

Hidden Cove Phase 3 Subdivision
 Roy, Weber County, Utah
 A Part of the Southwest Quarter of Section 15,
 Township 5 North, Range 2 West, Salt Lake Base & Meridian
 June 2014

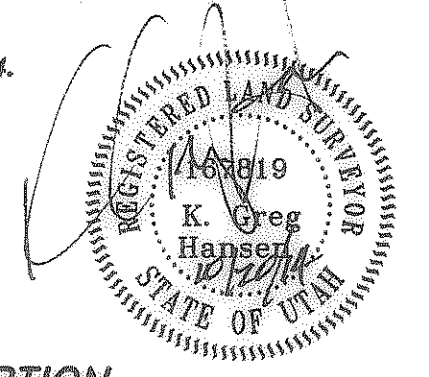
Northeast Corner, Southwest Quarter,
 Sec. 15, T5N, R2W, S.L.B.&M. (Fnd.
 Brass Cap Mon. Good Cond. 1980)

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, 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 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 have hereby subdivided said tract into nine (9) lots, know hereafter as Hidden Cove Phase 3 Subdivision in Roy City, Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in this 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 hereby certify that the requirements of all applicable statutes and ordinances of Roy City concerning zoning requirements regarding lot measurements have been complied with.

Signed this 20th day of October, 2014.

K. Greg Hansen P.L.S.
 Utah Land Surveyor License No. 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 the Northwest Corner of the Paradigm Subdivision being located North 00°23'42" East 821.25 Feet along the East Line of said Southwest Quarter and North 89°36'18" West 208.00 Feet from the Southeast Corner of said Southwest Quarter; Running Thence along the West Line of said Paradigm Subdivision South 00°41'42" West 146.74 Feet to the North line of the McCall Fields Subdivision; Thence along the North line of said McCall Fields Subdivision the following Three (3) Courses: (1) North 89°20'47" West 88.28 Feet; (2) North 89°43'47" West 381.00 Feet; and (3) North 89°56'47" West 234.55 Feet; Thence North 00°08'00" East 251.75 Feet to the Southwest Corner of the Hidden Cove Phase 2 Subdivision; Thence along the South Line of said Hidden Cove Phase 2 the following Three (3) Courses: (1) South 89°43'10" East 235.00 Feet; (2) South 84°57'25" East 60.22 Feet; and (3) South 89°43'11" East 100.00 Feet; Thence North 89°16'14" East 87.13 Feet to the west boundary line of the Dee E. Nelson Property, recorded in book 1117 at page 486 in the records of the Weber County Recorder; Thence South 01°02'29" West 102.98 Feet along said west boundary line; Thence South 89°40'27" East 43.20 Feet; Thence to the right along the arc of a 50.00 foot radius curve, a distance of 14.83 feet having a central angle of 1°59'33", chord bears South 81°48'35" East 14.78 feet; Thence North 16°41'14" East 4.19 Feet; Thence South 89°40'27" East 145.76 Feet to the Point of beginning. Containing 3.431 Acres and Nine (9) Lots.

OWNER'S DEDICATION AND CERTIFICATION

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 Phase 3 Subdivision and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 10-9a-607, Utah code, without condition, restriction or reservation to Roy City, 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 the Governing Authority in witness we have here unto set our signature this day of _____, 2014.

K & L Development, LLC by Kevin Ivins

CORPORATE ACKNOWLEDGMENT

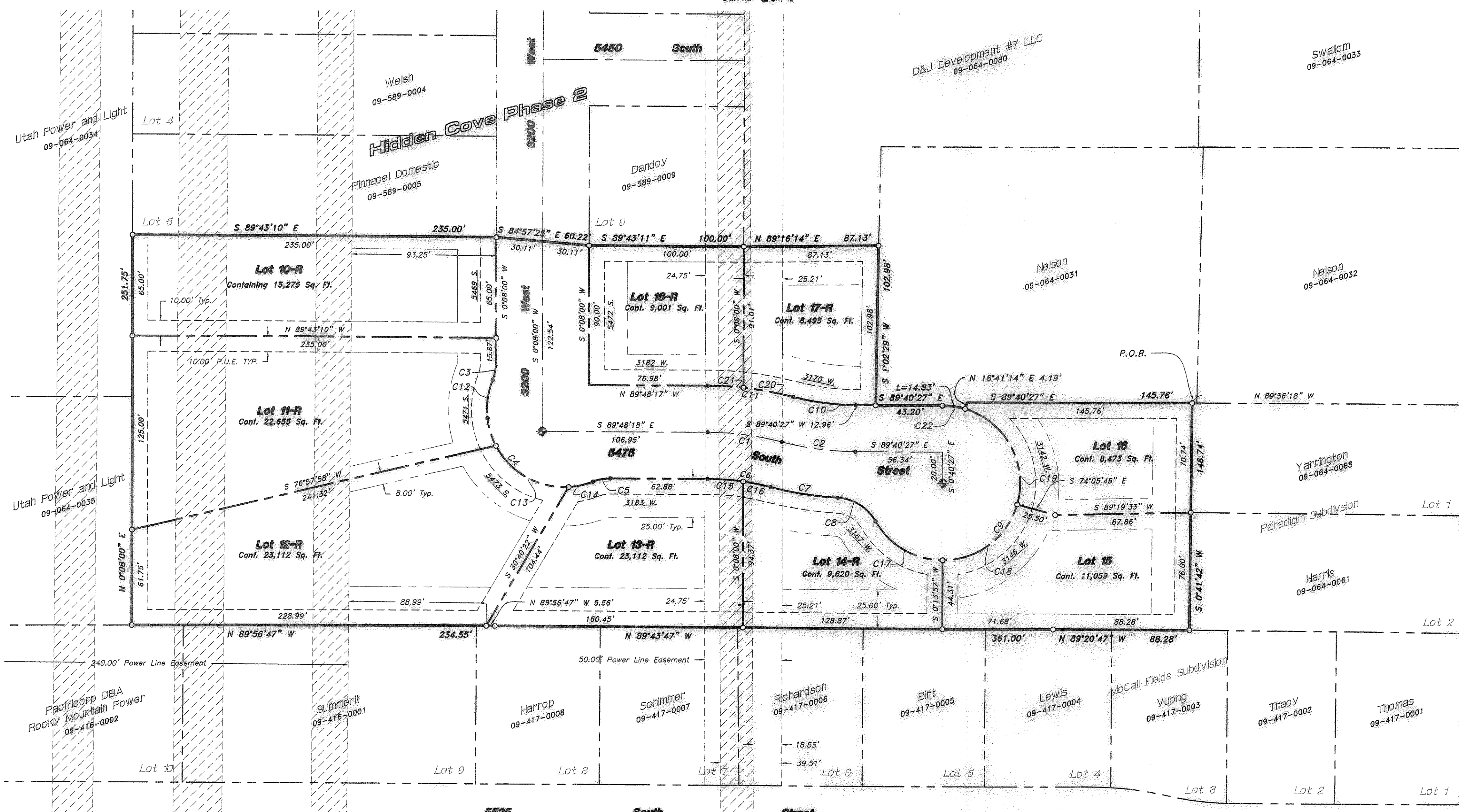
State of Utah
 County of _____
 On the _____ day of _____, 2014, personally appeared before me, the undersigned notary public in and for said state and county, Kevin Ivins being duly sworn, acknowledged to me that he is one of the owner(s) of K & L Development, LLC and that he signed the above Owner's Dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the Nine (9) Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Kevin Ivins. The Control used to Establish the Property Corners was the Existing Weber County Survey Monumentation Surrounding Section 15, Township 5 North, Range 2 West, S.L.B.&M. The basis of bearing is the East line of the Southwest Quarter of said Section which bears North 00°23'42" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
 Visit us at www.haies.net
 Brigham City, Utah Logan
 (435) 723-3491 (801) 399-4905 (435) 782-8272



| PARCEL CURVE DATA | | | | | | SEGMENT | LENGTH | RADIUS | DELTA | C.L. | C.B. |
|-------------------|---------|---------|------------|--------|-------------|---------|--------|---------|------------|--------|-------------|
| | | | | | | C11 | 55.72' | 230.00' | 13°52'53" | 55.59' | N82°51'51"W |
| | | | | | | C12 | 43.71' | 50.00' | 50°05'13" | 42.33' | S02°48'44"E |
| C1 | 48.46' | 200.00' | 13°52'53" | 48.34' | N82°51'51"W | C13 | 57.06' | 50.00' | 65°22'54" | 54.01' | S60°32'48"E |
| C2 | 48.00' | 200.00' | 13°45'03" | 47.88' | S82°48'02"E | C14 | 16.20' | 50.00' | 18°33'54" | 16.13' | N77°28'48"E |
| C3 | 11.57' | 30.00' | 22°05'52" | 11.50' | N11°10'56"E | C15 | 23.16' | 170.00' | 7°48'16" | 23.14' | N85°54'09"W |
| C4 | 116.97' | 50.00' | 134°02'01" | 92.06' | S44°47'09"E | C16 | 18.03' | 170.00' | 6°04'36" | 18.02' | N78°57'43"W |
| C5 | 11.52' | 30.00' | 21°59'52" | 11.45' | S79°11'47"W | C17 | 52.63' | 50.00' | 60°18'44" | 50.24' | S59°34'25"E |
| C6 | 41.19' | 170.00' | 10°52'53" | 41.09' | N82°51'51"W | C18 | 64.90' | 50.00' | 74°21'57" | 60.44' | N53°05'14"E |
| C7 | 43.90' | 230.00' | 10°56'06" | 43.83' | S81°23'27"E | C19 | 92.69' | 50.00' | 106°12'40" | 79.97' | N37°12'04"W |
| C8 | 30.08' | 30.00' | 57°26'27" | 28.83' | N58°08'16"W | C20 | 32.66' | 230.00' | 8°08'14" | 32.64' | N79°59'31"W |
| C9 | 210.22' | 50.00' | 240°53'21" | 86.21' | N30°08'17"E | C21 | 23.06' | 230.00' | 5°44'39" | 23.05' | N86°55'58"W |
| C10 | 40.80' | 170.00' | 13°45'02" | 40.70' | S82°47'56"E | C22 | 14.83' | 50.00' | 16°59'38" | 14.78' | S81°48'35"E |

Roy City Attorney

Roy City Mayor Acceptance

I have Examined the Financial Guarantee and Other Documents Associated with this Subdivision Plat, and in my Opinion they Conform with the City Ordinance Applicable Thereto and now in Force and Affect Signed this _____ Day of _____, 2014

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 Mayor and City Council of Roy City Utah Signed this _____ Day of _____, 2014

 Roy City Mayor

 Affest

Roy City Planning Commission Approval

Roy City Engineer

This is to Certify that this Subdivision Plat was Duly Approved by the Roy City Planning Commission. Signed this _____ Day of _____, 2014

I hereby Certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the City Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of these Improvements. Signed this _____ Day of _____, 2014

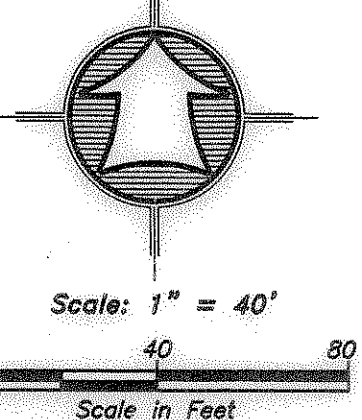
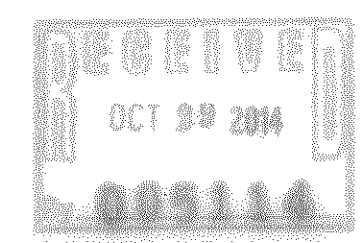
 Chairman, Roy City Planning Commission

 Roy City Engineer

- Rocky Mountain Power Restrictions:**
- CLEARANCE BETWEEN POWER LINES AND STRUCTURES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE NATIONAL SAFETY CODE, 18 FEET.
 - ALL APPLICABLE WORKING CLEARANCES MUST BE MET AT ALL TIMES. THE STATE OF UTAH AND OSHA REQUIRE A 10 FOOT WORKING CLEARANCE.
 - ROCKY MOUNTAIN POWER SHALL BE COMPENSATED FOR ANY CONSTRUCTION COSTS INCURRED, IF REQUIRED, TO MEET CODE REQUIREMENTS AND MAINTAIN WORKING CLEARANCES.
 - THE OWNERS, BUILDERS, AND CONTRACTORS SHALL ASSUME ALL OF THE COSTS, RISK, RESPONSIBILITIES, AND LIABILITIES INCIDENT TO THE CONSTRUCTION OF THE NEW HOMES.
 - ROCKY MOUNTAIN POWER SHALL RETAIN ALL RIGHTS WITH REGARD TO THE EASEMENT/RIGHT-OF-WAY, PRESCRIPTIVE OR DESCRIPTIVE.
 - 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 REQUIRE REMOVAL OF 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.
 - ANY REFERENCES TO UTAH POWER AND LIGHT ON THIS PLAT ARE A SIMULTANEOUS REFERENCE TO ROCKY MOUNTAIN POWER WHICH IS THE CURRENT DAY NAME OF THE COMPANY DOING BUSINESS UNDER PACIFICORP.
 - ROCKY MOUNTAIN POWER WILL NOT ALLOW ANY BUILDINGS TALLER THAN 12' WITHIN THE BOUNDARIES OF THE EASEMENTS (25' FROM THE CENTERLINE OF THE POWER LINES). ROCKY MOUNTAIN POWER REQUESTS TO REVIEW BUILDING PLANS IF ANY BUILDINGS ARE WITHIN 30' OF EITHER POWER LINE.

NOTES:
 R - Lots are restricted by permanent and temporary easements. Lots with power easements will be subject to the rules and regulations of Rocky Mountain Power Governing structures and landscaping within their easements.
 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 Finished 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
 No buildings or Structures are Allowed on LOT 10-R through LOT 18-R that Lie within the Easement Area. Rocky Mountain Power has the right of access to the easement for all activities in connection with the purposes for which this easement has been granted in such locations and routes as Rocky Mountain Power deems reasonable and necessary. In the event fencing is constructed that cross Rocky Mountain Power's right-of-way, the property owner shall at his/her sole cost and expense install 16' gates on both the north and south side of his/her property and within Rocky Mountain Power's right-of-way.

Southeast Corner, Southwest Quarter,
 Sec. 15, T5N, R2W, S.L.B.&M. (Fnd.
 Brass Cap Mon. Good Cond. 1999)



LEGEND

- Subdivision Boundary Line
- Lot Line
- Adjoining property Line
- Setback Line
- Public Utility Easement (P.U.E.)
- Power Line Easement
- Fence Line
- Approx. Overhead Power Line Location
- Centerline Monument to be Set
- Section Corner
- Found Survey Point
- Property Corner to be Set

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND
 RECORDED _____
 IN BOOK _____ OF OFFICIAL
 RECORDS, PAGE _____ RECORDED
 FOR _____

 COUNTY RECORDER

BY: _____
 DEPUTY