

Hidden Haven Estates Subdivision

PART OF THE NORTHEAST QUARTER OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 1, T.6N., R.1E., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
MARCH, 2006

003650

Boundary Description

A PART OF NORTHWEST QUARTER OF SECTION 1 AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT LYING S89°09'29"E A DISTANCE OF 1366.94 FEET AND S00°50'31"W A DISTANCE OF 23.23' FROM THE NORTH QUARTER CORNER SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S21°44'00"E 0.57 FEET; THENCE S89°43'58"E 270.39 FEET; THENCE S00°16'02"W 266.67 FEET; THENCE N89°43'58"W 12.65 FEET TO THE WEST LINE OF LOT 15 OF MINNIE CREEK ESTATES; THENCE S21°44'00"E ALONG SAID WEST LINE 287.64 FEET TO THE NORTH RIGHT OF WAY OF 1800 NORTH STREET; THENCE N89°43'58"W ALONG SAID RIGHT OF WAY 150.00 FEET TO THE BOUNDARY OF MINNIE CREEK ESTATES; THENCE ALONG SAID BOUNDARY THE FOLLOWING TEN (10) COURSES: (1) S21°44'00"E 313.33 FEET; (2) S72°12'43"E 428.51 FEET; (3) S89°05'49"E A DISTANCE OF 132.69 FEET; (4) S14°23'50"E A DISTANCE OF 116.38 FEET; (5) S86°56'47"E A DISTANCE OF 91.42 FEET; (6) N75°44'18"E A DISTANCE OF 47.74 FEET; (7) N67°01'10"E A DISTANCE OF 23.65 FEET; (8) N62°34'03"E A DISTANCE OF 39.72 FEET; (9) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 42.48', WITH A RADIUS OF 106.43', WITH A CHORD BEARING OF N41°11'11"E, WITH A CHORD LENGTH OF 42.20'; (10) N52°37'13"E A DISTANCE OF 12.56 FEET TO THE SOUTHWESTERLY BOUNDARY OF 6250 EAST STREET; THENCE S24°28'58"E A DISTANCE OF 51.56 FEET; THENCE S04°48'40"E A DISTANCE OF 284.06 FEET; THENCE S86°56'47"E A DISTANCE OF 89.39 FEET; THENCE S01°24'59"E A DISTANCE OF 87.90 FEET; THENCE S89°26'24"E A DISTANCE OF 310.78 FEET TO THE BOUNDARY OF THE USA PROPERTY; THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) S23°14'20"E A DISTANCE OF 148.26 FEET; (2) S55°03'20"E A DISTANCE OF 498.80 FEET; (3) S00°10'20"E A DISTANCE OF 135.00 FEET; AND (4) S75°43'40"W A DISTANCE OF 808.52 FEET TO THE LINE BETWEEN SECTIONS 1 AND 2; THENCE ALONG SAID SECTION LINE N00°31'41"E A DISTANCE OF 250.76 FEET; THENCE N89°44'15"W A DISTANCE OF 1183.30 FEET; THENCE N00°02'14"E A DISTANCE OF 647.17 FEET; THENCE N87°37'35"W A DISTANCE OF 134.22 FEET; THENCE N00°02'14"E A DISTANCE OF 1271.11 FEET; THENCE S89°44'29"E 51.00 FEET; TO THE POINT OF BEGINNING.

CONTAINING 42.97 ACRES

Basis of Bearings

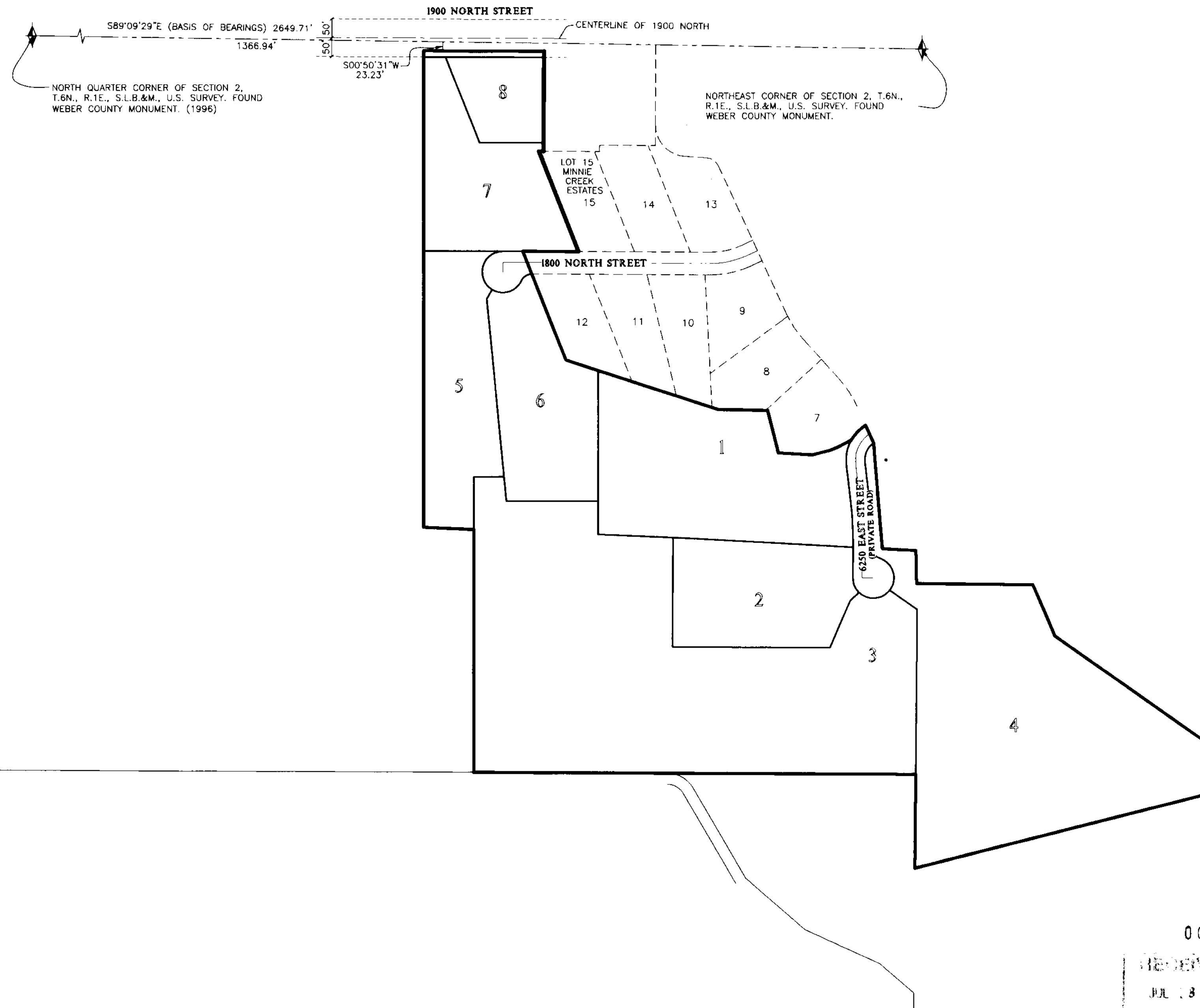
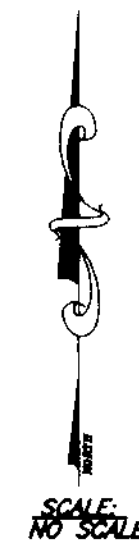
THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM SYSTEM (1983) NORTH ZONE AS DETERMINED LOCALLY BY THE LINE BETWEEN THE FOUND NORTH QUARTER CORNER AND FOUND NORTHEAST CORNER OF SECTION 2, T.6N., R.1E., S.L.B.&M., U.S. SURVEY. SHOWN HEREON AS S89°09'29"E

Narrative

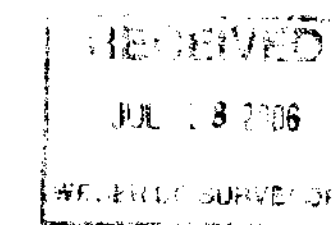
THE PURPOSE OF THIS PLAT IS TO AMEND THE SHEPARD ACRES ESTATES SUBDIVISION NO. 2 AND LOTS 16 & 17 OF MINNIE CREEK ESTATES NO. 2 INTO HIDDEN HAVEN ESTATES SUBDIVISION. THE BOUNDARY LINES WERE DETERMINED BY USING THE ORIGINAL SHEPARD ACRES ESTATES SUBDIVISION AND EXISTING PROPERTY CORNERS OF LOT 16 and 17 OF MINNIE CREEK ESTATES SUBDIVISION NO. 2 AMENDED, AND THE WEBER COUNTY RE-SURVEY OF THE USA PROPERTY SURROUNDING PINEVIEW RESERVOIR, MINNIE CREEK ESTATES NO. 2 RECORDED PLAT DID NOT AGREE WITH THE LOT CORNER MONUMENTS FOUND IN THE FIELD WITH RESPECT TO THE BASIS OF BEARING OF THE SHEPARD CREEK PLAT. THE REBAR FOUND FOR THE SOUTH WEST CORNER OF LOT 12 WAS CONSISTENT WITH THE CORRESPONDING POINT ON THE SHEPARD ACRES SUBDIVISION. BY ROTATING THE MINNIE CREEK RECORD PLAT 024581 COUNTER CLOCKWISE, THE RECORD MORE CLOSELY MATCHED THE MONUMENTS FOUND ON THE GROUND. BOUNDARY AND LOT CORNERS WERE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

Legend

- = SECTION CORNER
- = SET STREET MONUMENT
- = FOUND WITNESS CORNER
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY



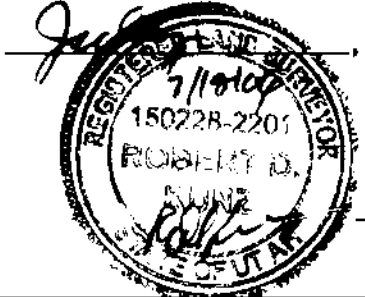
003650



Surveyor's Certificate

I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 HIDDEN HAVEN 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 SAID 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.

SIGNED THIS 18th DAY OF July, 2006



ROBERT D. KUNZ

150228
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 HIDDEN HAVEN ESTATES 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 TO DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS (PRIVATE RIGHTS-OF-WAY) AS ACCESS TO THE INDIVIDUAL LOTS, TO BE MAINTAINED BY A LOT (UNIT) OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEEES, SUCCESSOR, OR ASSIGNS AND TO DEDICATE, GRANT AND CONVEY TO THE GOVERNING AUTHORITY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____

Acknowledgment

STATE OF UTAH)ss.
COUNTY OF _____)
ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

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 THEY ARE _____ AND _____ 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

Project Info.

Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 03-23-06
Name: HIDDEN HAVEN ESTATES SUBDIVISION
Number: 4453-01
Revision: _____
Checked: _____



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.

TITLE

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____

TITLE

Weber County Surveyor

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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____

TITLE

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____

TITLE

Weber-Morgan Health Department

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS _____ DAY OF _____, 20____

TITLE

Weber County Recorder

Entry No. _____ Fee Paid _____
And Recorded _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder
Deputy.

Hidden Haven Estates Subdivision

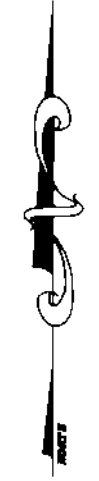
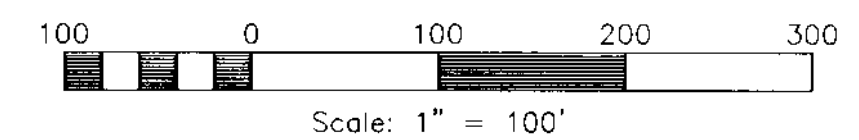
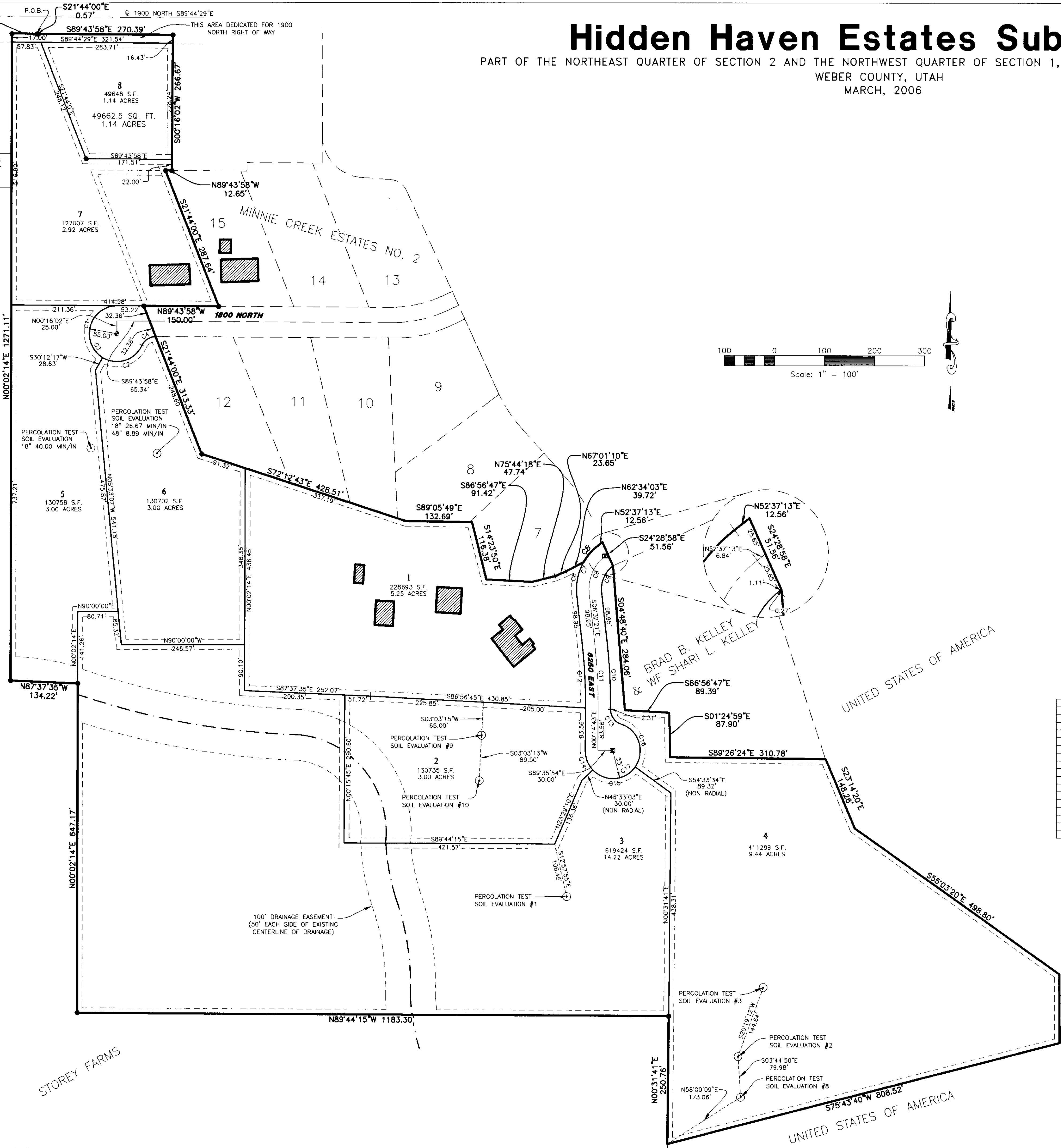
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WEBER COUNTY, UTAH
MARCH, 2006

MICHAEL JOHN HOFFMAN
& WF SUSAN HOFFMAN

ROBERT J. FULLER

DAVID E. WILSON
& MARIDENE WILSON TRUSTEES

JONE S. WELLS



Legend

- = FOUND STREET MONUMENT
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = DITCH
- = EXISTING BUILDING
- P.U.E. = PUBLIC UTILITY EASEMENT

Curve Table

| NUMBER | RADIUS | DELTA | LENGTH | TANGENT | CHORD DIR | CHD LENGTH |
|--------|----------|------------|---------|---------|-------------|------------|
| C1 | 55.00' | 149°17'19" | 143.31' | 200.28' | N15°37'23"E | 106.07' |
| C2 | 55.00' | 96°23'45" | 92.53' | 61.51' | S72°46'51"W | 82.42' |
| C3 | 55.00' | 245°41'03" | 235.84' | 85.21' | N32°34'30"W | 92.42' |
| C4 | 30.00' | 65°41'03" | 34.39' | 19.36' | N57°25'30"E | 32.54' |
| C5 | 106.43' | 22°52'03" | 42.48' | 21.53' | N41°11'11"E | 42.20' |
| C6 | 106.43' | 38°17'51" | 67.41' | 34.86' | N11°36'24"E | 66.29' |
| C7 | 106.43' | 58°09'34" | 109.89' | 60.41' | N23°02'26"E | 105.07' |
| C8 | 81.43' | 59°09'34" | 84.08' | 46.22' | N23°02'26"E | 80.39' |
| C9 | 56.43' | 59°09'34" | 58.27' | 32.03' | N23°02'26"E | 55.71' |
| C10 | 1069.07' | 06°56'27" | 129.51' | 64.83' | S03°04'07"E | 129.43' |
| C11 | 1044.07' | 06°56'27" | 126.48' | 63.32' | S03°04'07"E | 126.40' |
| C12 | 1019.07' | 06°56'27" | 123.45' | 61.80' | S03°04'07"E | 123.38' |
| C13 | 30.00' | 72°53'43" | 38.17' | 22.16' | N36°02'46"W | 35.65' |
| C14 | 55.00' | 43°51'03" | 42.09' | 22.14' | N21°31'26"W | 41.07' |
| C15 | 55.00' | 101°06'58" | 97.06' | 66.86' | S85°59'34"W | 84.95' |
| C16 | 55.00' | 107°55'43" | 103.60' | 75.60' | S18°31'46"E | 88.95' |
| C17 | 55.00' | 252°53'43" | 242.76' | 74.47' | S53°57'14"W | 88.48' |

Reeve & Associates, Inc.

4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

Project Info.

Surveyor: R. KUNZ

Designer: N. ANDERSON

Begin Date: 03-20-06

Name: HIDDEN HAVENS ESTATES SUBDIVISION

Number: 4453-01

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