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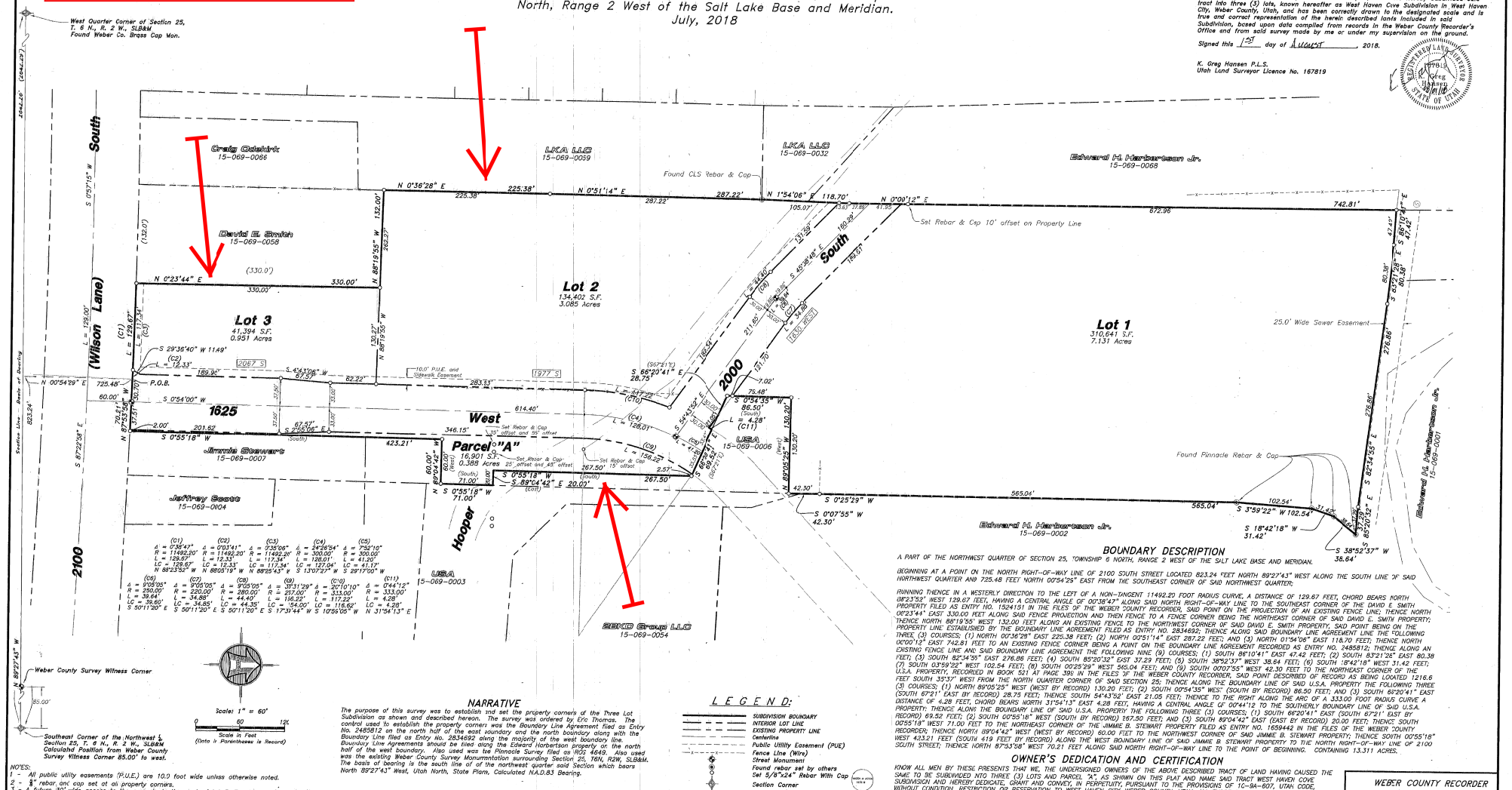
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

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.
July, 2018



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 three (3) lots, known hereafter as 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 13 day of August, 2018.

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

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 2100 SOUTH STREET LOCATED 823.24 FEET NORTH 89°27'43" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER AND 725.48 FEET NORTH 00°54'25" EAST FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER;

RUNNING THENCE IN A WESTERLY DIRECTION TO THE LEFT OF A NON-TANGENT 11492.20 FOOT RADIUS CURVE, A DISTANCE OF 129.67 FEET, CHORD BEARS NORTH 88°23'52" WEST 129.67 FEET, HAVING A CENTRAL ANGLE OF 00°38'47" ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF THE DAVID E. SMITH PROPERTY FILED AS ENTRY NO. 1524151 IN THE FILES OF THE WEBER COUNTY RECORDER, SAID POINT ON THE PROJECTION OF AN EXISTING FENCE LINE; THENCE NORTH 00°23'44" EAST 330.00 FEET ALONG SAID FENCE PROJECTION AND THEN FENCE TO A FENCE CORNER BEING THE NORTHEAST CORNER OF SAID DAVID E. SMITH PROPERTY; THENCE NORTH 88°19'55" WEST 132.00 FEET ALONG AN EXISTING FENCE TO THE NORTHWEST CORNER OF SAID DAVID E. SMITH PROPERTY; THENCE ALONG SAID BOUNDARY LINE AGREEMENT FILED AS ENTRY NO. 2834692; THENCE ALONG SAID BOUNDARY LINE AGREEMENT LINE THE FOLLOWING THREE (3) COURSES; (1) NORTH 00°36'28" EAST 225.38 FEET; (2) NORTH 00°51'14" EAST 287.22 FEET; AND (3) NORTH 01°54'06" EAST 118.70 FEET; THENCE NORTH 00°00'12" EAST 742.81 FEET TO AN EXISTING FENCE CORNER BEING A POINT ON THE BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. 2485812; THENCE ALONG AN EXISTING FENCE LINE AND SAID BOUNDARY LINE AGREEMENT THE FOLLOWING NINE (9) COURSES; (1) SOUTH 86°10'41" EAST 47.42 FEET; (2) SOUTH 83°21'26" EAST 80.38 FEET; (3) SOUTH 82°34'55" EAST 276.86 FEET; (4) SOUTH 85°20'32" EAST 37.29 FEET; (5) SOUTH 38°52'37" WEST 38.64 FEET; (6) SOUTH 18°42'18" WEST 31.42 FEET; (7) SOUTH 03°59'22" WEST 102.54 FEET; (8) SOUTH 00°25'29" WEST 565.04 FEET; AND (9) SOUTH 00°07'55" WEST 42.30 FEET TO THE NORTHEAST CORNER OF THE U.S.A. PROPERTY, RECORDED IN BOOK 521 AT PAGE 399 IN THE FILES OF THE WEBER COUNTY RECORDER, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED 1216.6 FEET SOUTH 35°37' WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 25; THENCE ALONG THE BOUNDARY LINE OF SAID U.S.A. PROPERTY THE FOLLOWING THREE (3) COURSES; (1) NORTH 89°05'25" WEST (WEST BY RECORD) 130.20 FEET; (2) SOUTH 00°54'35" WEST (SOUTH BY RECORD) 86.50 FEET; AND (3) SOUTH 62°20'41" EAST (SOUTH 67°21' EAST BY RECORD) 28.75 FEET; THENCE SOUTH 54°43'52" EAST 21.05 FEET; THENCE TO THE RIGHT ALONG THE ARC OF A 333.00 FOOT RADIUS CURVE A DISTANCE OF 4.28 FEET, CHORD BEARS NORTH 31°54'13" EAST 4.28 FEET, HAVING A CENTRAL ANGLE OF 00°44'12 TO THE SOUTHERLY BOUNDARY LINE OF SAID U.S.A. PROPERTY; THENCE ALONG THE BOUNDARY LINE OF SAID U.S.A. PROPERTY THE FOLLOWING THREE (3) COURSES; (1) SOUTH 66°20'41" EAST (SOUTH 67°21' EAST BY RECORD) 69.52 FEET; (2) SOUTH 00°55'18" WEST (SOUTH BY RECORD) 267.50 FEET; AND (3) SOUTH 89°04'42" EAST (EAST BY RECORD) 20.00 FEET; THENCE SOUTH 00°55'18" WEST 71.00 FEET TO THE NORTHEAST CORNER OF THE JIMMIE B. STEWART PROPERTY FILED AS ENTRY NO. 1659442 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE NORTH 89°04'42" WEST (WEST BY RECORD) 60.00 FEET TO THE NORTHWEST CORNER OF SAID JIMMIE B. STEWART PROPERTY; THENCE SOUTH 00°55'18" WEST 433.21 FEET (SOUTH 419 FEET BY RECORD) ALONG THE WEST BOUNDARY LINE OF SAID JIMMIE B. STEWART PROPERTY TO THE NORTH RIGHT-OF-WAY LINE OF 2100 SOUTH STREET; THENCE NORTH 87°53'58" WEST 70.21 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 13.311 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 NTO THREE (3) LOTS AND PARCEL "A", AS SHOWN ON THIS PLAT AND NAME SAID TRACT WEST HAVEN COVE SUBDIVISION AND HEREBY DEDICATE, GRANT AND CONVEY, IN PERPETUITY, PURSUANT TO THE PROVISIONS OF 1C-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO WEST HAVEN CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO WEST HAVEN CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE THIS 2 DAY OF August, 2018.

Haven Cove Townhomes, LLC BY Eric Thomas Owner/Manager

NOTES:

1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
2 - ⅝" rebar and cap set at all property corners.
3 - A future 30' wide access to the property to the west of Lot 3, Tax Id. No. 15-069-0058 and to the east of the 1625 West Street, Tax Id No. 15-069-0007 to be determined at a later date at a distance of at least 200 feet north of the north right-of-way line of 2100 South Street.
4 - Those portions of 1625 West Street and 2000 South Street that are impacted by the property owned by the U.S.A., Tax Id. No. 15-069-0006 is to be acquired by a License Agreement between the U.S.A. and West Haven City.
5 - Parcel "A" to remain in the ownership of Haven Cove Townhomes, LLC.

NARRATIVE

The purpose of this survey was to establish and set the property corners of the Three Lot Subdivision as shown and described hereon. The survey was ordered by Eric Thomas. The control used to establish the property corners was the Boundary Line Agreement filed as Entry No. 2485812 on the north half of the east boundary and the north boundary along with the Boundary Line filed as Entry No. 2834692 along the majority of the west boundary line. Boundary Line Agreements should be filed along the Edward Harberson property on the north half of the west boundary. Also used was the Pinnacle Survey filed as ROS 4649. 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 of the northwest quarter said Section which bears North 89°27'43" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

LEGEND:

- SUBDIVISION BOUNDARY
- INTERIOR LOT LINE
- EXISTING PROPERTY LINE
- Centerline
- Public Utility Easement (PUE)
- Fence Line (Wire)
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

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Consulting Engineers and Land Surveyors
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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 22 day of Aug, 2018.

City Attorney

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 Aug 11, 2018.

Signature

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 22 day of August, 2018.

Mayor

Attest

WEST HAVEN PLANNING COMMISSION ACCEPTANCE

This is to certify that this subdivision plat was duly approved by the Westhaven City Planning Commission on the 9th day of August, 2018.

Chairman, West Haven Planning Commission

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Weber

On the 2nd day of August, 2018, 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

Notary Public
MARILYN COOK
Commission Number 691366
October 17, 2020
State of Utah

WEBER COUNTY RECORDER

ENTRY NO. 2963969 FEE PAID $34.00 FILED FOR RECORD AND RECORDED 14-Feb-19 @ 10:22 AM IN BOOK 84 OF OFFICIAL RECORDS, PAGE 89 RECORDED FOR Tyson Lund

LeANN H Kilts
COUNTY RECORDER
BY Marilyn Cook
DEPUTY

84-89