

140-78

# CORNER COTTAGES

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, WEST HAVEN CITY, UTAH

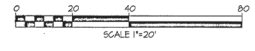
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

**LEGEND**

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- EASEMENT LINE
- ADJACENT PROPERTY
- SETBACK LINE
- SECTION CORNER
- PROPERTY / LOT CORNER FOUND OR TO BE SET WITH BARS & CAP OR NAIL & WASHER STAMPED SILVERPEAK ENG

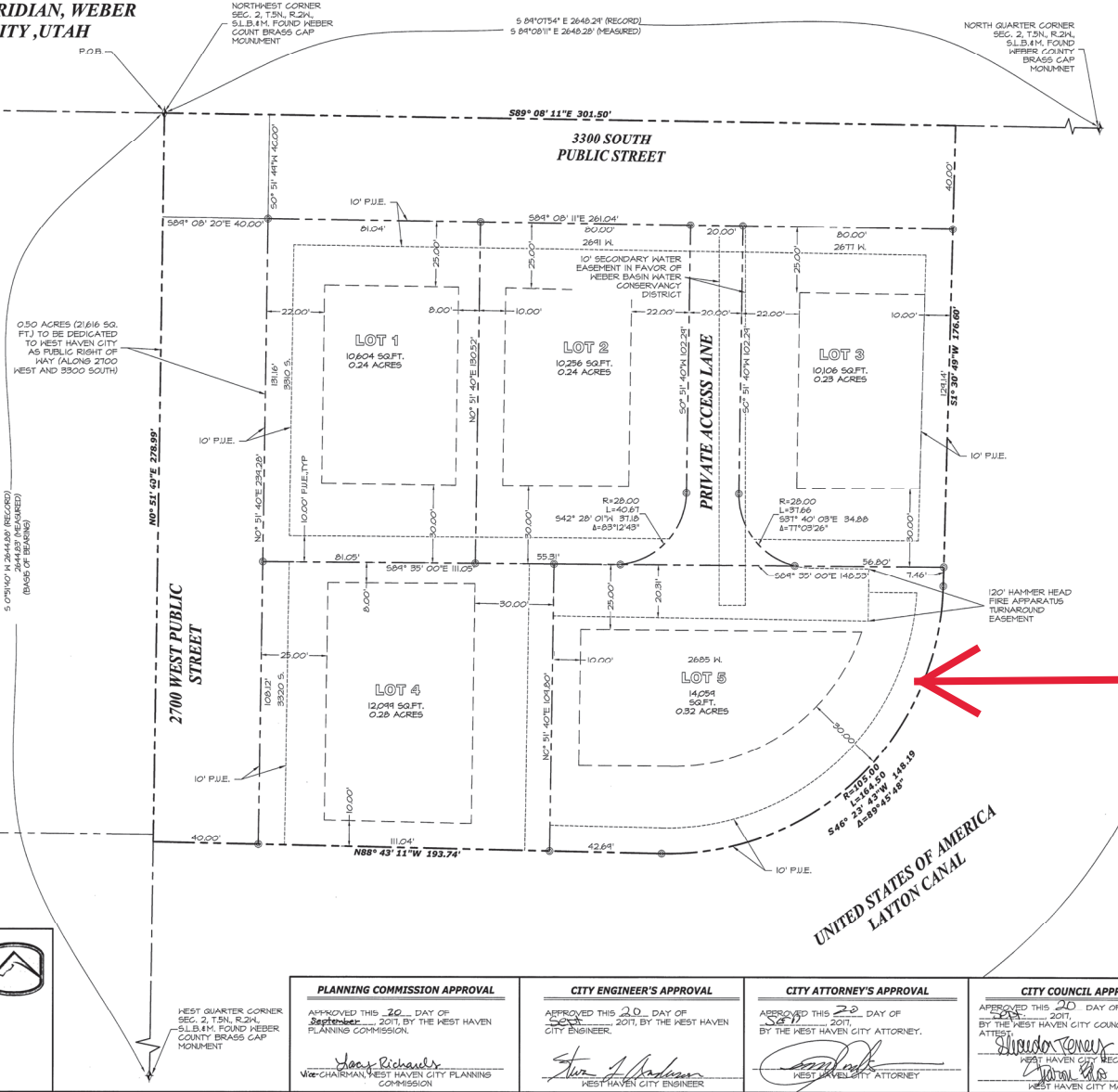
**VICINITY MAP**

SUBJECT PROPERTY



**SILVERPEAK ENGINEERING**

177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
FAX: (801) 499-5065



**SURVEYOR'S CERTIFICATE**

I, Arthur O. LeBaron, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 27876 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 and described below, and have subdivided said tract of land into lots, easements, public streets, and a private lane, hereinafter to be known as

and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

Arthur O. LeBaron DATE: 09/19/2017  
ARTHUR O. LEBARON, L.S. LICENSE NO. 27876

**BOUNDARY DESCRIPTION**

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2 AND RUNNING THENCE SOUTH 89°10'11" EAST ALONG THE SECTION LINE 301.50 FEET MORE OR LESS TO THE WEST RIGHT-OF-WAY LINE OF THE LAYTON CANAL; THENCE 9 CORSES ALONG SAID CANAL, RIGHT-OF-WAY AS FOLLOWS: (1) SOUTH 1°30'44" WEST 176.60 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF A 100 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 164.50 FEET AND THROUGH A CENTRAL ANGLE OF 84°45'48"; (3) THENCE NORTH 84°45'11" WEST 187.84 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 0°51'40" EAST ALONG THE SECTION LINE 278.99 FEET TO THE POINT OF BEGINNING.

CONTAINS 61,651 SQ. FT. OR 1.41 ACRES

**OWNER'S DEDICATION**

We, the undersigned owner(s) of the herein described tract of land, do hereby set apart the same into lots, easements, public streets, and a private lane as shown hereon and name said tract:

**CORNER COTTAGES,**

and do hereby dedicate public and private streets and easements as intended and shown.

In witness whereof we have hereunto set our hands this 27<sup>th</sup> day of September, A.D., 2017.

Amiee Beatty AMIEE BEATTY, DAB HOLDINGS, LC  
Daniel Beatty DANIEL BEATTY, DAB HOLDINGS, LC

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH  
County of Weber

On the 27<sup>th</sup> day of September, A.D., 2017, Amiee Beatty / Daniel Beatty 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 order, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Marilyn Cook  
Marilyn Cook  
Notary Public  
State of Utah  
MY COMMISSION EXPIRES 10/1/2020

**CORNER COTTAGES**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, WEBER COUNTY, WEST HAVEN CITY, UTAH

**WEBER COUNTY RECORDER**

ENTRY NO. 280910 FEE PAID \$122.00  
FOR RECORD AND FILED THIS 27 DAY OF SEP 2017 AT 2:11 P.M. BOOK 62 OF OFFICIAL RECORDS PAGE 62

LeAnn H. Kirts  
WEBER COUNTY RECORDER  
BY Michelle Kirts  
DEPUTY RECORDER

<p><b>PLANNING COMMISSION APPROVAL</b></p> <p>APPROVED THIS <u>20</u> DAY OF <u>September</u>, 2017, BY THE WEST HAVEN CITY PLANNING COMMISSION.</p> <p><u>Jacy Richards</u> VICE-CHAIRMAN, WEST HAVEN CITY PLANNING COMMISSION</p>	<p><b>CITY ENGINEER'S APPROVAL</b></p> <p>APPROVED THIS <u>20</u> DAY OF <u>SEP</u>, 2017, BY THE WEST HAVEN CITY ENGINEER.</p> <p><u>Steve J. Madison</u> WEST HAVEN CITY ENGINEER</p>	<p><b>CITY ATTORNEY'S APPROVAL</b></p> <p>APPROVED THIS <u>20</u> DAY OF <u>SEP</u>, 2017, BY THE WEST HAVEN CITY ATTORNEY.</p> <p><u>David Cook</u> WEST HAVEN CITY ATTORNEY</p>	<p><b>CITY COUNCIL APPROVAL</b></p> <p>APPROVED THIS <u>20</u> DAY OF <u>SEP</u>, 2017, BY THE WEST HAVEN CITY COUNCIL.</p> <p><u>Shirley J. Jones</u> WEST HAVEN CITY RECORDER <u>LeAnn H. Kirts</u> WEST HAVEN CITY MAYOR</p>
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ALL INFORMATION SHOWN HEREON IS IN ACCORD WITH THE APPROVED METHOD THE GOVERNING AGENCIES' STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENTS WITHOUT SAID APPROVAL IS DONE AT THE USER'S OWN RISK. SILVERPEAK ENGINEERING DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.