

Hawk Haven Townhomes Subdivision Second Amendment Phase 2

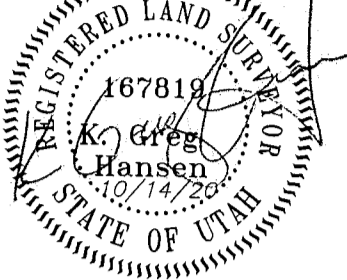
A Re-Subdivision of Lot 2 and a portion of Lot 3, Hawk Haven Townhomes Subdivision
 West Haven City, Weber County, Utah
 A Part of the Northeast Quarter of Section 26,
 Township 6 North, Range 2 West of the Salt Lake Base and Meridian.
 February, 2020

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 (30) Units, known hereafter as Hawk Haven Townhomes Subdivision Second Amendment Phase 2 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 October, 2020.

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



SUBDIVISION BOUNDARY DESCRIPTION

LOT 2 AND PART OF LOT 3, HAWK HAVEN TOWNHOMES SUBDIVISION, WEST HAVEN CITY, WEBER COUNTY, UTAH, SURVEY BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE NORTH BOUNDARY LINE OF SAID LOT 2 BEING A POINT LOCATED 391.79 FEET SOUTH 00°50'12" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND 50.00 FEET NORTH 89°09'48" WEST AND 614.36 FEET NORTH 67°43'00" WEST AND 209.00 FEET SOUTH 22°17'00" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 26;

RUNNING THENCE SOUTH 69°40'05" EAST 119.31 FEET; THENCE SOUTH 00°41'12" WEST 218.25 FEET; THENCE SOUTH 11°33'18" EAST 31.47 FEET; THENCE SOUTH 06°00'00" WEST 115.05 FEET; THENCE NORTH 84°00'00" WEST 500.79 FEET; THENCE NORTH 49°48'17" EAST 400.87 FEET; THENCE NORTH 00°56'10" EAST 95.16 FEET; THENCE SOUTH 89°09'48" EAST 86.77 FEET TO THE POINT OF BEGINNING. CONTAINING 2.773 ACRES.

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 Hawk Haven Townhomes Subdivision Second Amendment Phase 2, 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 and 3 - 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 and 3 or by the Hawk Haven Townhomes Homeowner's Association. This dedication also hereby dedicates, grants and conveys all on-site Private Streets and all Common Areas to the Hawk Haven Townhomes Homeowner's Association. We hereby declare the plat notes shown hereon to be effective and binding in witness we have hereunto set our signature this 15 day of October, 2020.

Pete Lodder, Manager of Lodder Burton, LLC

CORPORATE ACKNOWLEDGMENT

State of Utah
 County of Bohemia
 On the 15 day of October, 2020, 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
 AMY OLSEN
 NOTARY PUBLIC - STATE OF UTAH
 COMMISSION NO. 712258
 COMM. EXP. 05/19/2024

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. This survey makes a slight adjustment to the west and southwest boundary of lot 3 of the Hawk Haven Townhomes Subdivision. The control used to establish the property corners was said Hawk Haven Townhomes Subdivision and the Hawk Haven Townhomes Subdivision First Amendment Phase 1 along with the 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.

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

Developer: Pete Lodder
 Address: 651 Eagle Ridge Dr.
 North Salt Lake City, UT 84054
 Phone: 801-549-8668

WEBER COUNTY RECORDER

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

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.

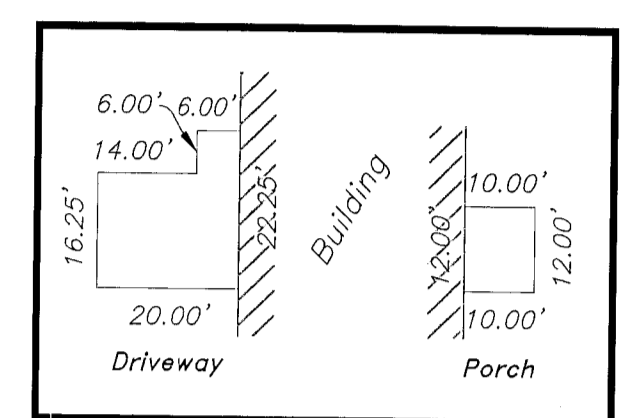
N 89°25'22" W

2642.05'

2653.51' (2653.49')

391.79'

Section Line - Basis of Bearing



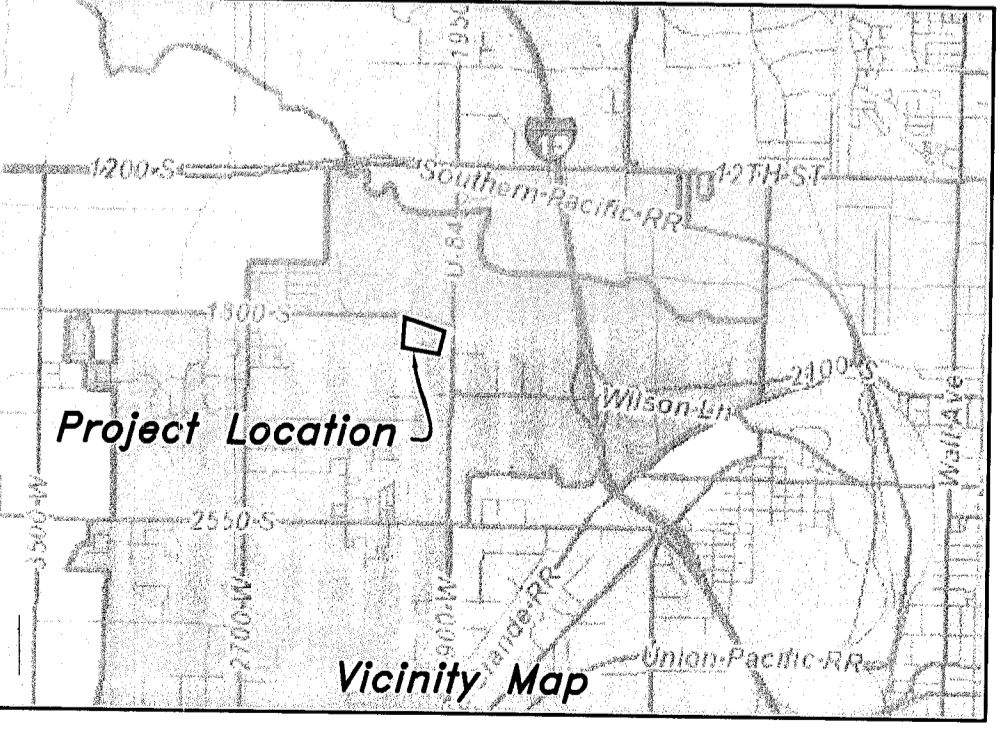
LCA Detail (Typ.)

SEGMENT	DIRECTION	LENGTH
L1	N40°11'43"W	5.08'
L2	N40°11'43"W	5.05'
L3	S0°56'10"W	4.14'
L4	N89°03'50"W	14.84'
L5	S89°09'48"E	14.83'
L6	S00°50'13"W	4.17'
L7	N20°19'55"E	1.93'
L8	S84°00'00"E	6.54'

LAND USE CHART

BUILDINGS	44,090 S.F.
LIMITED COMMON AREA	19,366 S.F.
COMMON AREA	26,364 S.F.
ROADWAY	16,362 S.F.
WILSON IRRIGATION EASEMENT	14,599 S.F.
TOTAL	120,781 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 Jaydin 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 Skylar Way and Jaydin 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 Skylar Way and Jaydin 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 (Skylar Way and Jaydin 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.



RECEIVED
 OCT 27 2020
 BY: 6676

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 14 day of October, 2020.

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 14 day of Oct, 2020.

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 October, 2020.

Mayor: Jason P. Pilon
 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 22nd day of October, 2020.

Chairman, West Haven Planning Commission: [Signature]

HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
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