

Cedar Cove Estates 3rd Amendment

PART OF THE NE 1/4 OF SECTION 26, AND THE NW 1/4 OF SECTION 25, T.5N., R.1W., S.L.B. & M., U.S. SURVEY
WEBER COUNTY, UTAH
JUNE, 2009

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM 1927 NORTH ZONE, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE NW CORNER AND THE SW CORNER OF SECTION 25, T.5N., R.1W., S.L.B. & M., U.S. SURVEY, SHOWN HEREON AS: S00°29'52"E

Narrative

THE PURPOSE OF THIS PLAT IS TO AMEND THE CEDAR COVE ESTATES SUBDIVISION, INCORPORATING ALL PREVIOUS AMENDMENTS AND TO REDUCE THE RIGHT OF WAY ALONG BYBEE DRIVE AND 2850 EAST STREET, (PRIVATE ROADS) FROM 60 FEET TO 50 FEET AND THE CUL-DE-SAC ON 2859 EAST TO 43 FEET INSTEAD OF 50 FEET. THIS CHANGE WILL ALLOW EXISTING STRUCTURES TO OBTAIN THE PROPER SET-BACK WITHIN THE DEVELOPMENT. ALL CURB AND GUTTER IMPROVEMENTS WILL REMAIN WITHIN THE NEW RIGHTS-OF-WAY. THE OUTER BOUNDARY OF THE SUBDIVISION IS NOT CHANGED FROM THE ORIGINAL HEREON. ALL BOUNDARY CORNERS AND LOT CORNERS ARE TO BE MARKED WITH A 5/8" REBAR AND CAP MARKED "REEVE & ASSOCIATES".

Boundary Description

PART OF THE NORTHEAST QUARTER OF SECTION 26, AND THE NORTHWEST QUARTER OF SECTION 25, T.5N., R.1W., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S00°29'52"E ALONG THE SECTION LINE 802.91 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 25; THENCE S00°29'52"E ALONG SAID LINE 653.85 FEET TO THE SOUTHWEST CORNER OF SPRING CREEK ESTATES SUBDIVISION NO. 3; THENCE ALONG SAID SUBDIVISION THE FOLLOWING EIGHT (8) COURSES: (1) N89°29'35"E 450.26 FEET, (2) N19°04'49"E 183.17 FEET, (3) N73°11'11"E 272.33 FEET, (4) S32°55'36"E 242.60 TO A POINT ON A 25 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S32°55'36"E, (5) ALONG SAID CURVE TO THE LEFT 11.99 FEET THROUGH A CENTRAL ANGLE OF 27°28'13", (6) S29°36'11"W 141.33 FEET TO A POINT ON A 274.02 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S60°23'49"E, (7) ALONG SAID CURVE TO THE LEFT 21.06 FEET THROUGH A CENTRAL ANGLE OF 04°24'12", AND (8) S73°15'49"E 542.23 FEET TO THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER OF SAID SECTION 25; THENCE S00°21'00"E ALONG SAID LINE 584.33 FEET; THENCE S89°55'49"W 700.01 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES: (1) N60°31'11"W 727.90 FEET TO THE WEST LINE OF SAID SECTION 25, (2) N00°29'52"W ALONG SAID LINE 57.72 FEET, AND (3) N60°31'11"W 909.56 FEET TO THE SOUTHEAST CORNER OF SHADOW OAKS SUBDIVISION NO. 2; THENCE N00°10'56"W ALONG THE EAST LINE OF SAID SUBDIVISION AND ITS EXTENSION, 634.47 FEET TO THE SOUTH LINE OF SHADOW OAKS SUBDIVISION NO. 3; THENCE S89°38'37"E ALONG SAID LINE 784.47 FEET TO THE POINT OF BEGINNING.

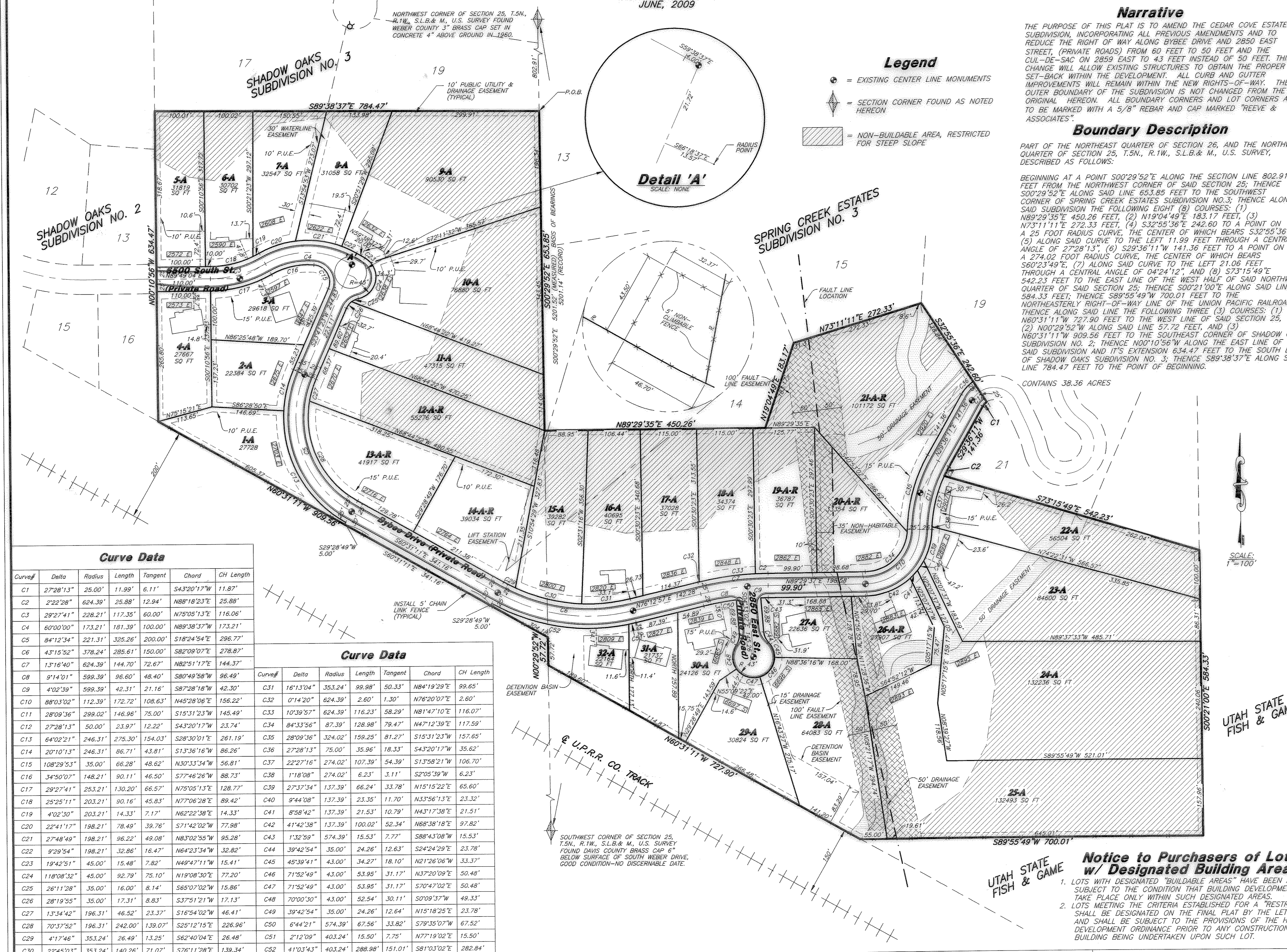
CONTAINS 38.36 ACRES

Legend

- = EXISTING CENTER LINE MONUMENTS
- ◆ = SECTION CORNER FOUND AS NOTED HEREON
- ▨ = NON-BUILDABLE AREA, RESTRICTED FOR STEEP SLOPE

Detail 'A'

SCALE: NONE



Curve Data

Curve#	Delta	Radius	Length	Tangent	Chord	CH Length
C1	27°28'13"	25.00'	11.99'	6.11'	S43°20'17"W	11.87'
C2	2°22'28"	624.39'	25.88'	12.94'	N88°18'23"E	25.88'
C3	29°27'41"	228.21'	117.35'	60.00'	N75°05'13"E	116.06'
C4	60°00'00"	173.21'	181.39'	100.00'	N89°38'37"W	173.21'
C5	84°12'34"	221.31'	325.26'	200.00'	S18°24'54"E	296.77'
C6	43°15'52"	378.24'	285.61'	150.00'	S82°09'07"E	278.87'
C7	13°16'40"	624.39'	144.70'	72.67'	N82°51'17"E	144.37'
C8	9°14'01"	599.39'	96.60'	48.40'	S80°49'58"W	96.49'
C9	4°02'39"	599.39'	42.31'	21.16'	S87°28'18"W	42.30'
C10	88°03'02"	112.39'	172.72'	108.63'	N45°28'08"E	156.22'
C11	28°08'36"	289.02'	146.96'	75.00'	S15°31'23"W	145.49'
C12	27°28'13"	50.00'	23.97'	12.22'	S43°20'17"W	23.74'
C13	64°02'21"	246.31'	275.30'	154.03'	S28°30'01"E	261.19'
C14	20°10'13"	246.31'	86.71'	43.81'	S13°36'16"W	86.26'
C15	108°29'53"	35.00'	66.28'	48.62'	N30°33'34"W	56.81'
C16	34°50'07"	148.21'	90.11'	46.50'	S77°46'26"W	88.73'
C17	29°27'41"	253.21'	130.20'	66.57'	N15°05'13"E	128.77'
C18	25°25'11"	203.21'	90.16'	45.83'	N77°08'28"E	89.42'
C19	4°02'30"	203.21'	14.33'	7.17'	N62°22'38"E	14.33'
C20	22°41'17"	198.21'	78.49'	39.76'	S71°42'02"W	77.98'
C21	27°48'49"	198.21'	96.22'	49.08'	N83°02'55"W	95.28'
C22	9°29'54"	198.21'	32.86'	16.47'	N64°23'34"W	32.82'
C23	19°42'51"	45.00'	15.48'	7.82'	N49°47'11"W	15.41'
C24	118°08'32"	45.00'	92.79'	75.10'	N19°08'30"E	77.20'
C25	26°11'28"	35.00'	16.00'	8.14'	S65°07'02"W	15.86'
C26	28°19'55"	35.00'	17.31'	8.83'	S37°51'21"W	17.13'
C27	13°34'42"	196.31'	46.52'	23.37'	S16°54'02"W	46.41'
C28	70°37'52"	196.31'	242.00'	139.07'	S25°12'15"E	226.96'
C29	41°7'46"	353.24'	26.49'	13.25'	S62°40'04"E	26.48'
C30	22°45'03"	353.24'	140.26'	71.07'	S76°11'28"E	139.34'

Curve Data

Curve#	Delta	Radius	Length	Tangent	Chord	CH Length
C31	16°13'04"	353.24'	99.98'	50.33'	N84°19'29"E	99.65'
C32	0°14'20"	624.39'	2.60'	1.30'	N76°20'07"E	2.60'
C33	10°39'57"	624.39'	116.23'	58.29'	N81°47'10"E	116.07'
C34	84°33'56"	87.39'	128.98'	79.47'	N47°12'39"E	117.58'
C35	28°09'36"	324.02'	159.25'	81.27'	S15°31'23"W	157.65'
C36	27°28'13"	75.00'	35.96'	18.33'	S43°20'17"W	35.62'
C37	22°27'16"	274.02'	107.39'	54.39'	S13°58'21"W	106.70'
C38	1°18'08"	274.02'	6.23'	3.11'	S2°05'39"W	6.23'
C39	27°37'34"	137.39'	66.24'	33.76'	N15°15'22"E	65.60'
C40	9°44'08"	137.39'	23.35'	11.70'	N33°56'13"E	23.32'
C41	8°58'42"	137.39'	21.53'	10.79'	N43°17'38"E	21.51'
C42	41°42'38"	137.39'	100.02'	52.34'	N68°38'18"E	97.82'
C43	1°32'59"	574.39'	15.53'	7.77'	S88°43'08"W	15.53'
C44	39°42'54"	35.00'	24.26'	12.64'	S24°24'29"E	23.78'
C45	45°39'41"	43.00'	34.27'	18.10'	N21°26'06"W	33.37'
C46	71°52'48"	43.00'	53.95'	31.17'	N37°20'09"E	50.48'
C47	71°52'48"	43.00'	53.95'	31.17'	S70°47'02"E	50.48'
C48	70°00'30"	43.00'	52.54'	30.11'	S0°09'37"W	49.33'
C49	39°42'54"	35.00'	24.26'	12.64'	N15°18'25"E	23.78'
C50	6°44'21"	574.39'	67.56'	33.82'	S79°35'07"W	67.52'
C51	2°12'09"	403.24'	15.50'	7.75'	N77°19'02"E	15.50'
C52	41°03'43"	403.24'	288.98'	151.01'	S81°03'02"E	282.84'

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

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.

SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE

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 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 AFFECT.

SIGNED THIS _____ DAY OF _____, 20____.

SIGNATURE

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____.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT

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 CEDAR COVE ESTATES 3RD AMENDMENT 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 24th DAY OF June, 2009

150228 UTAH LICENSE NUMBER ROBERT D. KUNZ

REGISTERED LAND SURVEYOR
150228-2201
ROBERT D. KUNZ
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

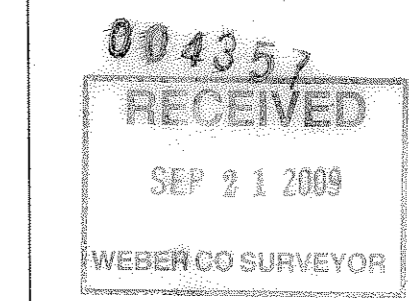
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT CEDAR COVE ESTATES 3RD AMENDMENT AND DO HEREBY:

*** 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) OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE ROADS (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, SUCCESSORS, OR ASSIGNS.

*** GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, 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 CHANNELS IN THEIR NATURAL STATE WHICH EVER 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____.

JOEL GREEN - PRESIDENT
STEVE BOOTHE - VICE PRESIDENT



ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) ss.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOEL GREEN AND STEVE BOOTHE BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE PRESIDENT AND VICE PRESIDENT 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

REEVE & ASSOCIATES, INC.
Civil Engineering * Structural Engineering
Surveying * Land Planning * Landscape Architecture
EXECUTIVE BLDG., 4155 S. HARRISON BLVD., #310
OGDEN, UTAH 84403
(801) 621-3100 FAX (801) 621-2666

JOB #: 3442-57 DESIGNER: R. KUNZ
DATE: 5-6-98 DRAFTED: B. FLOYD
SCALE: 1"=100' CHECKED:
REVISION: 6-20-09 REVISED COUNTY SURVEYOR COMMENTS

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED, AT _____
IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR: _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY.