

# West Haven Cove Subdivision Phase 3

A Re-Subdivision of Lot 2, West Haven Cove Subdivision  
West Haven City, Weber County, Utah  
A Part of the Northwest Quarter of Section 25, Township 6  
North, Range 2 West of the Salt Lake Base and Meridian.  
August 2019

RECEIVED  
MAR 9 4 2023  
BY: 6459

Craig Oudekirk  
15-069-0066

LKA LLC  
15-069-0059

Common Area/Limited Common Area = 66,798 Sq.Ft.  
Private Streets = 21,134 Sq.Ft.  
Buildings = 46,470 Sq.Ft.  
Total = 134,402 Sq.Ft.

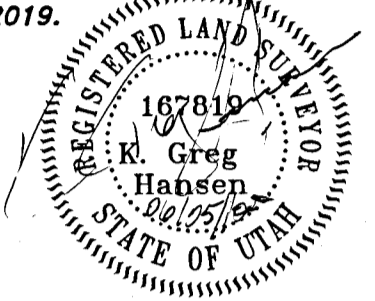
LKA LLC  
15-069-0032

## 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 55, 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 ten (10) buildings, known hereafter as the West Haven Cove Subdivision, Phase 3, a Re-Subdivision of Lot 2, West Haven Cove Subdivision 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 5th day of June, 2019.

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



## BOUNDARY DESCRIPTION

LOT 2, WEST HAVEN COVE SUBDIVISION, WEST HAVEN CITY, WEBER COUNTY, UTAH, SURVEY, RECORDED AS ENTRY NO. 2963969, BOOK 84, PAGE 89 IN THE WEBER COUNTY RECORDERS OFFICE.

## 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 divided into buildings as shown and described hereon, name said tract West Haven Cove Subdivision Phase 3, a Re-Subdivision of Lot 2, West Haven Cove Subdivision, 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 2 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 2. We hereby declare the plat notes shown hereon to be effective and binding. In witness we have here unto set our signature this 5th day of June, 2019.

Haven Cove Townhomes, LLC by Eric Thomas, Owner/Manager

## CORPORATE ACKNOWLEDGMENT

State of Utah  
County of Weber

On the \_\_\_\_\_ day of \_\_\_\_\_, 2019, Eric Thomas 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 majority owner/manager of Haven Cove Townhomes, 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 the 10 building corners as shown and described hereon. The survey was ordered by Eric Thomas. The control used to establish the property corners was the West Haven Cove Subdivision and the West Haven Cove Subdivision Ph. 2. Also used was the existing Weber County Survey Monumentation surrounding Section 25, T6N, R2W, SLB&M. The basis of bearing is the South line of the Northwest Quarter said Section which bears North 89°27'43" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

## 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.

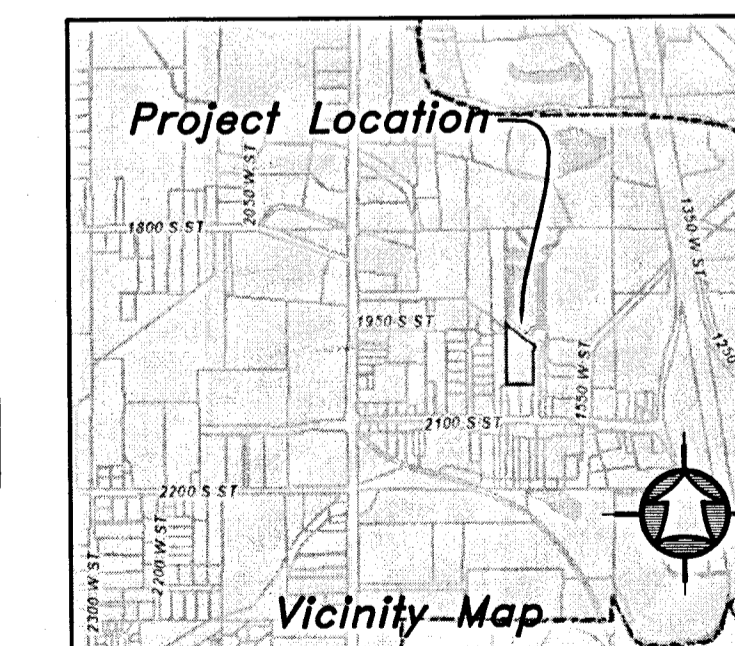
Developer:  
Tyson Lund  
2637 N 400 E #127  
North Ogden, UT 84414  
(385) 333-9548

## WEBER COUNTY RECORDER

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

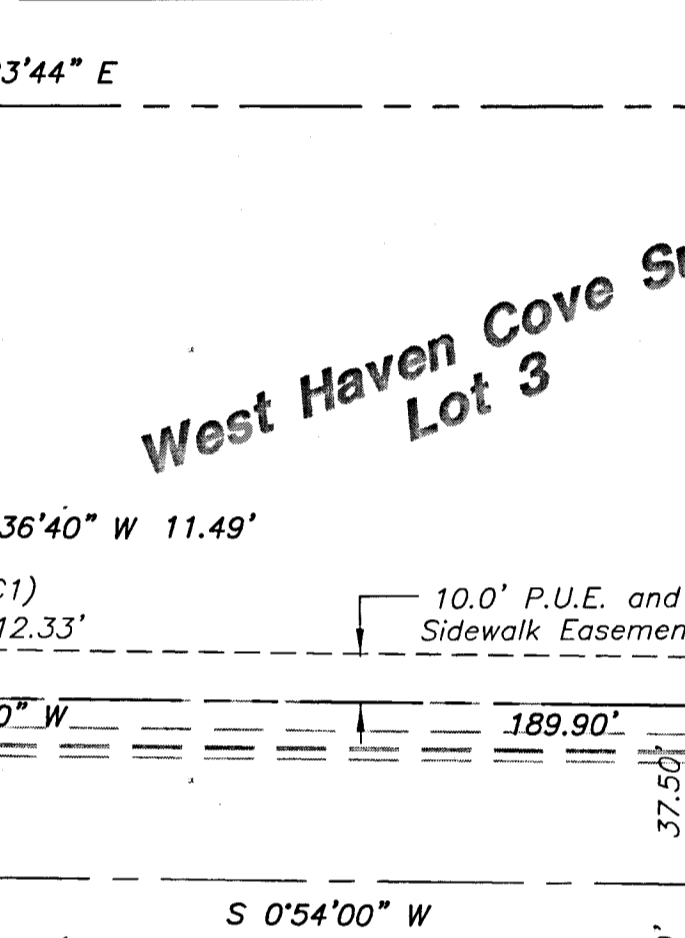
## LEGEND

- Subdivision Boundary
- Interior Lot Line
- Existing Property Line
- Centerline
- Public Utility Easement (PUE)
- Fence Line (Wire)
- Existing Concrete Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner
- Common Area
- Limited Common Area



Vicinity Map

Address Table		
Address	Building #	Unit #
2045 South 1645 West	201	A,B,C,D or E
2045 South 1645 West	202	A,B,C or D
2045 South 1645 West	203	A,B,C or D
2045 South 1645 West	204	A,B,C, or D
2045 South 1645 West	205	A,B,C,D or E
2045 South 1645 West	206	A,B,C,D or E
2045 South 1645 West	207	A,B,C,D or E
2045 South 1645 West	208	A,B,C,D or E
2045 South 1645 West	209	A,B,C,D or E
2045 South 1645 West	210	A,B or C



SEGMENT	DIRECTION	LENGTH
L1	S89°06'00"E	12.00'
L2	S89°06'00"E	12.00'
L3	S89°06'00"E	12.00'
L4	S89°06'00"E	12.00'
L5	S89°06'00"E	21.24'
L6	S89°06'00"E	21.24'
L7	S89°06'00"E	23.00'
L8	N53°41'55"W	28.22'
L9	N35°16'08"E	71.62'
L10	N35°16'08"E	98.24'
L11	N89°08'46"W	36.04'
L12	N89°08'46"W	35.95'
L13	N89°08'46"W	10.04'
L14	N89°08'46"W	10.00'
L15	N89°23'32"W	10.25'
L16	N89°23'32"W	10.00'
L17	N89°23'32"W	10.24'
L18	N89°23'32"W	10.00'
L19	N89°23'32"W	10.24'
L20	N89°23'32"W	10.00'

Building 201 Line Data		
SEGMENT	DIRECTION	LENGTH
L21	N89°06'00"W	47.17'
L22	N00°54'00"E	106.33'
L23	S89°06'00"E	47.17'
L24	S00°54'00"W	42.67'
L25	S89°06'00"E	3.16'
L26	S00°54'00"W	42.33'
L27	N89°06'00"W	3.16'
L28	S00°54'00"W	21.33'

Building 202 Line Data		
SEGMENT	DIRECTION	LENGTH
L29	S89°06'00"E	42.33'
L30	S00°54'00"W	3.16'
L31	S89°06'00"E	42.67'
L32	S00°54'00"W	47.17'
L33	N89°06'00"W	85.00'
L34	N00°54'00"E	50.33'

Building 203 Line Data		
SEGMENT	DIRECTION	LENGTH
L35	N89°06'00"W	85.00'
L36	N00°54'00"E	47.17'
L37	S89°06'00"E	42.67'
L38	N00°54'00"E	3.16'
L39	S89°06'00"E	42.33'
L40	S00°54'00"W	50.33'

Building 204 Line Data		
SEGMENT	DIRECTION	LENGTH
L41	N89°06'00"W	42.67'
L42	S00°54'00"W	3.16'
L43	N89°06'00"W	42.33'
L44	N00°54'00"E	50.33'
L45	S89°06'00"E	85.00'
L46	S00°54'00"W	47.17'

Building 205 Line Data		
SEGMENT	DIRECTION	LENGTH
L47	N89°06'00"W	106.33'
L48	N00°54'00"E	47.17'
L49	S89°06'00"E	21.33'
L50	N00°54'00"E	3.16'
L51	S89°06'00"E	42.33'
L52	S00°54'00"W	3.16'
L53	S89°06'00"E	42.67'
L54	S00°54'00"W	47.17'

Building 206 Line Data		
SEGMENT	DIRECTION	LENGTH
L55	N89°06'00"W	42.67'
L56	S00°54'00"W	3.16'
L57	N89°06'00"W	42.33'
L58	N00°54'00"E	3.16'
L59	N89°06'00"W	21.33'
L60	N00°54'00"E	47.17'
L61	S89°06'00"E	106.33'
L62	S00°54'00"W	47.17'

Building 207 Line Data		
SEGMENT	DIRECTION	LENGTH
L63	S89°06'00"E	106.33'
L64	S00°54'00"W	47.17'
L65	N89°06'00"W	42.67'
L66	S00°54'00"W	3.16'
L67	N89°05'49"W	42.33'
L68	N00°54'00"E	3.16'
L69	N89°06'00"W	21.33'
L70	N00°54'00"E	47.17'

Building 208 Line Data		
SEGMENT	DIRECTION	LENGTH
L71	S89°06'00"E	64.00'
L72	N00°54'00"E	3.16'
L73	S89°06'00"E	42.33'
L74	S00°54'00"W	50.33'
L75	N89°06'00"W	106.33'
L76	N00°54'00"E	47.17'

Building 209 Line Data		
SEGMENT	DIRECTION	LENGTH
L77	S89°06'00"E	106.33'
L78	S00°54'00"W	47.17'
L79	N89°06'00"W	42.67'
L80	S00°54'00"W	3.16'
L81	N89°06'00"W	42.33'
L82	N00°54'00"E	3.16'
L83	N89°06'00"W	21.33'
L84	N00°54'00"E	47.17'

Building 210 Line Data		
SEGMENT	DIRECTION	LENGTH
L85	N00°54'00"E	21.50'
L86	N89°06'00"W	3.16'
L87	N00°54'00"E	42.33'
L88	S89°06'00"E	50.33'
L89	S00°54'00"W	63.83'
L90	N89°06'00"W	47.17'

### Notes:

- All areas outside Building footprints are public utility easements and are owned and maintained as common area or limited common area.
- 5/8" rebar and cap set at all property corners.
- All ties to buildings are perpendicular to property lines, except for L8 on Building 209.
- Operation and Maintenance of the Buildings, paved areas, hard surfaced areas and landscape areas within the boundary of this development will be the sole responsibility of the current property owner.
- If individual units are sold in the future a condominium plat will be required for the affected building.
- All on-site streets are hereby dedicated as private, and remain owned by Haven Cove Townhomes, LLC.
- All areas outside the building footprints are hereby dedicated as common space and limited common space, and remain owned by Haven Cove Townhomes, LLC.

## 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

West Quarter Corner of Section 25, T. 6 N., R. 2 W., SLB&M Found Weber Co. Brass Cap Mon.

(2642.29')

South

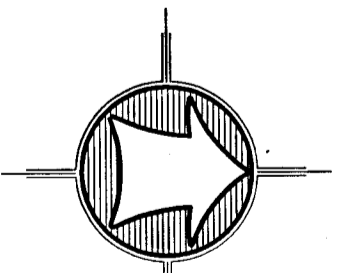
(Wilson Lane)

2100

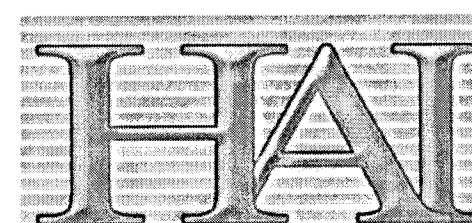
823.24'

85.00'

Southeast Corner of the Northwest 1/4, Section 25, T. 6 N., R. 2 W., SLB&M Calculated Position from Weber County Survey Witness Corner 85.00' to West.



Scale: 1" = 40'  
0 40 80  
Scale in Feet



**HANSEN & ASSOCIATES, INC.**  
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