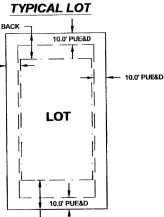
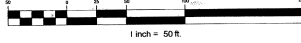


# COBBLE CREEK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN WEST HAVEN CITY, WEBER COUNTY, UTAH MARCH 2022



VICINITY MAP

CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C1	26.01'	30.00'	49°40'47"	13.89'	25.21'	N24°10'32"0"W
C2	72.52'	55.00'	75°33'07"	42.83'	67.38'	N11°10'17"0"W
C3	25.40'	55.00'	26°27'29"	12.93'	25.17'	N39°53'08"E
C4	181.77'	55.00'	189°21'34"	671.88'	109.83'	S45°47'04"W
C5	53.13'	55.00'	55°20'46"	28.84'	51.03'	N80°47'15"E
C6	30.72'	55.00'	32°00'13"	15.77'	30.32'	S55°32'19"E
C7	26.01'	30.00'	49°40'47"	13.89'	25.21'	S64°22'32"E
C8	26.01'	30.00'	49°40'47"	13.89'	25.21'	N65°56'40"E
C9	17.96'	55.00'	18°42'46"	9.06'	17.88'	N50°27'40"E
C10	69.86'	55.00'	72°46'39"	40.53'	65.26'	S83°47'38"E
C11	67.63'	55.00'	70°27'08"	38.84'	63.45'	S12°10'45"E
C12	58.00'	55.00'	60°25'32"	32.03'	55.35'	S53°15'35"W
C13	54.71'	55.00'	56°59'31"	29.86'	52.48'	N68°01'54"W
C14	26.01'	30.00'	49°40'47"	13.89'	25.21'	N64°22'32"W
C15	26.01'	30.00'	49°40'47"	13.89'	25.21'	N65°56'40"E
C16	54.71'	55.00'	56°59'31"	29.86'	52.48'	N69°36'02"E
C17	58.00'	55.00'	60°25'32"	32.03'	55.35'	S51°14'27"E
C18	73.59'	55.00'	76°39'43"	43.48'	68.22'	S16°51'10"W
C19	-81.86'	-55.00'	85°16'49"	50.65'	74.51'	N82°10'33"W
C20	20.17'	30.00'	38°31'05"	10.48'	19.19'	N58°47'41"W
C21	5.84'	30.00'	11°09'42"	2.93'	5.84'	N83°38'05"W
C22	268.17'	55.00'	279°21'34"	46.86'	71.18'	N0°47'04"E
C23	268.17'	55.00'	279°21'34"	46.86'	71.18'	N0°47'04"E

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.

JORDAN VALLEY WATER CONSERVANCY DISTRICT TAX ID NO. 15-062-0065  
KURT GALLEGOS TAX ID NO. 15-092-0019 (EAST 40 RODS) S88°12'56"W 660.00'  
DILMAR LUC TAX ID NO. 15-092-0017  
ALLAN J. KAP TRUST TAX ID NO. 15-092-0081

PARCEL 1  
3.75 Acres  
163,297 SF



### SURVEYOR'S CERTIFICATE:

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE TOWNSHIP, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS COBBLE CREEK SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAN.

March 22, 2022  
DATE  
MICHAEL L. WANGEMANN  
LICENSE NO. 6431156

### BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, I DESCRIBE AS FOLLOWS:  
BEGINNING AT A POINT NORTH 89°12'56" WEST ALONG THE QUARTER SECTION LINE 660.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°20'56" WEST ALONG SAID QUARTER SECTION LINE 660.00 FEET; THENCE NORTH 0°47'04" EAST 190.00 FEET; THENCE SOUTH 89°12'56" EAST 660.00 FEET; THENCE SOUTH 0°47'04" WEST 190.00 FEET TO THE POINT OF BEGINNING.  
CONTAINS 653.40 SQ FT OR 33.50 ACRES

### OWNERS DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAN, AND NAME SAID TRACT:

### COBBLE CREEK SUBDIVISION

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEST HAVEN CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS AND PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS PUBLIC HIGHWAYS OR PUBLIC UTILITY LINES AND DRAINAGE AREAS AS AUTHORIZED BY WEST HAVEN CITY AND WAIVER AND WAIVING AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS. THE COBBLE CREEK HOME OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE AND PRIVATE ROADWAYS.

N WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS 4th DAY OF April A.D. 2022.  
By: Chel Bessinger  
ITS: Manager  
HENRY WALKER DEVELOPMENT, LLC

### BASE OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAN.

IRRIGATION NOTE:  
FOR LOTS SMALLER THAN 0.35 ACRES, SECONDARY WATER HAS BEEN ALLOCATED TO PARCELS BASED ON AN ANTICIPATED LANDSCAPE AREA (INCLUDING THE PAVEMENT STRIPS OF NO MORE THAN 66% OF THE CURB PARCEL SIZE) AND THAT COVER THE LANDSCAPE AREA IS PLANTED IN TURF AND 10% OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS. LARGER LOT LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, IRRIGATION SYSTEMS, MAINTENANCE AND PRIVATE IRRIGATION SYSTEMS OR INFREQUENT OPERATIONS OF IRRIGATION SYSTEM MAY BEAT AT THE HOMEOWNER'S DISCRETION. ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SUIT OFF.

FOR LOTS LARGER THAN 0.35 ACRES, SECONDARY WATER HAS BEEN ALLOCATED TO PARCELS BASED ON AN ANTICIPATED LANDSCAPE AREA OF 0.39 ACRES AND THAT 20% OF THE REMAINING LANDSCAPE AREA IS PLANTED IN TURF AND 10% OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS. LARGER LOT LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, IRRIGATION SYSTEMS, MAINTENANCE AND PRIVATE IRRIGATION SYSTEMS OR INFREQUENT OPERATIONS OF IRRIGATION SYSTEM MAY BEAT AT THE HOMEOWNER'S DISCRETION. ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SUIT OFF.

JORDAN VALLEY WATER CONSERVANCY DISTRICT NOTE:  
1. JORDAN VALLEY WATER CONSERVANCY DISTRICT (JVD) IS THE OWNER OF AN EASEMENT AND RIGHT-OF-WAY RECORDED ON JULY 29, 2009, AS ENTRY NO. 171797, IN BOOK 2004 AT PAGES 183 TO 186. IN THE WEBER COUNTY RECORDER'S OFFICE FOR THE JVD. THIS EASEMENT AND RIGHT-OF-WAY INCLUDES THE RIGHT TO INSTALL, MAINTAIN, REPLACE AND OPERATE WATER MAINS, WATERWORKS, AND OTHER UTILITIES OVER, UNDER, ON, ACROSS, THROUGH, THROUGH, UNDER, OVER, AND AROUND THE EASEMENT AND RIGHT-OF-WAY. THIS EASEMENT AND RIGHT-OF-WAY MAY BE INSTALLED ANYWHERE WITHIN THE EASEMENT AND RIGHT-OF-WAY WITHOUT THE WRITTEN APPROVAL OF THE DISTRICT'S EASEMENT PROTECTION OFFICER.  
2. LOT OWNERS 1 - 7 AND PARCEL 1 ARE SUBJECT TO THE DISTRICT'S EASEMENT PROTECTION CRITERIA. ANY PROPOSED CHANGE WITHIN THE EASEMENT AND RIGHT-OF-WAY BOUNDARY SHALL REQUIRE WRITTEN PERMISSION AND INSPECTION FROM THE DISTRICT. A COPY OF THE PROTECTION CRITERIA IS RECORDED WITH THIS PLAN.  
3. NO TREES SHALL BE PLANTED OR STRUCTURES CONSTRUCTED WITHIN THE EASEMENT AND RIGHT-OF-WAY. ANYTHING WITHIN THE EASEMENT BOUNDARY THAT OBSTRUCTS ACCESS FOR OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR INSPECTION OF THE PIPELINES, FACILITIES, WATERWORKS, OR APPURTENANCES IS NOT PERMITTED. TREES WITH GRATES MAY BE PERMITTED UPON WRITTEN PERMISSION FROM THE DISTRICT.  
4. PERMANENT STRUCTURES ARE NOT PERMITTED IN THE EASEMENT.

### ACKNOWLEDGEMENT:

STATE OF UTAH  
COUNTY OF WEBER  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, PERSONALLY APPEARED BEFORE ME:  
\_\_\_\_\_  
WHO BEING BY ME DULY SWORN

DID SAY THAT HE/SHE IS THE OWNER OF SAID PARCEL, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID PARTY.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

### CORPORATE ACKNOWLEDGEMENT:

STATE OF UTAH  
COUNTY OF WEBER  
ON THIS 4th DAY OF April IN THE YEAR 2022, PERSONALLY APPEARED BEFORE ME Chel Bessinger, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SHOWN AND FEMED, JOYNTLY THAT HE/SHE IS THE MANAGER OF HENRY WALKER DEVELOPMENT, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF THE BOARD OF DIRECTORS, AND SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL

**CLIENT**  
THE HOLLAND GROUP - PHIL HOLLAND  
1082 WEST DUTCH LANE  
KAYSVILLE, UTAH 84037  
801-659-1595  
PHOLLAND@GMAIL.COM

**PREPARED BY:**  
UTAH LAND SURVEYING, LLC  
1550 SHIMWAY CT  
FARMINGTON, UT 84025  
PHONE: 801-725-1336  
FAX: 801-820-4778  
www.utahlandsurveying.com

**LEGEND**  
SECTION CORNER  
NEW STREET MONUMENT  
REFERENCE MONUMENT  
CENTRILINE  
RIGHT OF WAY  
SECTION LINES  
PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.)  
BOUNDARY LINE  
BOUNDARY PROPERTY CORNER

**JORDAN VALLEY WATER CONSERVANCY DISTRICT APPROVAL**  
APPROVED THIS 13th DAY OF April 2022 BY THE JORDAN VALLEY WATER CONSERVANCY DISTRICT  
John P. Joseph  
DISTRICT MANAGER

**WEST HAVEN CITY ACCEPTANCE**  
THE APPROVAL OF THIS PLAN BY WEST HAVEN CITY DOES NOT RELIEVE THE ICELAND AND SURVEYORS WHO SUBMITTED THIS PLAN FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.  
APPROVED THIS 13th DAY OF April 2022  
John P. Joseph  
WEST HAVEN CITY

**CITY ATTORNEY'S APPROVAL**  
WEST HAVEN CITY ATTORNEY  
APPROVED THIS 13th DAY OF April 2022  
John P. Joseph  
ATTORNEY'S SIGNATURE

**PLANNING COMMISSION APPROVAL**  
WEST HAVEN CITY PLANNING COMMISSION  
APPROVED THIS 13th DAY OF April 2022  
John P. Joseph  
CHAIRMAN'S SIGNATURE

**CITY ENGINEER'S APPROVAL**  
WEST HAVEN CITY ENGINEER  
APPROVED THIS 12th DAY OF April 2022  
John P. Joseph  
ENGINEER'S SIGNATURE

**CITY COUNCIL'S APPROVAL**  
WEST HAVEN CITY COUNCIL  
APPROVED THIS 12th DAY OF April 2022  
John P. Joseph  
CITY RECORDERS SIGNATURE

**COUNTY RECORDER**  
WEBER COUNTY RECORDER  
3294216  
RECORD NO.  
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF HEAVY WALKER DEVELOPMENT, LLC  
DATE RECORDED: 22 APR 14 10:58 AM PAGE 90  
FEE: 10.00  
LEANN H. CLARK  
COUNTY CLERK