

Hawk Haven Townhomes Subdivision First Amendment Phase 1

A Re-Subdivision of Lot 1, Hawk Haven Townhomes Subdivision
West Haven City, Weber County, Utah
A Part of the Northeast Quarter of Section 26, Township 6
North, Range 2 West of the Salt Lake Base and Meridian.
February, 2019

North Quarter Corner of Sec. 26,
T. 6 N., R. 2 W., SLB&M. Found
Weber Co. 3" Brass Cap
Monument 5" below ring & cover
dated 2004. Fair Condition.

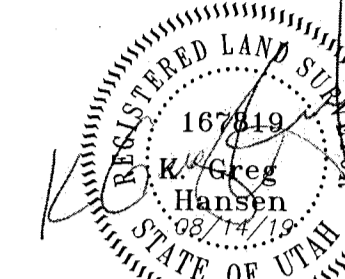
Northeast Corner of Sec. 26,
T. 6 N., R. 2 W., SLB&M. Found
Weber Co. 3" Brass Cap
Monument 7" below ring & cover
dated 2012. Fair Condition.

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 thirty-nine (39) units, known hereafter as Hawk Haven Townhomes Subdivision First Amendment Phase 1 in West Haven 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 said Subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me or under my supervision on the ground.

Signed this 14th day of August, 2019.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819



SUBDIVISION BOUNDARY DESCRIPTION

LOT 1, HAWK HAVEN TOWNHOMES SUBDIVISION, WEST HAVEN CITY, WEBER COUNTY, UTAH, SURVEY:

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 Buildings and Units as shown and described hereon and name said tract Hawk Haven Townhome Subdivision First Amendment Phase 1 and hereby dedicate all areas outside of the building footprints as a Public Utility Easement for the installation, maintenance and operation of public and private utility lines as deemed necessary by West Haven City and/or the current property owner of Lot 1 - such also includes provision for drainage and irrigation purposes as deemed necessary. The public utility easement area can be inherently decreased without written action upon any approved building modifications or expansions. No building or yard areas are to be fenced without approval of the current property owner of Lot 1 or by the Hawk Haven Townhomes Homeowner's Association. We hereby declare the plat notes shown hereon to be effective and binding. In witness we have here unto set our signature this 14th day of August, 2019.

Pete Lodder, Manager of Lodder Burton, LLC

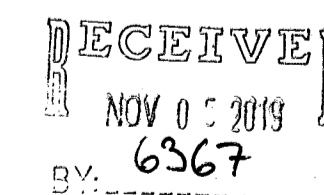
CORPORATE ACKNOWLEDGMENT

State of Utah
County of _____
On the _____ day of _____, 2019, Pete Lodder personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that he is the Manager of Lodder Burton, 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 subdivide the property into Townhomes as shown and described hereon. The survey was ordered by Pete Lodder. The control used to establish the property corners was Record of Survey No. 000718 done by Landmark Surveying in 1992 and the boundary survey done by Focus Engineering dated November 20, 2018 along with the existing Weber County Survey Monumentation surrounding Section 26, T6N, R2W, SLB&M. The basis of bearing is the east line of said Section which bears South 00°50'12" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.



WEBER COUNTY RECORDER

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

SEGMENT	DIRECTION	LENGTH
L1	S67°43'00"E	19.83'
L2	S67°43'00"E	19.83'
L3	S89°33'19"E	5.31'
L4	S40°11'43"E	14.01'
L5	S40°11'43"E	11.85'
L6	S00°50'13"W	51.76'
L7	N89°09'47"W	35.50'
L8	N89°09'47"W	43.39'
L9	N89°09'47"W	35.80'
L10	N88°08'57"E	14.35'
L11	N49°48'17"E	15.00'
L12	N29°32'59"E	14.77'
L13	N22°17'00"E	20.00'
L14	N22°17'00"E	20.00'
L15	S22°17'00"W	20.00'
L16	S22°17'00"W	13.21'
L17	S00°56'10"W	13.96'

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	252.69'	667.00'	21°42'22"	251.18'	S78°34'11"E
C2	44.00'	667.00'	3°46'47"	43.99'	S87°31'58"E
C3	6.99'	667.00'	0°36'01"	6.99'	S81°57'16"E
C4	118.06'	667.00'	10°08'29"	117.91'	S73°11'43"E
C5	4.75'	667.00'	0°24'29"	4.75'	S67°55'14"E
C6	54.28'	113.00'	27°31'16"	53.76'	S36°02'38"W
C7	65.36'	113.00'	33°08'25"	64.45'	S66°22'29"W
C8	59.53'	113.00'	30°11'07"	58.85'	S67°51'08"W
C9	5.83'	113.00'	2°57'18"	5.83'	S51°16'56"W
C10	41.94'	67.00'	35°52'04"	41.26'	N58°07'46"W

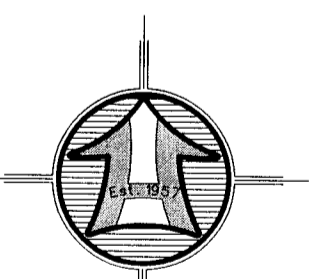
LAND USE CHART

BUILDINGS	57,326 S.F.
LIMITED COMMON AREA	18,897 S.F.
COMMON AREA	60,935 S.F.
ROADWAY	29,217 S.F.
NON-BUILDABLE AREA	107,728 S.F.
HOOPER CANAL EASEMENT	29,130 S.F.
TOTAL	303,233 S.F.

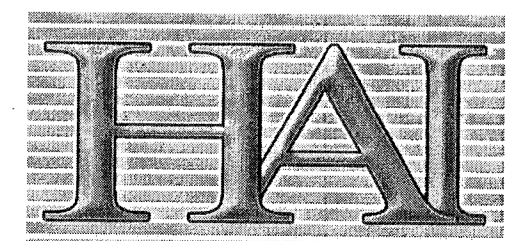
- NOTES:**
- All areas outside building footprints are public utility easements.
 - All ties to buildings are perpendicular to property lines.
 - All areas outside the unit footprints, less and except the Hooper Canal easement and Limited Common Areas (LCA), shall be owned and maintained by the Hawk Haven Townhomes Homeowner's Association. Such includes Courtney Way and Skylar Way, and the front-of-unit landscape areas, rear landscape areas, and areas between the buildings.
 - Each unit owner has an exclusive Limited Common Area (LCA) pertinent to his lot for his front driveway, porch and rear patio area.
 - Square footages shown indicate ground floor/land areas.
 - Sanitary sewer mains are located in Courtney Way and Skylar Way and are maintained by West Haven City. The sewer laterals from the sewer main to the individual units are maintained by the individual unit owners.
 - On-site Culinary Water mains located in Courtney Way and Skylar Way will be maintained by Hawk Haven Townhomes Homeowner's Association. The individual unit owners maintain the service line from the water meters to the individual units.
 - Storm drainage system: Any on-site storm drainage piping, inlets, and appurtenances are owned and maintained by the Hawk Haven Townhomes Homeowner's Association.
 - Streets: On-site private streets (Courtney Way and Skylar Way) are owned and maintained by the Hawk Haven Townhomes Homeowner's Association.
 - Secondary Water: On-site secondary water appurtenances will be owned and maintained by the Hawk Haven Townhomes Homeowner's Association.
 - The Developer hereby agrees to a fifteen (15) foot relocateable trail easement in the non-buildable area with an improvement requirement of a ten (10) feet wide grading and road base - said requirement is currently deferred until such time that City mandates improvements. This requirement will be binding on all successors in interest.

LEGEND:

- Subdivision Boundary
- Interior Lot Line
- Adjoining Property Line
- Centerline
- Public Utility Easement
- Fence Line
- Top of Bank
- Non-Buildable Area
- Street Monument
- Found rebar set by HAI
- Set 5/8"x24" Rebar With Cap
- Section Corner
- Common Area
- Limited Common Area



Scale: 1" = 40'
Scale in Feet
(Data in Parentheses is Record)



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogdan Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating 60 Years of Business

WEST HAVEN ENGINEER

I hereby certify that I approve the required improvement standards and drawings for this subdivision and the amount of financial guarantee for these improvements. Signed this _____ day of _____, 2019.

Signature

WEST HAVEN CITY ATTORNEY

I have examined this subdivision plat and in my opinion it conforms with the City Ordinance applicable thereto and now in force and effect. Signed this _____ day of _____, 2019.

City Attorney

WEST HAVEN CITY ACCEPTANCE

This is to certify that this subdivision plat and the dedication and financial guarantee of public improvements thereon are hereby accepted by the West Haven City Council. Signed this day of _____, 2019.

Mayor

Attest

WEST HAVEN PLANNING COMMISSION ACCEPTANCE

This is to certify that this subdivision plat was duly approved by the West Haven City Planning Commission on the _____ day of _____, 2019.

Chairman, West Haven Planning Commission

