

Cameron Village Cluster Subdivision

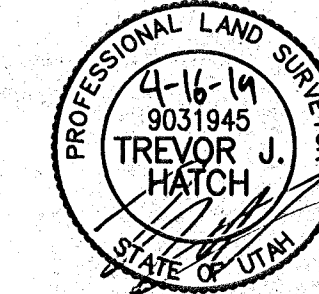
PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
JULY, 2018

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 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 16th DAY OF April, 2018.

9031945
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 **CAMERON VILLAGE CLUSTER 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 FOR PUBLIC THOROUGHFARES, AND DO HEREBY DEDICATE TO WEBER COUNTY AN EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND DO HEREBY GRANT AND CONVEY TO THE SUBDIVISION LOT (UNIT) OWNERS ASSOCIATIONS, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT (UNIT) OWNERS ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO THE COUNTY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER PARCELS A, B, C, AND D TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING, AND OPEN SPACE PURPOSES AND DO HEREBY DEDICATE A 14' TRAIL EASEMENT SHOWN HEREON FOR PUBLIC NON-VEHICULAR USE, TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

SIGNED THIS _____ DAY OF _____, 20____.

HAMLIN INVESTMENTS, DOUG HAMLIN, PRESIDENT

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: **T. HATCH**
Designer: **D. CAVE**
Begin Date: **4-2-2018**
Name: **CAMERON COVE CLUSTER SUBDIVISION**
Number: **3442-A48**
Revision: _____
Scale: **1"=80'**
Checked: _____

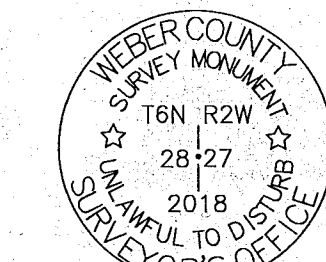
WEBER COUNTY RECORDER

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

Webster County Recorder
Deputy.

CENTER QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (CALCULATED)

EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 3" BRASS CAP MONUMENT IN 8" CONCRETE COLUMN 6" BELOW GROUND DATED 2018 IN GOOD CONDITION

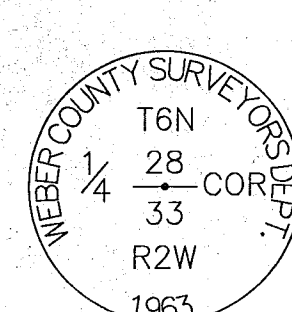


GARY G FARR FAMILY TRUST
15-078-0144

DIJANNI FAVERO FAMILY TRUST
15-078-0145

GARY F FARR FAMILY TRUST
15-078-0015

RECEIVED
APR 19 2018
BY: 6224



2200 South Street

Agricultural Zone Note

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONE. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

Basis of Bearings

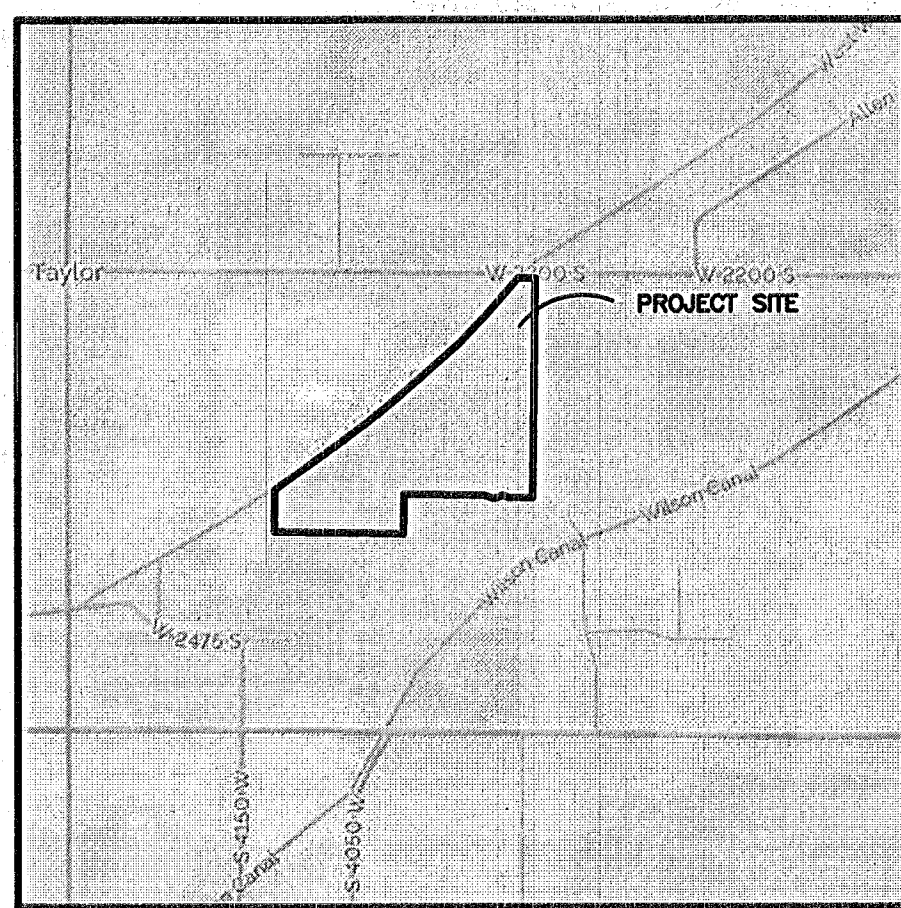
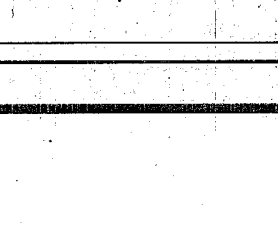
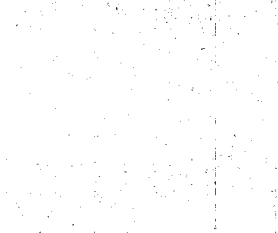
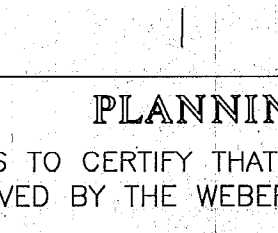
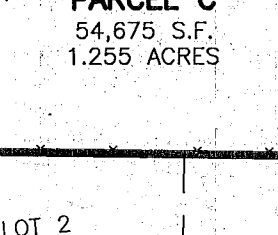
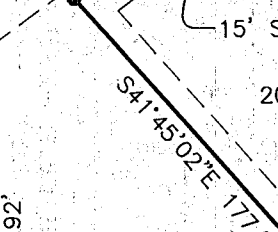
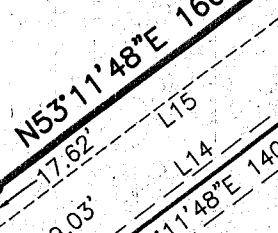
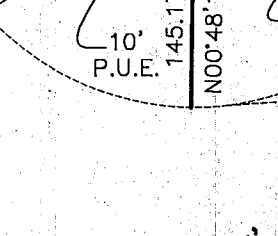
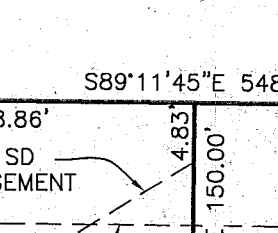
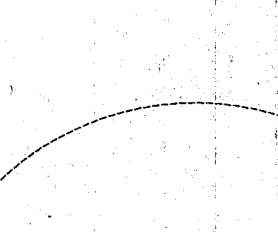
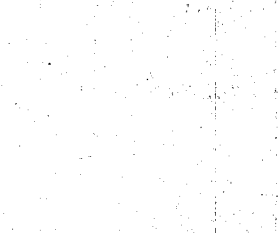
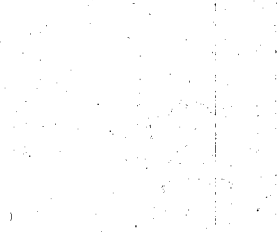
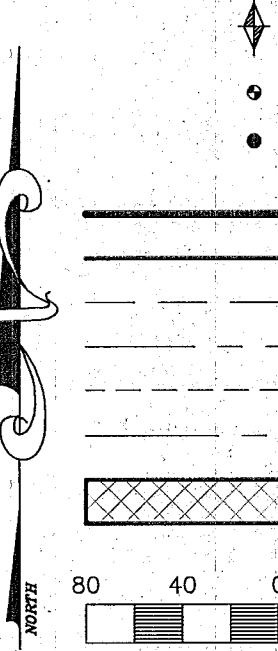
THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT LINE BETWEEN THE WEST QUARTER CORNER AND THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS S89°13'15"E (C), UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

Drainage Note

LOT OWNER AND/OR HOMEOWNER CANNOT DRAIN FOOTING DRAIN INTO SEWER SYSTEM. ANY HABITABLE FLOOR MORE THAN 30" BELOW THE ELEVATION OF THE TOP BACK OF CURB TO BE APPROVED BY THE COUNTY ENGINEER. ANY FOOTING OR YARD DRAIN BELOW 30" FROM TOP BACK OF CURB WILL NEED COUNTY APPROVAL TO DRAIN INTO STORM DRAINAGE SYSTEM.

Legend

- SECTION CORNER
- SET STREET MONUMENT
- 5/8" REBAR & PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- SECTION TIE LINE
- 10' PUBLIC UTILITY EASEMENT
- RIGHT-OF-WAY CENTERLINE
- ROAD DEDICATION (19,336 S.F. OR 0.444 ACRES)



Vicinity Map

(NOT TO SCALE)

Notes

- 20' EASEMENT FOR SANITARY SEWER, ENTRY #2733026 LOCATED ON THE SUBJECT PROPERTY AND ENTIRELY WITHIN THE PROPOSED PUBLIC RIGHTS OF WAY, IS TO BE VACATED WITH THE RECORDED OF THIS PLAT. (NOT SHOWN)
- ALL STREETS ARE PUBLIC RIGHT-OF-WAY
- ALL EASEMENTS SHOWN ON THIS PLAT ARE 10' P.U.E. UNLESS NOTED OTHERWISE
- 45' IRRIGATION EASEMENT CROSSES THE NORTHWEST CORNER OF LOT 5
- THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER SHOWN HEREON ARE CALCULATED FROM RECORD
- THE BASIS OF BEARINGS IS BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER SHOWN HEREON
- MANY AREAS IN TAYLOR HAVE GROUND WATER PROBLEMS DUE TO SEASONALLY HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY WEBER COUNTY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS. SOLUTION OF WATER PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.

Line Table

LINE BEARING	DISTANCE
L1 S89°13'15"E	83.21
L2 S40°49'28"W	152.73
L3 S40°49'28"W	72.93
L4 S4°48'44"W	189.09
L5 S48°48'30"W	120.02
L6 S48°48'30"W	11.20
L7 S48°48'30"W	201.91
L8 N54°14'59"E	9.58
L9 S54°14'59"W	92.71
L10 S00°48'40"W	28.92
L11 N59°48'02"E	145.42
L12 S54°14'59"W	54.85
L13 N84°02'24"W	44.73
L14 N5°11'48"E	200.74
L15 N5°11'48"E	177.33
L16 S54°14'59"W	78.10
L17 N5°11'48"E	200.74
L18 N48°48'30"E	178.64
L19 N48°48'30"E	153.12
L20 N4°48'44"E	186.93
L21 N40°49'28"E	241.01

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	65.00'	48.87'	47.73'	25.66'	N78°05'55"W	43°04'46"
C2	30.00'	17.09'	16.86'	8.78'	N72°52'39"W	32°38'13"
C3	4062.12'	385.78'	385.64'	193.04'	N51°13'44"W	5°26'29"
C4	30.00'	17.09'	16.86'	8.78'	S15°36'03"E	32°38'00"
C5	65.00'	69.86'	66.54'	38.73'	S01°07'41"E	61°34'43"
C6	65.00'	37.52'	35.66'	30.80'	S55°00'41"W	50°42'02"
C7	30.00'	5.84'	5.54'	2.98'	S89°30'34"W	10°35'22"
C8	30.00'	11.54'	11.47'	5.84'	S69°11'28"W	22°02'51"
C9	65.00'	76.56'	72.21'	43.42'	N89°05'31"W	67°28'53"
C10	65.00'	68.42'	65.31'	37.78'	N24°11'44"W	60°18'41"
C11	65.00'	31.29'	30.99'	15.95'	N19°45'04"E	27°34'55"
C12	30.00'	17.15'	16.92'	8.82'	N17°09'39"E	32°45'45"
C13	30.00'	47.11'	42.42'	29.99'	S44°12'29"E	89°58'51"
C14	4078.12'	387.11'	386.96'	193.70'	N51°13'44"W	5°26'29"
C15	4107.12'	390.05'	389.91'	195.17'	S51°13'44"W	5°26'29"

Narrative

THE PURPOSE OF THIS PLAT WAS TO DIVIDE THE SUBJECT PROPERTY INTO LOTS, STREETS, AND PARCELS. THE BOUNDARY WAS DETERMINED BY THE ADJOINING SUBDIVISIONS AND STREETS AS SHOWN ON THE MONUMENTS SHOWN HEREON. THE EASTERLY AND WESTERLY BOUNDARY LINES WERE DETERMINED BY DEEDS USING THE MONUMENTS SHOWN HEREON. THE SOUTH BOUNDARY LINE WAS DETERMINED BY RETRACING AND MATCHING MALLARD SPRINGS SUBDIVISION USING FOUND MONUMENTS SHOWN HEREON. THE NORTHERLY BOUNDARY LINES WERE DETERMINED BY RETRACING CAMERON CROSSING SUBDIVISION, AND ALSO BY THE MONUMENT LINE BETWEEN THE WEST QUARTER CORNER OF THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES" (SEE DETAIL). ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES (SEE DETAIL).

Boundary Description

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CALCULATED CENTER QUARTER CORNER OF SAID SECTION 28, SAID POINT BEING N89°12'15"W ALONG THE LINE BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 28, 2648.07 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 28; AND RUNNING THENCE S00°42'57"W ALONG THE EXTENSION OF FAVERO'S LEGACY CLUSTER SUBDIVISION PHASE AND THE CALCULATED LINE BETWEEN THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 28, 1203.10 FEET; THENCE N89°17'37"W 175.98 FEET; THENCE N09°38'18"W 68.64 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 48.87 FEET, A DELTA ANGLE OF 43°04'46", A CHORD BEARING OF N78°05'55"W, AND A CHORD LENGTH OF 47.73 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 17.09 FEET, A DELTA ANGLE OF 32°38'13", A CHORD BEARING OF N72°52'39"W, AND A CHORD LENGTH OF 16.86 FEET; THENCE N89°11'45"W 411.38 FEET; THENCE S00°42'51"W 204.75 FEET TO THE NORTHWEST CORNER OF LOT 21, MALLARD SPRINGS SUBDIVISION; THENCE N89°11'55"W ALONG THE NORTH LINE OF SAID MALLARD SPRINGS SUBDIVISION, 656.64 FEET; THENCE N00°35'48"E 216.57 FEET; THENCE N53°11'48"E 166.75 FEET; THENCE N54°14'59"E 232.23 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 4062.12 FEET, AN ARC LENGTH OF 385.78 FEET, A DELTA ANGLE OF 05°26'29", A CHORD BEARING OF N51°13'44"E, AND A CHORD LENGTH OF 385.64 FEET; THENCE N48°48'30"E 420.87 FEET; THENCE N43°46'44"E, A PORTION OF WHICH IS ALONG THE SOUTHERLY LINE OF BLUE ACRES SUBDIVISION, 185.95 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID BLUE ACRES SUBDIVISION; THENCE N40°49'28"E ALONG SAID SOUTHERLY LINE 271.99 FEET TO A POINT ON THE LINE BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE S89°13'15"E ALONG SAID LINE 88.44 FEET TO THE CALCULATED CENTER QUARTER CORNER OF SAID SECTION 28, SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 887,784 SQUARE FEET OR 20.381 ACRES MORE OR LESS

Design Specs.

Total Area.....20.38 ac.
Open Space.....6.97 ac. (34.2%)
Base Density.....22.19 lots
Bonus Density
10% Purpose and Intent
15% Public Trail and Community Gardens
Total Lots Proposed.....27 Lots(22% Bonus)

PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION

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 AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 ASSOCIATE THEREWITH

THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

WEBER COUNTY COMMISSION

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 HERBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH

THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST TITLE

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENTS STANDARDS AND DRAWING FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

THIS _____ DAY OF _____, 20____.

WEBER COUNTY ENGINEER

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PROPOSED PLAT OF THE CAMERON VILLAGE CLUSTER SUBDIVISION AND IN MY OPINION IT CONFORMS WITH THE COUNTY ORDINANCE APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.

THIS _____ DAY OF _____, 20____.

COUNTY ATTORNEY DATE

WEBER COUNTY RECORDER

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

Webster County Recorder
Deputy.