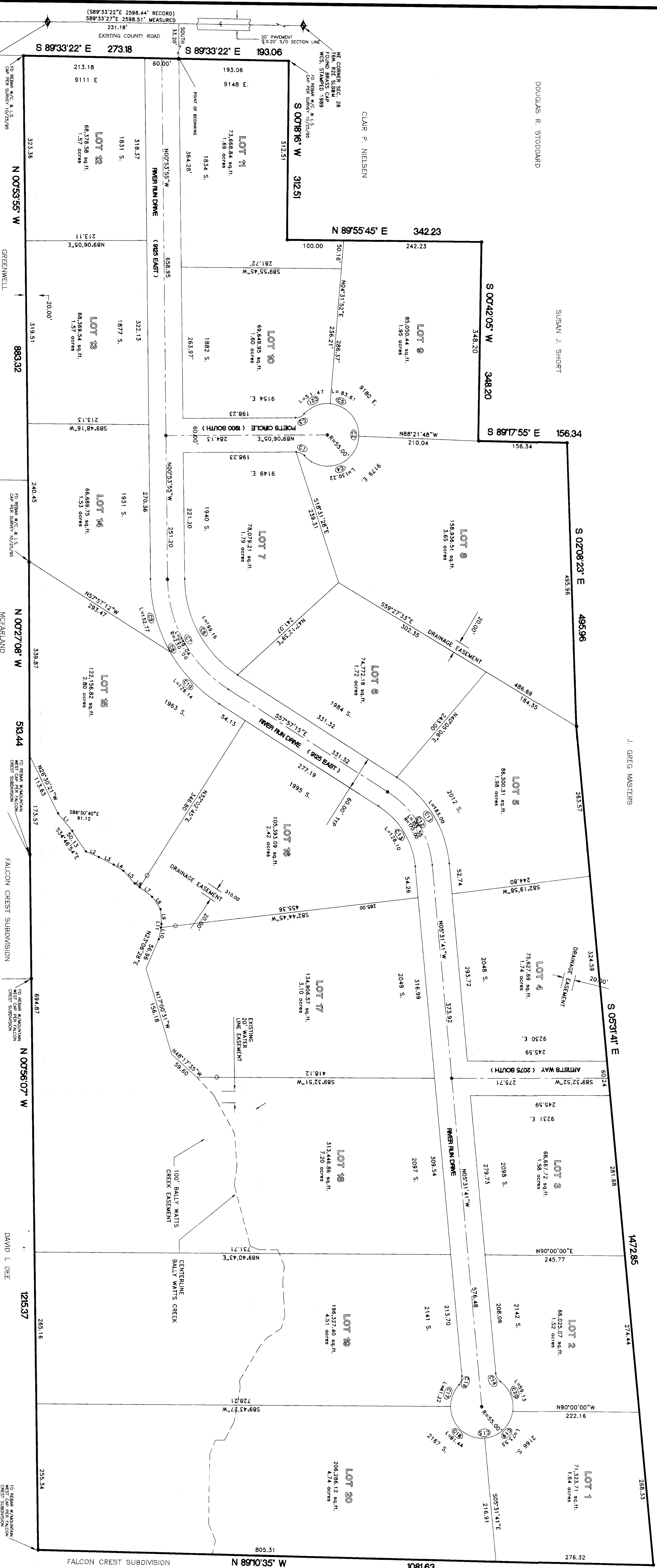


**MONASTERY COVE SUBDIVISION**  
PHASE I  
PART OF THE NORTH 1/2 OF SECTION 28  
T8N, R2E, S18&M, U.S. SURVEY  
WEBER COUNTY, UTAH  
MAY 1999



**DEVELOPER**  
BALDY WATTS DEVELOPMENT, L.C.  
P.O. BOX 467  
MOUNTAIN VIEW, UTAH 84050  
(801) 741-0800

**NARRATIVE**

THIS SURVEY AND SUBDIVISION PLAT WERE COMPLETED BY SUBDIVISION ENGINEER JOHN HERRBY, P.E., AND REGISTERED LAND SURVEYOR DAVID L. DICE, P.E., ON MAY 11, 1999. THE ADJOINING FALCON CREST SUBDIVISION PLAT AND RECORDS IN 8756 (BOOK 100, PAGE 10) ARE REFERRED TO BY THIS SUBDIVISION PLAT TO ASSIST IN ESTABLISHING THE SUBDIVISION BOUNDARIES.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	TANGENT	BEARING	CHORD
C1	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C2	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C3	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C4	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C5	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C6	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C7	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C8	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C9	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C10	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C11	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C12	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C13	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C14	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C15	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C16	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C17	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C18	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C19	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C20	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93
C21	18.92	50.00	481.12°	8.94	N86°44'14.74" W	18.93

**NOTES**

1. READ AND FOLLOW PLAT'S SURVEY MAPS.  
2. STANDARD ENGINEERING CONVENTIONS SHALL APPLY UNLESS OTHERWISE NOTED.  
3. IF PUBLIC UTILITY FACILITIES ARE ENCOUNTERED, THE SURVEYOR SHALL BE NOTIFIED IMMEDIATELY.  
4. LOCATION OF STREET SURVEY MONUMENTS TO BE SET BY THE SURVEYOR SHALL BE AS SHOWN ON THE PLAT.  
5. BOUNDARY CORNER LOCATIONS ALONG CENTERLINE OF BALDY WATTS DRIVE - "NOT SET".  
6. MONASTERY COVE SET IN LOT 10, LINE 30.  
7. READ AND FOLLOW PLAT'S SURVEY MAPS.  
(OWNER ENCL. IS 134270)

**ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF WEBER } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, \_\_\_\_\_, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED SAID CORPORATION EXECUTED THE SAME.

**ACKNOWLEDGEMENT**

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**OWNERS DEDICATION**

MONASTERY COVE SUBDIVISION, PHASE I

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEBER COUNTY, UTAH, ALL THREE PAVED OR UNPAVED PORTIONS OF SAID TRACT OF LAND DESCRIBED AS STREETS THE SAME TO BE USED AS PUBLIC HIGHWAYS AND UNDER THE LANDS BEING COMPLETED ON THE PLAT A RESERVATION OF WATER RIGHTS AND FACILITIES, RESERVATION CANALS AND CANAL MAINTENANCE FACILITIES, THE SAME TO BE USED FOR THE BENEFIT OF THE PUBLIC AND FOR THE BENEFIT OF THE RESIDENTS OF SAID SUBDIVISION, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SAID FACILITIES.

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**SURVEYORS CERTIFICATE**

I, KEN E. GARDNER, DO HEREBY CERTIFY THAT I AM REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 184270 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HAVE EXAMINED THE RECORDS OF THE COUNTY OF WEBER, UTAH, AND HAVE FOUND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO REPRODUCE OR REESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND OF EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLETES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATIONS OF WEBER COUNTY.

**BOUNDARY DESCRIPTION**

COURSES	COURSES
S 89°33'22" E 143.85 FT.	ALONG COUNTY E.O.M.; THENCE:
S 02°08'23" E 483.96 FT.	S 02°08'23" E 483.96 FT.
S 05°31'41" E 503.41 FT.	S 05°31'41" E 503.41 FT.
S 89°33'22" W 325.1 FT.	S 89°33'22" W 325.1 FT.
S 02°08'23" E 483.96 FT.	S 02°08'23" E 483.96 FT.
S 05°31'41" E 503.41 FT.	S 05°31'41" E 503.41 FT.
N 89°55'45" E 342.23 FT.	N 89°55'45" E 342.23 FT.
N 02°58'07" W 1215.37 FT.	ALONG EAST BOUNDARY OF FALCON CREST SUBDIVISION; THENCE:
N 02°27'08" W 513.44 FT.	ALONG EAST BOUNDARY OF MCKEANVILLE; THENCE:
S 89°33'22" E 273.18 FT.	ALONG COUNTY E.O.M. TO POINT OF BEGINNING.
S 89°33'22" E 273.18 FT.	ALONG COUNTY E.O.M. TO POINT OF BEGINNING.

**OWNERS DEDICATION**

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**ACKNOWLEDGEMENT**

STATE OF UTAH }  
COUNTY OF WEBER } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, \_\_\_\_\_, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED SAID CORPORATION EXECUTED THE SAME.

**WEBER COUNTY EAST HUNTSMILL TOWNSHIP PLANNING COMMISSION APPROVAL**

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN APPLICABLE HERETO AND NOW IN FORCE AND EFFECT. I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS COMMISSIONED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

CHAIRMAN, WEBER COUNTY EAST HUNTSMILL TOWNSHIP PLANNING COMMISSION

**WEBER COUNTY SURVEYOR**

I HEREBY CERTIFY THAT I HAVE INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND THAT THE INFORMATION SHOWN THEREON IS SUFFICIENT TO REPRODUCE OR REESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND OF EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLETES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATIONS OF WEBER COUNTY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

SIGNATURE

**WEBER COUNTY COMMISSION ACCEPTANCE**

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE LOCATION OF STREETS AND OTHER INFORMATION SHOWN THEREON IS SUFFICIENT TO REPRODUCE OR REESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND OF EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLETES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION AND ZONING ORDINANCE REGULATIONS OF WEBER COUNTY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

CHAIRMAN, WEBER COUNTY COMMISSION

**ACKNOWLEDGEMENT**

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**WEBER COUNTY RECORDER**

5150 SOUTH WASHINGTON BLVD.  
MOUNTAIN VIEW, UTAH 84050  
(801) 749-0202

RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
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**WEBER COUNTY RECORDER**

5150 SOUTH WASHINGTON BLVD.  
MOUNTAIN VIEW, UTAH 84050  
(801) 749-0202

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