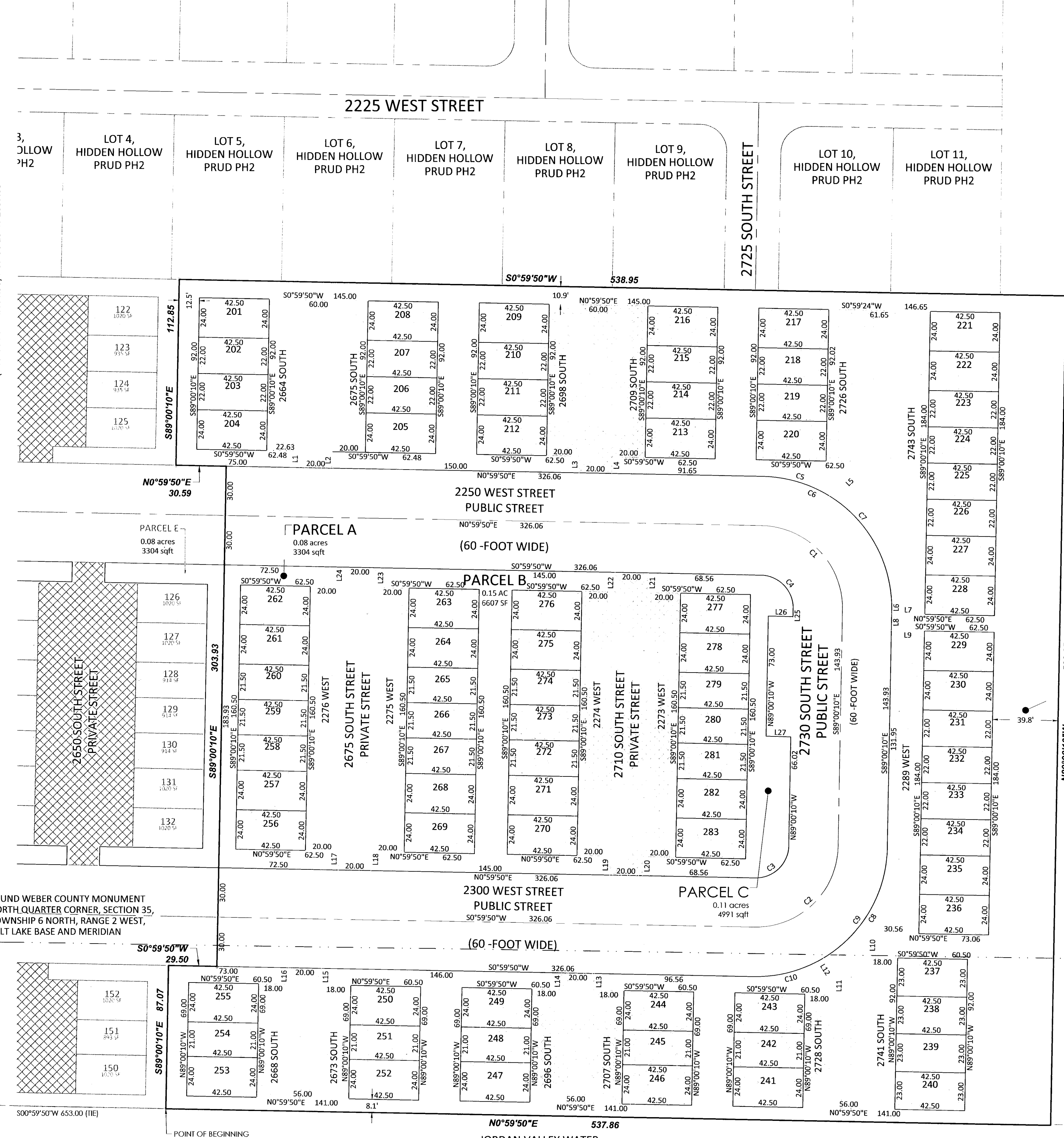


# SYCAMORE PLACE TOWNHOMES PHASE 2 SUBDIVISION

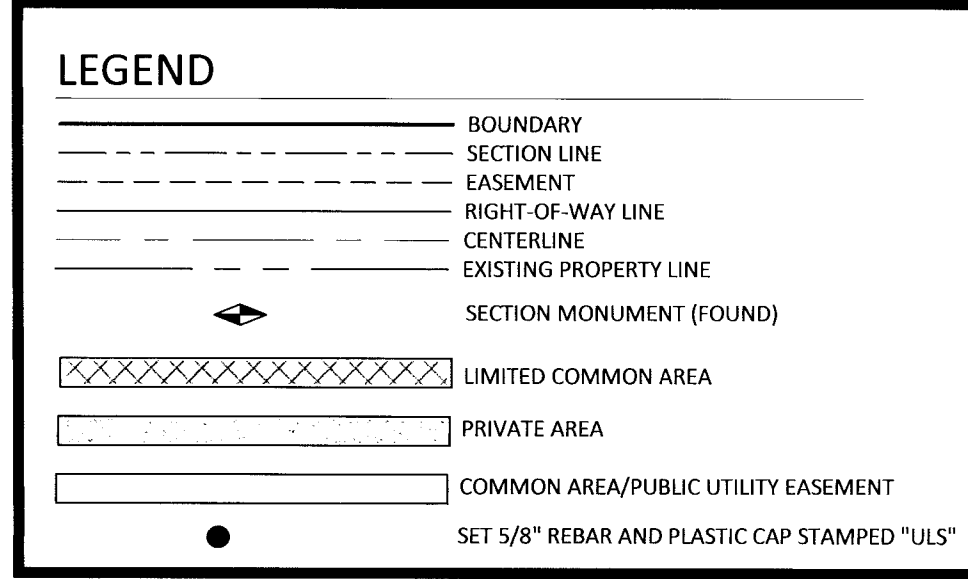
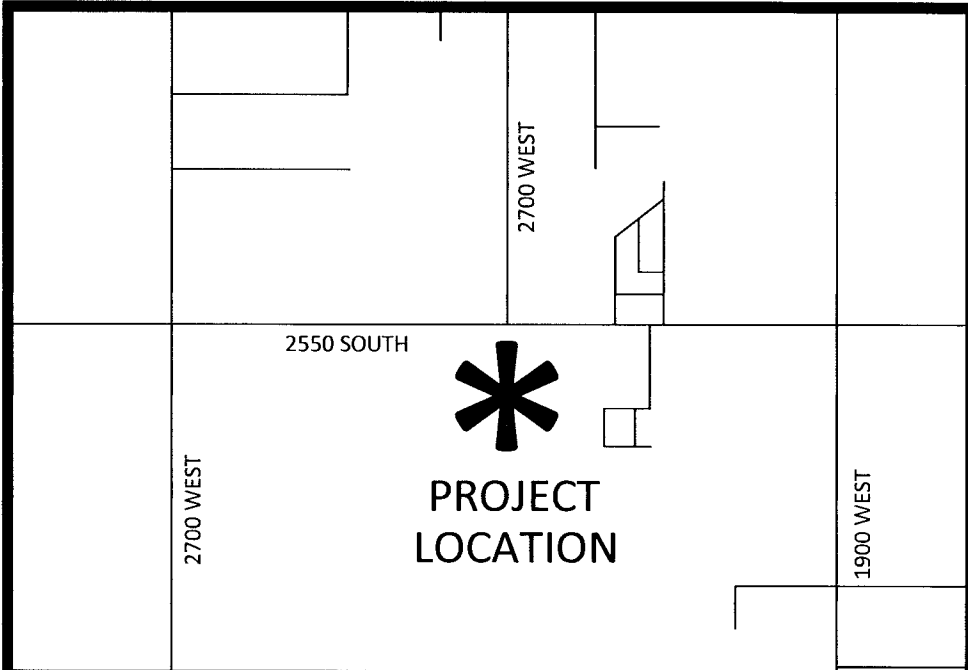
PART OF THE NORTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
WEST HAVEN CITY, WEBER COUNTY, UTAH

OCTOBER 2019

FOUND BRASS CAP MONUMENT  
NORTHEAST CORNER, SECTION 35,  
TOWNSHIP 6 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN



ADDRESS TABLE  
UNIT SOUTH STREET WEST STREET  
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CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	50.00	90°00'00"	78.54	N45°59'50"E	70.71
C2	50.00	90°00'00"	78.54	S44°00'10"E	70.71
C3	20.00	90°00'00"	31.42	S44°00'10"E	28.28
C4	20.00	88°55'22"	31.04	N45°27'31"E	28.02
C5	80.00	30°31'21"	42.62	N16°15'30"E	42.12
C6	80.00	90°00'00"	125.66	N45°59'50"E	113.14
C7	80.00	59°28'39"	83.05	N61°15'30"E	79.37
C8	80.00	58°09'05"	81.19	S59°55'37"E	77.75
C9	80.00	90°00'00"	125.66	S44°00'10"E	113.14
C10	80.00	31°50'55"	44.47	S14°55'37"E	43.90

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S89°06'12"E	10.35
L2	S89°00'10"E	9.65
L3	N89°00'10"W	10.00
L4	N89°00'10"W	10.00
L5	N44°00'10"W	29.82
L6	N89°00'10"W	1.98
L7	N00°59'50"E	20.00
L8	N89°00'10"W	10.00
L9	S00°59'50"W	20.00
L10	N89°00'10"W	15.00
L11	N89°00'10"W	11.00
L12	N57°55'49"E	13.24
L13	S89°00'10"E	10.04
L14	S89°00'10"E	10.04
L15	S89°00'10"E	10.02
L16	S89°00'10"E	10.02
L17	S89°00'10"E	11.46
L18	S89°00'10"E	11.46

JORDAN VALLEY WATER CONSERVANCY DISTRICT TAX ID NO. 15-094-0095

PARCEL D  
0.11 acres  
50225 sqft

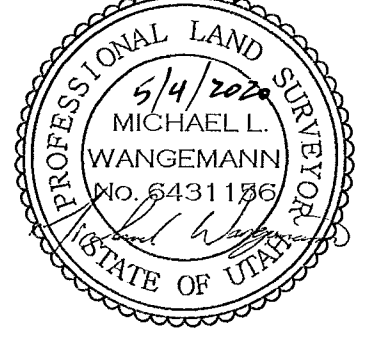
WEST HAVEN CITY PLANNING COMMISSION  
APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEST HAVEN CITY ACCEPTANCE  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEST HAVEN CITY ENGINEER  
I HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEST HAVEN CITY ATTORNEY  
I HEREBY CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SURVEYOR'S CERTIFICATE  
I, MICHAEL L. WANGEMANN, 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 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 OF SYCAMORE PLACE TOWNHOMES PHASE 2 SUBDIVISION IN WEST HAVEN CITY, WEBER COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND 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 WEST HAVEN CITY, WEBER COUNTY, UTAH CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.  
SIGNED THIS 4th DAY OF May, 2020.



LEGAL DESCRIPTION  
BEGINNING AT A POINT THAT IS NORTH 89°23'56" WEST ALONG THE SECTION LINE 97.68 FEET AND SOUTH 00°59'50" WEST 653.00 FEET FROM THE NORTH QUARTER CORNER, SECTION 35, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°00'10" EAST 87.07 FEET; THENCE SOUTH 00°59'50" WEST 29.50 FEET; THENCE SOUTH 89°00'10" EAST 30.59 FEET; THENCE SOUTH 89°00'10" EAST 112.85 FEET; THENCE SOUTH 00°59'50" EAST 538.95 FEET; THENCE NORTH 89°00'10" WEST 503.85 FEET; THENCE NORTH 00°59'50" EAST 537.86 FEET TO THE POINT OF BEGINNING. CONTAINS 262,158.34 SQ/FT OR 6.02 ACRES  
AND 83 UNITS

OWNER'S DEDICATION  
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT SYCAMORE PLACE TOWNHOMES PHASE 2 SUBDIVISION. AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREET DEDICATIONS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS COMMON AREAS AS PUBLIC UTILITY, STORM WATER DETENTION, DRAINAGE EASEMENTS THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR IRRIGATION FACILITIES WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND HEREBY DEDICATE ALL LAND DESIGNATED AS LIMITED COMMON TO THE UNIT OWNERS AND HEREBY DEDICATED ALL LAND DESIGNATED AS COMMON AREA TO THE HOME OWNERS ASSOCIATIONS.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ACKNOWLEDGEMENT  
STATE OF UTAH } S.S.  
COUNTY OF WEBER }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN END FOR SAID COUNTY OF WEBER IN SAID STATE OF UTAH, THE SIGNER (I) OF THE ABOVE OWNER'S DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED. MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC  
RESIDING IN WEBER COUNTY

ACKNOWLEDGEMENT  
RECEIVED  
MAY 14 2020  
BY: 6505

UTAH LAND SURVEYING, LLC  
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY  
1359 FAIRWAY CIR  
FARMINGTON, UT 84025  
PHONE 801.725.8395  
FAX 801.820.7775  
www.utahlandsurveying.com

COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILE FOR RECORD AND \_\_\_\_\_ AT \_\_\_\_\_  
RECORDED \_\_\_\_\_ OF THE OFFICIAL RECORDS, PAGE \_\_\_\_\_, RECORDED FOR \_\_\_\_\_  
COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY