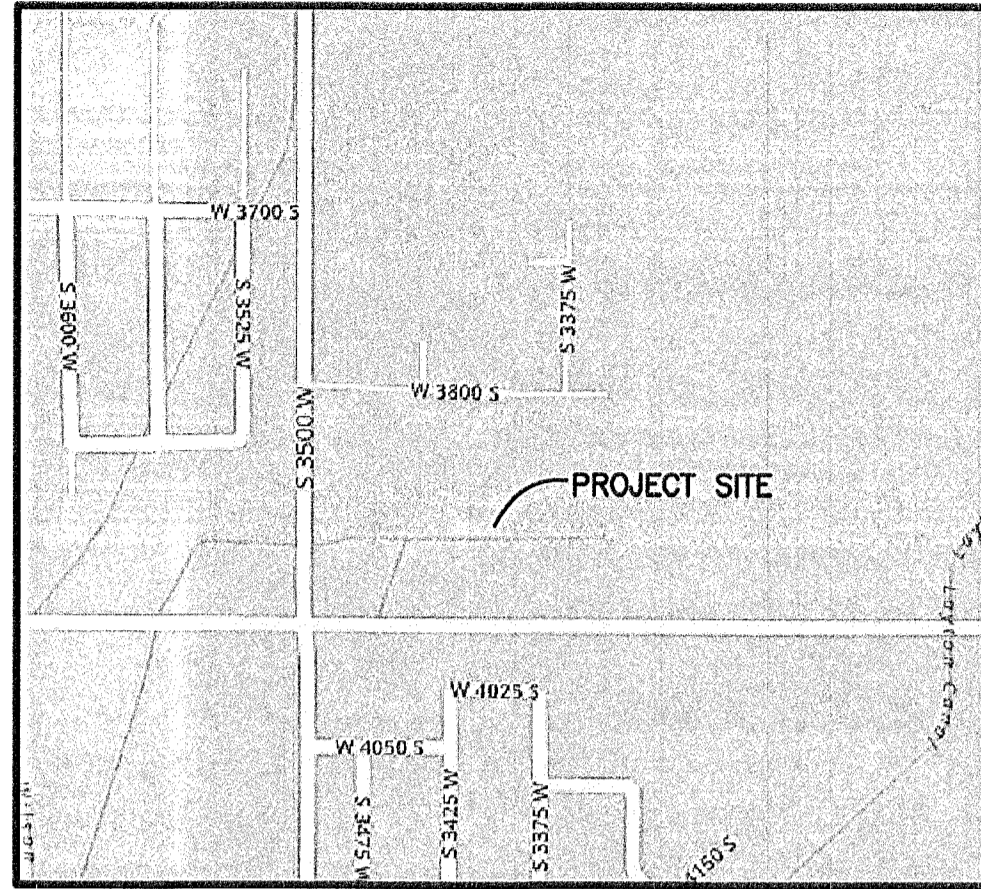


# CW SALT POINT

PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
CITY OF WEST HAVEN, WEBER COUNTY, UTAH  
JUNE, 2022



VICINITY MAP  
SCALE: NONE

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°00'00"E	11.00'
L2	N49°27'32"W	22.65'
L3	S89°59'07"E	34.47'
L4	N90°00'00"E	77.62'
L5	S45°00'00"E	110.10'
L6	S02°31'34"W	5.69'
L7	S00°00'00"E	93.11'
L8	N90°00'00"W	110.58'
L9	N90°00'00"E	198.59'
L10	N02°31'34"E	14.06'
L11	N02°31'34"E	19.98'
L12	N45°00'00"W	127.19'
L13	N90°00'00"W	85.90'
L14	N90°00'00"W	178.99'
L15	N89°09'12"W	32.96'
L16	S00°50'48"W	20.00'
L17	S89°09'12"E	32.96'
L18	N00°00'00"W	24.72'
L19	N90°00'00"W	110.58'
L20	N00°00'00"W	10.00'

### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	14.00'	20.73'	18.89'	12.79'	S47°27'21"E	84°49'55"

### BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°23'52"E.

### NOTE

HOOPER WATER IMPROVEMENT DISTRICT SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR RESTORATION OF SURFACE IMPROVEMENTS.

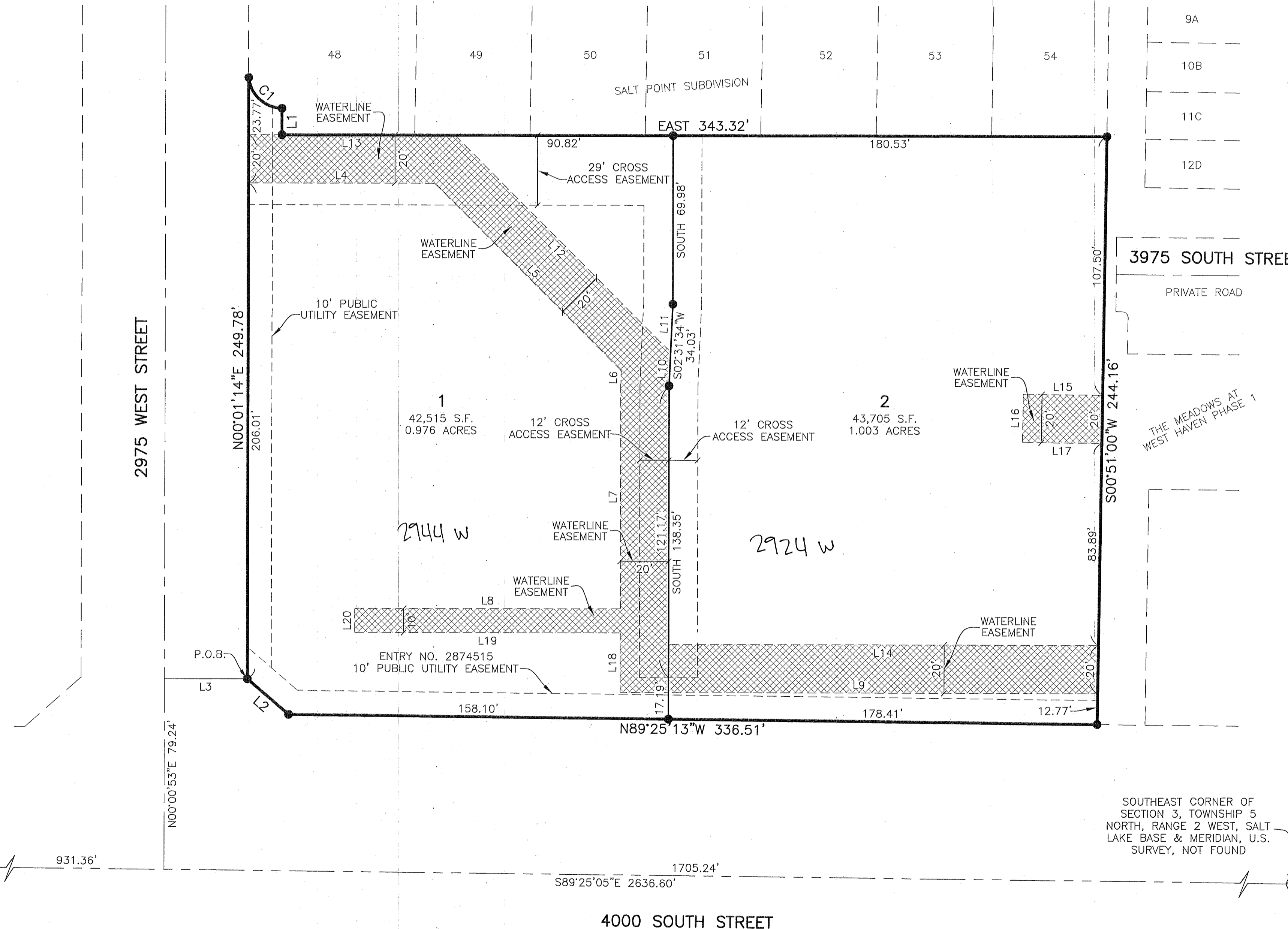
### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION. THE EAST LINE WAS PLACED ALONG THE WEST LINE OF THE MEADOWS AT WEST HAVEN PHASE 1, THE NORTH LINE WAS PLACED ALONG THE SOUTH LINE OF SALT POINT SUBDIVISION, THE WEST LINE WAS PLACED ALONG THE EASTERLY RIGHT OF WAY LINE OF 2975 WEST STREET, AND THE SOUTH LINE WAS PLACED ALONG THE NORTHERLY RIGHT OF WAY LINE OF 4000 SOUTH STREET. ALL CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2975 WEST STREET, SAID POINT BEING S89°25'05"E 931.36 FEET AND N00°00'53"E 79.24 FEET AND S89°59'07"E 34.47 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3 (SAID SOUTH QUARTER CORNER BEING S89°23'52"E 2631.30 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 3); THENCE N00°01'14"E ALONG THE EASTERLY RIGHT OF WAY LINE OF 2975 WEST STREET, 249.78 FEET TO THE SOUTHERLY LINE OF SALT POINT SUBDIVISION; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 14.00 FEET, AN ARC LENGTH OF 20.73 FEET, A DELTA ANGLE OF 84°49'55", A CHORD BEARING OF S47°27'21"E, AND A CHORD LENGTH OF 18.89 FEET; (2) SOUTH 11.00 FEET; AND (3) EAST 343.32 FEET TO THE WESTERLY LINE OF THE MEADOWS AT WEST HAVEN PHASE 1; THENCE S00°51'00"W ALONG SAID WESTERLY LINE, 244.16 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 4000 SOUTH STREET; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES: (1) N89°25'13"W 336.51 FEET; AND (2) N49°27'32"W 22.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 86,221 SQUARE FEET OR 1.979 ACRES MORE OR LESS.



**SURVEYOR'S CERTIFICATE**  
I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL 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 IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS 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, UTAH, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 21<sup>st</sup> DAY OF June, 2022

9031945  
UTAH LICENSE NUMBER

**OWNERS DEDICATION AND CERTIFICATION**  
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN HEREON AND NAME SAID TRACT, **CW SALT POINT**, AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO DEDICATE THE CROSS ACCESS EASEMENTS TO THE OWNERS OF LOTS 1 AND 2 TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS 22 DAY OF JUNE, 2022.

CW DEVELOPMENT GROUP LLC  
T. Hatch, AUTHORIZED REPRESENTATIVE  
NAME/TITLE DATE

**ACKNOWLEDGMENT**  
STATE OF UTAH )ss.  
COUNTY OF Davis )

ON THE 22 DAY OF June, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Tony Hill (AND) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE Authorized Representative AND OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

02/11/2023  
COMMISSION EXPIRES

Stephanie Heiner  
NOTARY PUBLIC

**LEGEND**

- ◆ = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- - - = LOT LINE
- - - = ROAD CENTERLINE
- - - = SECTION TIE LINE
- - - = ADJOINING PROPERTY LINE
- - - = EASEMENT LINE
- ▨ = WATERLINE EASEMENT (WIDTH VARIES AS SHOWN)

Scale: 1" = 30'

**PROJECT INFO.**  
Surveyor: T. HATCH  
Designer: N. ANDERSON  
Begin Date: 12-22-2021  
Name: CW SALT POINT  
Number: 7562-07  
Revision: 1"=30'  
Checked:

1610 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
TEL: (801) 821-3100 FAX: (801) 821-2666 www.reeve-associates.com  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

**WEST HAVEN CITY ENGINEER**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER  
THIS 6<sup>th</sup> DAY OF July, 2022

[Signature]  
WEST HAVEN CITY ENGINEER

**WEST HAVEN CITY PLANNING COMMISSION**  
APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION  
THIS 13<sup>th</sup> DAY OF July, 2022

[Signature]  
WEST HAVEN CITY CHAIRMAN

**WEST HAVEN CITY ACCEPTANCE**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY  
THIS 13<sup>th</sup> DAY OF July, 2022

[Signature]  
WEST HAVEN CITY ATTORNEY

**WEST HAVEN CITY ATTORNEY**  
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY  
THIS 6<sup>th</sup> DAY OF July, 2022

[Signature]  
WEST HAVEN CITY ATTORNEY

**WEBER COUNTY RECORDER**  
Entry No. 2245823 Fee Paid \$54.00  
Filed For Record And Recorded, 14-JUL-2022 At 1:34 PM In Book 93 Of The Official Records, Page 59 Recorded For:  
Todd Meyer  
Lorann H. Kilts  
Weber County Recorder  
[Signature] Deputy.