87-34

Salt Point Road Dedication

A part of the South half of Section 3, T5N, R2W, SLB&M, U.S. Survey
West Haven City, Weber County, Utah
February 2020

NARRATIVE

This Survey and Plat were requested by Mr. Parker McGarvey of CW Land for the purpose of dedicating a road.

Brass Cap Monuments were found at the South Quarter, Southeast, and Southwest corner, of Section 3, T5N, R2W, SLB&M, U.S. Survey.

A line bearing S 89°25'05" E between said South Quarter corner and Southeast corner of said Section was used as the basis of bearings.

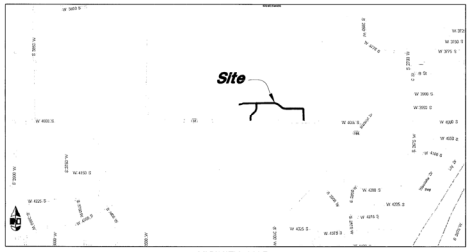
BOUNDARY DESCRIPTION

A part of the South Half of Section 3, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the North Right-of-Way line of 4000 South Street said point being, 1672.15 feet North 89°25'05" West along the Section line and 79.58 feet North 0°34'55" East from the Southeast Corner of said Section; and running thence three (3) courses along said Right-of-Way; (1) North 49°27'20" West 14.84 feet, (2) North 89°23'35" West 47.00 feet, and (3) South 48°36'23" West 14.29 feet; thence North 0°00'53" East 450.22 feet to a point of curvature; thence Northwesterly along the arc of a 19.00 foot radius curve to the left a distance of 29.85 feet through a central angle of 90°00'53" (long chord bears North 44°59'34" West 26.87 feet); thence Due West 500.00 feet to a point of curvature; thence Southwesterly along the arc of a 19.00 foot Radius curve to the left a distance of 29.84 feet (Central Angle equals 89°59'39" and Long Chord bears South 44°59'50" West 26.87 feet); thence South 0°00'54" East 276.70 feet; thence South 6°44'48" East 64.20 feet; thence South 1°30'05" West 99.39 feet to the Northerly Right of Way Line of said 4000 South Street; thence along said Northerly Right of Way Line the following three (3) courses: (1) North 46°05'08" West 3.50 feet, (2) North 88°27'49" West 88.00 feet, and (3) South 48°48'49" West 3.47 feet; thence North 1°33'50" East 148.75 feet; thence North 7°07'30" East 121.15 feet; thence due North 168.41 feet to a point of curvature; thence Northwesterly along the arc of a 19.00 foot Radius curve to the left a distance of 29.85 feet (Central Angle equals 90°00'00" and Long Chord bears North 45°00'00" West 26.87 feet); thence due West 50.06 feet to a point of curvature; thence 198.62 feet Northwesterly along the arc of a 284.50 foot radius curve to the right through a central angle of 40°00'00" (long chord bears North 70°00'00" West 194.61 feet); thence North 50°00'00" West 144.59 feet to a point of curvature; thence 202.81 feet Northwesterly along the arc of a 290.50 foot radius curve to the left through a central angle of 40°00'00" (long chord bears North 70°00'00" West 198.71 feet); thence Due West 619.29 feet to a point of curvature; thence Southwesterly along the arc of a 19.00 foot Radius curve to the left a distance of 29.85 feet (Central Angle equals 90°00'00" and Long Chord bears South 45°00'00" West 26.87 feet); thence Due South 117.66 feet to a point of curvature; thence Southwesterly along the arc of a 284.50 foot Radius curve to the right a distance of 245.50 feet (Central Angle equals 49°26'28" and Long Chord bears South 24°43'14" West 237.95 feet); thence South 49°26'28" West 83.93 feet to a point of curvature; thence Southwesterly along the arc of a 215.50 foot Radius curve to the left a distance of 185.33 feet (Central Angle equals 49°16'26" and Long Chord bears South 24°48'15" West 179.67 feet); thence South 0°10'02" West 89.22 feet; thence South 15°05'23" West 15.80 feet to the Northerly Right of Way Line of said 4000 North Street; thence along said Northerly Right of Way Line the following three (3) courses: (1) North 39°33'34" West 0.83 feet, (2) South 88°43'01" West 59.50 feet and (3) South 44°19'24"West 1.18 feet; thence North 13°38'50" West 17.14 feet; thence North 0°10'02" East 89.55 feet to a point of curvature; thence Northeasterly along the arc of a 284.50 foot Radius curve to the right a distance of 244.67 feet (Central Angle equals 49°16'26" and Long Chord bears North 24°48'15" East 237.20 feet); thence North 49°26'28" East 83.93 feet to a point of curvature; thence Northeasterly along the arc of a 215.50 foot Radius curve to the left a distance of 185.96 feet (Central Angle equals 49°26'28" and Long Chord bears North 24°43'14" East 180.24 feet); thence Due North 122.66 feet to a point of curvature; thence Northwesterly along the arc of a 19.00 foot Radius curve to the left a distance of 29.85 feet (Central Angle equals 90°00'00" and Long Chord bears North 45°00'00" West 26.87 feet); thence due West 429.67 feet to a point of curvature; thence 73.11 feet Southwesterly along the arc of a 220.50 foot radius curve to the left through a central angle of 18°59'49" (long chord bears South 80°30'05" West 72.77 feet); thence South 71°00'11" West 35.74 feet to a point of curvature; thence 95.61 feet Southwesterly along the arc of a 279.50 foot radius curve to the right through a central angle of 19°35'55" (long chord bears South 80°48'08" West 95.14 feet); thence North 89°23'54" West 18.79 feet to the Southeast corner of Lot 24-R, Stone Creek Village Phase 2, West Haven City, Weber County, Utah; thence North 0°39'07" East 59.00 feet Northeast corner of Lot 23-R, Stone Creek Village Phase 2, West Haven City, Weber County, Utah; thence South 89°23'54" East 18.74 feet to a point of curvature; thence 75.42 feet Northeasterly along the arc of a 220.50 foot radius curve to the left through a central angle of 19°35'55" (long chord bears North 80°48'08" East 75.06 feet); thence North 71°00'11" East 35.74 feet to a point of curvature; thence 92.67 feet Northeasterly along the arc of a 279.50 foot radius curve to the right through a central angle of 18°59'49" (long chord bears North 80°30'05" East 92.25 feet); thence Due East 483.10 feet; thence Due North 5.00 feet; thence Due East 672.86 feet to a point of curvature; thence 250.98 feet Southeasterly along the arc of a 359.50 foot radius curve to the right through a central angle of 40°00'00" (long chord bears South 70°00'00" East 245.91 feet); thence South 50°00'00" East 144.59 feet to a point of curvature; thence 150.45 feet Southeasterly along the arc of a 215.50 foot radius curve to the left through a central angle of 40°00'00" (long chord bears South 70°00'00" East 147.41 feet); thence Due East 657.06 feet to a point of curvature; thence 138.25 feet Southeasterly along the arc of a 88.00 foot radius curve to the right through a central angle of 90°00'53" (long chord bears South 44°59'34" East 124.47 feet); thence South 0°00'53" West 450.90 feet to the point of beginning.

Contains 6.779 Acres

Less & Excepting the AREA Contained in the Layton Canal (U.S.A. PROPERTY)



VICINITY MAP
Not to Scale

NOTE

1. The purposed Survey Monuments and locations shall be coordinated with the Weber County Surveyor.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Salt Point Road Dedication, in West Haven City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground.

Signed this 12th day of FEBRUARY, 2020.

6242920
License No.

Andy Hubbard

OWNER'S DEDICATION

I, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into streets as shown on this plat, and name said tract Salt Point Road Dedication, and hereby dedicate, grant and convey 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, as may be authorized by West Haven City.

Signed this day of , 2020

CW Land Co., LLC

Colin Wright - Manager

WOODSIDE HOMES OF UTAH LLC

Derek Terry

ACKNOWLEDGMENTS

State of Utah
County of } ss

On the 12 day of February, 2020, personally appeared before me Colin Wright, who being by me duly sworn did say that he is Manager of CW Land Co. LLC, Inc. and that said instrument was signed in behalf of said LLC by a resolution of its Board of Directors and he acknowledged to me that said Corporation executed the same.

Residing at: West Haven

A Notary Public Commissioned in Utah

Commission Expires: April 3, 2020

Emily Green
Print Name

Notary Public
EMILY GREEN
Commission Number 689582
My Commission Expires
April 03, 2020
State of Utah

State of Utah
County of } ss

On the 11 day of March, 2020, personally appeared before me Derek Terry, who being by me duly sworn did say that he is authorized agent of Woodside Homes of Utah LLC, and that said instrument was signed in behalf of said LLC by a resolution of its Members and Derek Terry Acknowledged to me that said LLC executed the same.

Residing at: Layton

A Notary Public Commissioned in Utah

Commission Number: 704534

Commission Expires: 02-11-2023

Stephanie Heiner
PRINT NAMES

STEPHANIE HEINER
Notary Public, State of Utah
Commission #704534
My Commission Expires
02/11/2023

Sheet 1 of 2

WEST HAVEN CITY ATTORNEY

This is to certify that this Road dedication plat was duly approved by the West Haven City Attorney.
This 12 day of February, 2020.

Signature

WEST HAVEN CITY ENGINEER

This is to certify that this Road dedication plat was duly approved by the West Haven City Engineer.
This 12 day of Feb, 2020.

Signature

WEST HAVEN CITY ACCEPTANCE

This is to certify that this Road dedication plat was duly approved and accepted by West Haven City, Utah.
This 12 day of February, 2020.

Attest Emily Green

Title City Recorder

Mayor

WEST HAVEN PLANNING COMMISSION

Approved by the West Haven City Planning Commission on the 12 day of February, 2020.

Chair

WEBER COUNTY RECORDER

ENTRY NO. 3040365 FEE PAID $0.00 FILED FOR RECORD AND RECORDED 11-MAR-2020 AT 12:39pm IN BOOK 97 OF OFFICIAL RECORDS, PAGE 3435, RECORDED FOR WEST HAVEN CITY

LEANN H. KILTS
WEBER COUNTY RECORDER

BY: DEPUTY

GREAT BASIN
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18N737 - RD

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