TO SUBDIVIDE THE PARCEL INTO LOTS. THE NORTHWEST CORNER (BRASS CAP) AND THE WEST QUARTER CORNER (BRASS CAP) OF SECTION 23, T.5 N., R.1 W., S.L.B.& M. WERE FOUND AND A LINE BEARING S 0 40'20"W BETWEEN THEM WAS UTILIZED AS THE BASIS OF BEARINGS (STATE PLANE GRID BEARING). THE SOUTH SIDE OF THIS SUBDIVISION WAS DETERMINED BY PREVIOUS RECORDED SUBDIVISIONS.



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 23, T.5 N., R.1 W., S.L.B.& M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S 0 40'20"W (BASIS OF BEARINGS) 828.93 FEET, S 89 25'22"E 338.00 FEET, S 18 42'58"E 289.85 FEET AND S 65 59'32"E 59.06 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S 65 56'35"E, 91.42 FEET; THENCE S 34 10'35"W, 70.30 FEET TO THE BEGINNING OF A 707.98 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 60.59 FEET ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 5 08'35" (LC=S 31 36'18"W, 60.56 FEET); THENCE S 29 01'51"W, 3.74 FEET; THENCE S 60 58'49"E, 60.09 FEET TO THE BEGINNING OF A 627.98 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 56.37 FEET ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 5 08'35" (LC=N 31 36'18"E, 56.35 FEET); THENCE N 34 10'35"E, 70.30 FEET; THENCE S 66 08'10"E, 271.59 FEET; THENCE S 89 19'40"E, 109.39 FEET; THENCE N 13 07'54"E, 297.75 FEET; THENCE N 72 00'00"W, 169.68 FEET; THENCE N 66 10'13"W, 90.00 FEET; THENCE S 34 10'35"W, 138.46 FEET; THENCE N 55 49'25"W, 80.00 FEET; THENCE S 34 10'35"W, 60.00 FEET; THENCE N 55 49'25"W, 90.00 FEET; THENCE S 34 10'35"W, 141.06 FEET TO THE POINT OF BEGINNING. CONTAINS 3.18 ACRES.

NOTE: BEARING IN PARENTHESIS ARE FROM DEED AND SUBDIVISION PLATS AS RECORDED. BEARINGS HAVE BEEN ROTATED TO REFLECT CURRENT WEBER COUNTY SURVEY RECORDS, USING U.S. GEODETIC GRID BEARINGS.

CURVE DATA				
NO.	Δ	R	L	LC
'A'	14°10'35"	211.26'	52.27'	S 62°54'42"E 52.14'
'B'	19°19'40"	204.90'	69.12'	S 79°39'50"E 68.79'
'C'	19°19'40"	264.90	89.34'	S 79°39'50"E 88.94
'D'	14°10'35"	271.26'	67.12'	S 62°54'42"E 66.95
'E'	14°10'35"	241.26'	59.69'	S 62°54'42"E 59.54
'F'	19°19'40"	234.90'	79.24'	S 79°39'50"E 78.86
'G'	5°08'35"	667.98'	59.96'	N 31°36'18"E 59.94

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF HIGHLAND COVE ESTATES 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 A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 1 DAY OF AUGUST, 1991.

3492
UTAH LICENSE NUMBER

SIGNATURE

JOHN P. REEVE
3492
STATE OF UTAH
LICENSED LAND SURVEYOR

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT HIGHLAND COVE ESTATES SUBDIVISION, AND HEREBY DEDICATE, GRANT, AND CONVEY TO WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO WEBER COUNTY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY WEBER COUNTY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF WEBER COUNTY ORDINANCES.

SIGNED THIS 7 DAY OF February, 1991.

Scott Waterfall

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Weber } ss.

ON THE 7th DAY OF February, 1992, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Scott Waterfall (1) SIGNER(S) 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.

April 2, 1994
COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss.

ON THE _____ DAY OF _____, 19____, PERSONALLY APPEARED BEFORE ME _____ AND, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ 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

RE
REEVE ENGINEERING CO.
CIVIL AND ENVIRONMENTAL ENGINEERING
LAND PLANNING AND SITE DESIGN
LAND SURVEYING
OGDEN, UTAH

WEBER COUNTY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE WEBER COUNTY COMMISSION OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED 12th DAY OF February 1992.

Mark R. Gibson

WEBER COUNTY PLANNING COMMISSION

APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 10 DAY OF July, 1991.

CHAIRMAN

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE AND IN COMPLIANCE WITH THE REQUIREMENTS OF WEBER COUNTY ORDINANCES. SIGNED THIS 31st DAY OF January, 1992.

WEBER COUNTY SURVEYOR STATE OF UTAH

WEBER COUNTY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE COMMISSION OF WEBER COUNTY, UTAH, THIS 11TH DAY OF MARCH, 1991.

ATTEST: Brenda Hickson
TITLE: Asst. Clerk

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE COMMISSION OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 11 DAY OF February, 1991.

WEBER COUNTY RECORDER

ENTRY NO. 1170153 FEE PAID $23.00 FILED FOR RECORD AND RECORDED MAR 11, 1992, AT 4:18 PM IN BOOK 38 OF OFFICIAL RECORDS, PAGE 75. RECORDED FOR R. SCOTT WATERFALL

DOUG CROFTS
WEBER COUNTY RECORDER
BY: Julie Brunkes
DEPUTY

33-95

DRAWING NUMBER 001387

RECEIVED
JUL 16 1992
Weber County Surveyor

001387