

17-01

THE COVE AT 40TH STREET
A PLANNED RESIDENTIAL UNIT DEVELOPMENT -P.R.U.D.

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 9
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
SOUTH OGDEN CITY, WEBER COUNTY, UTAH

STEPHEN D. & TAMARA
J. TAYLOR
#06-084-0007

MONUMENT IN THE
INTERSECTION OF
MADISON AVENUE &
41ST STREET
(FOUND)

STEPHEN D. & TAMARA
J. TAYLOR
#06-084-0007

MONUMENT IN THE
INTERSECTION OF
JEFFERSON AVENUE &
41ST STREET
(FOUND)

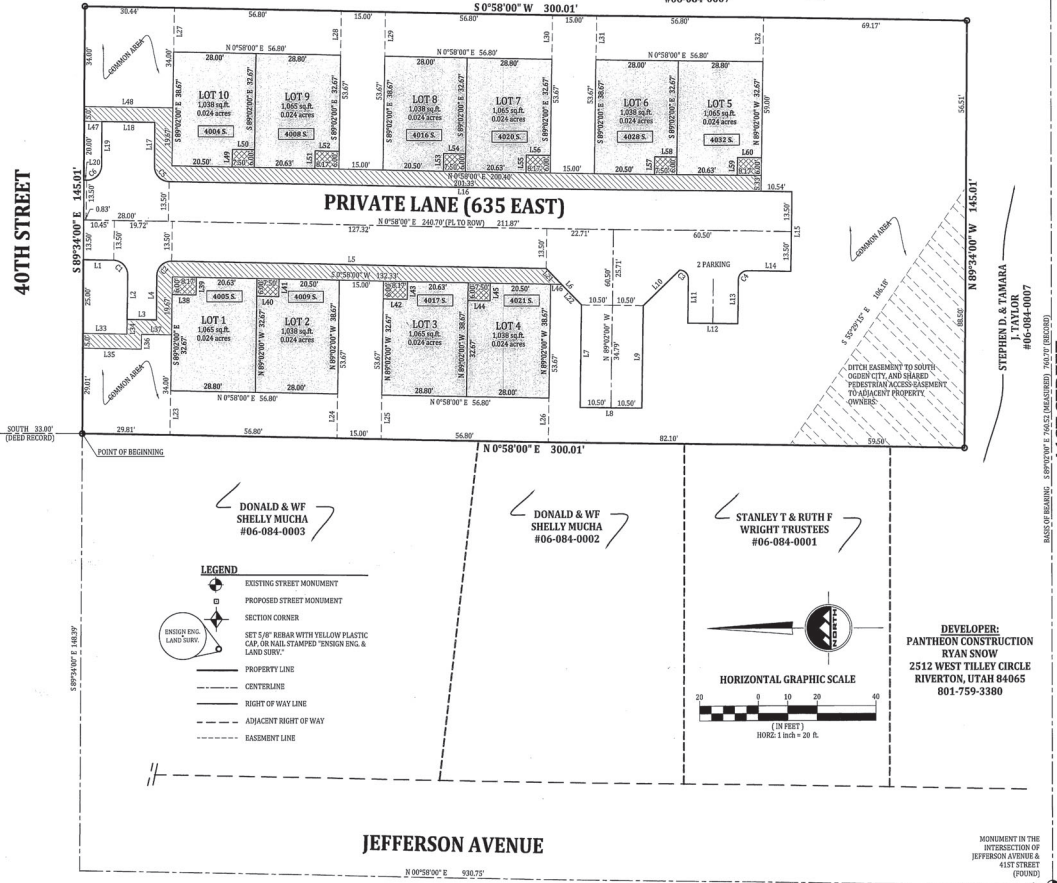
CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, TANGENT, CHORD, BEARING, DELTA

LINE TABLE with columns: LINE #, LENGTH, DIRECTION

LINE TABLE with columns: LINE #, LENGTH, DIRECTION

LINE TABLE with columns: LINE #, LENGTH, DIRECTION (lines 1-130)

LINE TABLE with columns: LINE #, LENGTH, DIRECTION (lines 131-260)



SURVEYOR'S CERTIFICATE
I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat as described below, and have subdivided said tract and lots into lots and streets, hereinafter to be known as 'THE COVE AT 40TH STREET-P.R.U.D.', and that the same has been correctly surveyed and staked on the ground as shown on this plat. Further certify that all lot area measurements and area are in accordance with the applicable zoning ordinances.

BOUNDARY DESCRIPTION
Beginning at a point on the south line of 40th Street, said point being East 874.48 feet and South 33.00 feet from the Northwest Corner of Section 9, Township 5 North, Range 1 West, Salt Lake Base and Meridian, (not found) and also being North 0°58'00" East 300.01 feet along the centerline of Jefferson Avenue to the extension of the south line of 40th Street and South 89°34'00" East 145.97 feet to and along the south line of 40th Street from the monument located in the intersection of Jefferson Avenue and 41st Street, (found monument), and running:



Contains 43,502 square feet, 6.999 acres
May 19, 2009
License No. 164386



OWNER'S DEDICATION
Knows all men by these presents that I, the under-signed owner, [] of the above described tract of land, having caused same to be subdivided into lots and streets to be hereinafter known as 'THE COVE AT 40TH STREET-P.R.U.D.', do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use, in witness whereof, I have hereunto set my hand and seal, this 17th day of July, A.D. 2009.

ACKNOWLEDGMENT
STATE OF UTAH
County of WEBER
On the 17th day of July, A.D. 2009, personally appeared before me the undersigned Notary Public in and for said County of WEBER, in said State of Utah, the signer (s) of the above Owner's dedication, in number, who daily acknowledged to me that he/she/they signed it freely and voluntarily and for the uses and purposes therein mentioned.

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
County of WEBER
On the 17th day of July, A.D. 2009, personally appeared before me [] who is the [] of [] who daily acknowledged to me that he/she executed the same by authority:

CITY COUNCIL APPROVAL
APPROVED THIS 17 DAY OF JULY, 2009 BY THE SOUTH OGDEN CITY COUNCIL.

THE COVE AT 40TH STREET-P.R.U.D.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 9
TOWNSHIP 5 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
SOUTH OGDEN CITY, WEBER COUNTY, UTAH
WEBER COUNTY RECORDER
ENTRY NO. 2009-078
FILED FOR RECORD AND RECORDED THIS 20th DAY OF JULY 2009 AT 1:51 PM IN BOOK 170, OF OFFICIAL RECORDS.
FOR: RYAN SNOW
ERNEST D. ROWLEY
WEBER COUNTY RECORDER
BY: KYLE THOMPSON
SECURITY RECORDER
SHEET 1 of 1 Job no. L-1582C
LATEST REVISION April 29, 2009

- GENERAL NOTES:
1. PROPERTY IS ZONED R-2.
A. FRONT YARD SETBACK IS 20'.
B. REAR YARD SETBACK IS 20'.
C. SIDE YARD SETBACK IS 5' (8' MIN.).
D. CORNER LOT SIDE YARD SETBACK IS 20'.
2. THE COMMON AREA IS AN EASEMENT IN FAVOR OF ALL LOTS FOR PUBLIC UTILITIES, DRAINAGE, INGRESS AND EGRESS, AND LANDSCAPING AS APPLICABLE, MAINTENANCE OF THE COMMON AREA, STORM DRAIN FACILITIES, UTILITIES IMPROVEMENTS, ROAD SURFACE AND LANDSCAPING IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
3. MAINTENANCE AND LANDSCAPING OF EACH LOT WITHIN THE PRIVATE OWNERSHIP AREA IS THE RESPONSIBILITY OF THE LOT OWNER.
4. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
5. ALL UTILITY SERVICE LINE AND LATERALS INCLUDING (BUT NOT LIMITED TO) CULINARY WATER, SECONDARY WATER, SANITARY SEWER, STORM DRAIN, ETC ARE PRIVATELY OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.).

LAND USE CALCULATION TABLE
Land Use Type, Area, Percentage of Total

SOUTH OGDEN CITY ENGINEER
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREVIOUS TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
SIGNED: [Signature] MAY 19, 2009

PLANNING COMMISSION APPROVAL
APPROVED THIS 17th DAY OF JULY 2009 BY THE SOUTH OGDEN CITY PLANNING COMMISSION

SOUTH OGDEN CITY ATTORNEY
APPROVED THIS 17th DAY OF JULY 2009 BY THE SOUTH OGDEN CITY ATTORNEY

CITY COUNCIL APPROVAL
APPROVED THIS 17 DAY OF JULY, 2009 BY THE SOUTH OGDEN CITY COUNCIL.

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1485 West Hillfield Rd.
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Fax: 801.593.6315

