

**FINAL PLAT**  
**HIDDEN COVE SUBDIVISION PHASE 2**

ROY, WEBER COUNTY, UTAH  
A PART OF THE SOUTHWEST QUARTER OF SECTION 15,  
TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.& M.

Center of Section 15, T. 5 N., R. 2 W.,  
S.L.B.&M. Fnd. Brass Cap Monument 1990

SURVEYORS CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of HIDDEN COVE SUBDIVISION PHASE 2 in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Records Office, and of a survey made on the ground.

Signed this 18th day of APRIL, 2011.

K. Greg Hansen  
PLS 167819



**BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER LOCATED NORTH 00°23'42" EAST 1321.36 FEET ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER AND NORTH 89°43'29" WEST 500.18 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE SOUTH 00°11'15" WEST 400.05 FEET; THENCE NORTH 89°43'10" WEST 100.00 FEET TO GRANTORS WEST PROPERTY LINE; THENCE NORTH 00°08'00" EAST 395.02 FEET ALONG SAID WEST PROPERTY LINE TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89°43'29" EAST 395.38 FEET TO THE POINT OF BEGINNING. CONTAINING 3.599 ACRES AND 9 LOTS.

**OWNERS DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT HIDDEN COVE SUBDIVISION PHASE 2 AND HEREBY DEDICATE, GRANT AND CONVEY TO ROY CITY, 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 ROY CITY 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 ROY CITY IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.

David L. Durbano \_\_\_\_\_ Joe A. Adair \_\_\_\_\_

Mechelle Adair \_\_\_\_\_

**ACKNOWLEDGMENT**

State of Utah  
County of Weber

On the \_\_\_\_\_ day of \_\_\_\_\_, 2011, personally appeared before me the undersigned Notary Public, the signers of the above Owners Dedication, \_\_\_\_\_ in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purpose therein mentioned.

Commission Expires \_\_\_\_\_ Notary Public \_\_\_\_\_

**NOTES:**

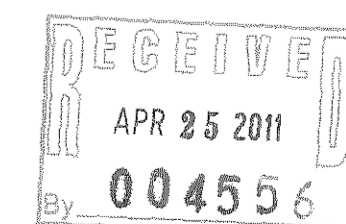
R - LOTS ARE RESTRICTED BY PERMANENT AND TEMPORARY EASEMENTS. LOTS WITH POWER EASEMENTS WILL BE SUBJECT TO THE RULES AND REGULATIONS OF UP&L GOVERNING STRUCTURES AND LANDSCAPING WITHIN THEIR EASEMENTS. LOT 17 IS RESTRICTED BY A FUTURE ROADWAY AND UTILITY EASEMENT. NO PERMANENT STRUCTURE WILL BE PERMITTED IN THE EASEMENT OR FUTURE STREET SETBACKS.

THIS SUBDIVISION IS LOCATED WITHIN OR NEAR A PHYSICAL AND ENVIRONMENTAL HAZARDS AREA OF ROY CITY. SEE THE ROY GENERAL PLAN FOR MORE INFORMATION.

BASEMENT FINISH FLOOR ELEVATION SHALL BE NO MORE THAN 4 FEET BELOW EXISTING SITE GRADES AND IS RECOMMENDED TO HAVE A FOUNDATION DRAIN AROUND ALL BASEMENT WALLS PER GEOTECHNICAL STUDY HIDDEN COVE PHASE II ROY, UTAH BY EARTHTEC TESTING & ENGINEERING, P.C. ETE JOB NO. 06-2169 (REVIEW GEOTECHNICAL STUDY FOR ADDITIONAL BUILDING RESTRICTIONS AND SUGGESTIONS.)

10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG PROPERTY LINES AS INDICATED BY DASHED LINES UNLESS NOTED OTHERWISE.

P.U.E. = PUBLIC UTILITY EASEMENT



10-116.dwg RE: 04-143 11/02/10

**ACKNOWLEDGMENT**

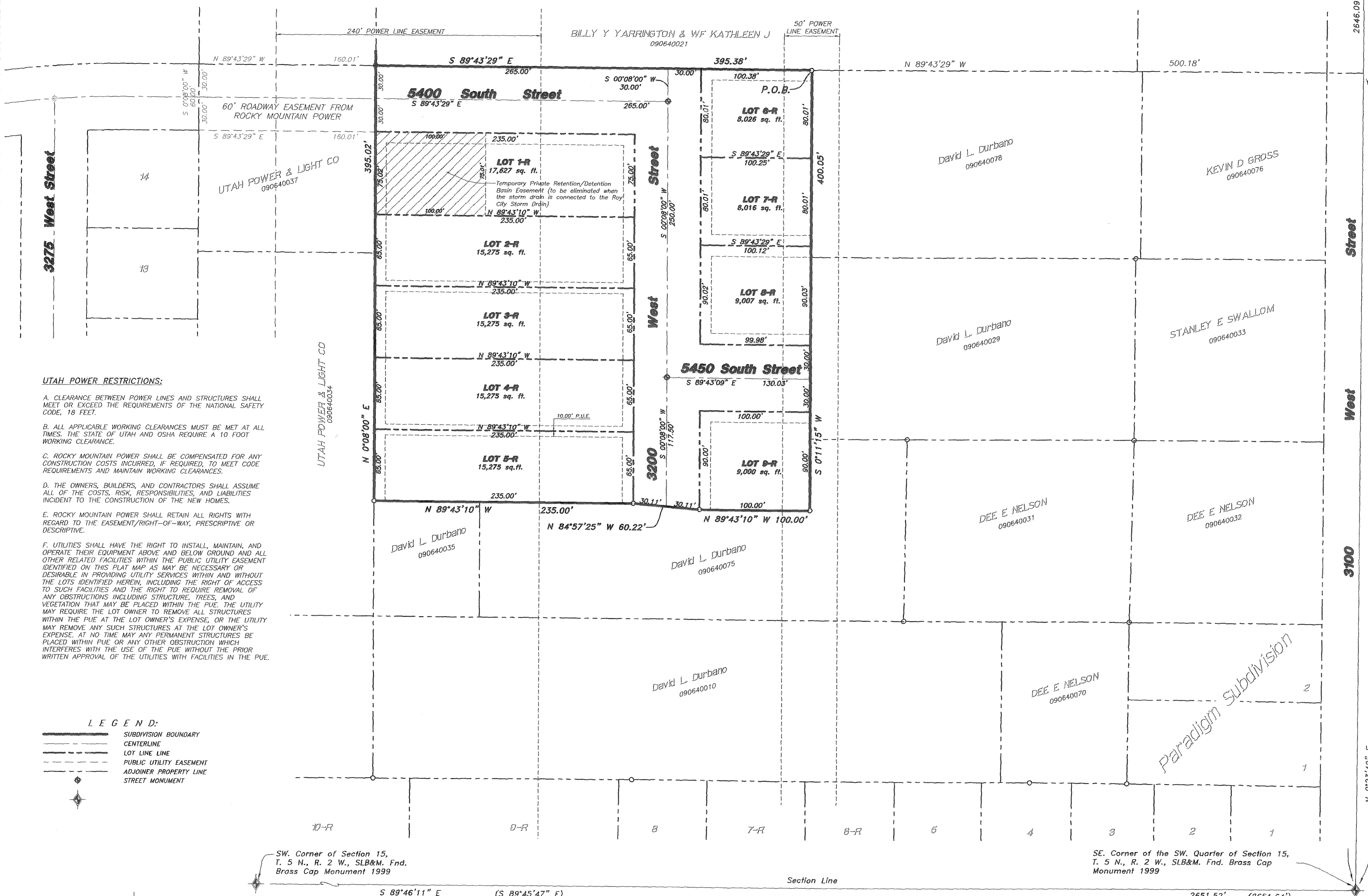
State of Utah  
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Commission Expires \_\_\_\_\_ Notary Public \_\_\_\_\_

**COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_  
COUNTY RECORDER BY \_\_\_\_\_  
DEPUTY \_\_\_\_\_



**UTAH POWER RESTRICTIONS:**

A. CLEARANCE BETWEEN POWER LINES AND STRUCTURES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NATIONAL SAFETY CODE, 18 FEET.

B. ALL APPLICABLE WORKING CLEARANCES MUST BE MET AT ALL TIMES. THE STATE OF UTAH AND OSHA REQUIRE A 10 FOOT WORKING CLEARANCE.

C. ROCKY MOUNTAIN POWER SHALL BE COMPENSATED FOR ANY CONSTRUCTION COSTS INCURRED, IF REQUIRED, TO MEET CODE REQUIREMENTS AND MAINTAIN WORKING CLEARANCES.

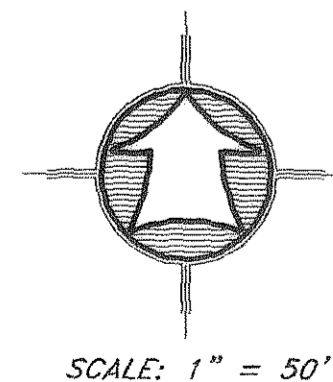
D. THE OWNERS, BUILDERS, AND CONTRACTORS SHALL ASSUME ALL OF THE COSTS, RISK, RESPONSIBILITIES, AND LIABILITIES INCIDENT TO THE CONSTRUCTION OF THE NEW HOMES.

E. ROCKY MOUNTAIN POWER SHALL RETAIN ALL RIGHTS WITH REGARD TO THE EASEMENT/RIGHT-OF-WAY, PRESCRIPTIVE OR DESCRIPTIVE.

F. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE OR ALTER ANY OBSTRUCTIONS INCLUDING STRUCTURE, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE ANY SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.

**LEGEND:**

- SUBDIVISION BOUNDARY
- CENTERLINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- ADJACENT PROPERTY LINE
- STREET MONUMENT



**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 the 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 or liability associated therewith. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Signed \_\_\_\_\_

**ROY CITY APPROVAL**

This is to certify that this Plat and Dedication of this Plat were duly approved and accepted by the Mayor and City Council of Roy City, Utah by an ordinance passed on this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Mayor \_\_\_\_\_  
Alders \_\_\_\_\_

**ROY CITY ATTORNEY**

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the attorney of the foregoing plat and dedications have been complied with. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Attorney \_\_\_\_\_

**ROY CITY ENGINEER**

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the engineer of the foregoing plat and dedications have been complied with. Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

Signature \_\_\_\_\_

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors

538 North Main Brigham City, Utah 84302  
67 East 100 North Logan, Utah 84321  
Brigham City Logan  
(435) 723-3491 Ogden (435) 752-9197  
(435) 723-7663 (801) 399-4905 (435) 752-8272