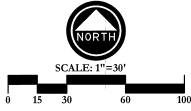
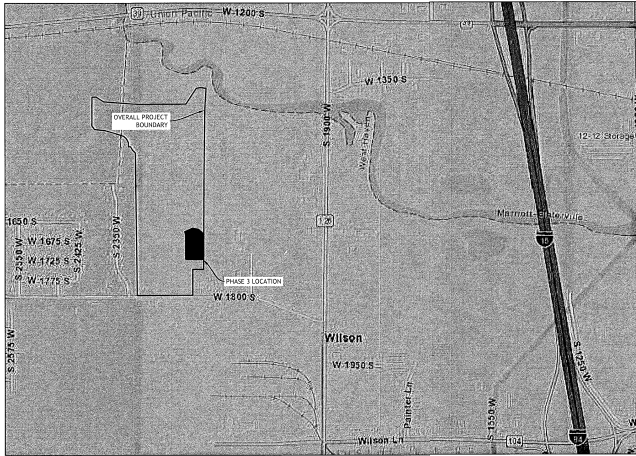


L&16

# HAVEN PARKWAY PHASE 3

LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEST HAVEN, COUNTY OF WEBER, STATE OF UTAH MARCH 2021

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.



LOT #	AREA
301	2219.61
302	1372.47
303	1372.34
304	1699.85
305	1699.85
306	1372.36
307	1781.82
308	1771.99
309	1372.36
310	1699.85
311	1699.85
312	1372.16
313	1948.81
314	1787.50
315	1451.67
316	1451.67
317	1451.67
318	1787.50
319	1787.50
320	1451.67
321	1451.67
322	1451.67
323	1787.50
324	1787.50
325	1451.67
326	1451.67
327	1451.67
328	1787.50
329	1787.50
330	1451.67
331	1451.67
332	1451.67
333	1787.50

**BASIS OF BEARING:** SOUTH 89° 25' 22" EAST 2641.76 FEET MEASURED, BEING THE BEARING OF THE MONUMENT LINE BETWEEN TWO FOUND SECTION MONUMENTS; MONUMENTS AT THE SOUTHERN QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 23 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

**SECONDARY WATER NOTE:** SECONDARY WATER HAS BEEN ALLOCATED TO THIS PARCEL BASED ON AN ANTICIPATED LANDSCAPE AREA OF 0.47 ACRES AND THAT NO MORE THAN 50% OF THE LANDSCAPE AREA IS PLANTED IN TURF AND AT LEAST 50% OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS OR XERISCAPING. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN END USER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.

**UTILITY NOTE:** PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METERS(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA 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 THE STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES WITHIN THE EASEMENT. THE CULINARY WATER LINE WITHIN THIS PLAT WILL BE PRIVATE, OWNED AND MAINTAINED BY THE HAVEN PARKWAY HOA.

- NOTES:**
- ALL REAR AND BOUNDARY CORNERS WILL BE SET WITH A 2 X 2 REBAR AND CAP MARKED "EDM". FRONT LOT CORNERS WILL BE MARKED AT THE EXTENSION OF THE LOT LINE WITH A COPPER RIVER IN THE TOP BACK OF A CURB.
  - THIS PROJECT LIES WITHIN THE MOVED USE ZONE. SETBACKS VARY, FOR SETBACKS AND BUILDING SIZES REFER TO THE APPROVED SITE PLAN THAT IS AN EXHIBIT TO THE DEVELOPMENT AGREEMENT.

### LEGEND

CURVE	CURVE TABLE				
	LENGTH	RADIUS	DELTA	CH DIRECTION	CH LENGTH
C1	23.56	15.00	90° 00' 00"	N45° 58' 16" E	21.21
C2	23.56	15.00	90° 00' 00"	N44° 01' 44" W	21.21
C3	23.56	15.00	90° 00' 00"	N45° 58' 16" E	21.21
C4	23.56	15.00	90° 00' 00"	N44° 01' 44" W	21.21
C5	105.60	54.00	112° 02' 35"	S55° 03' 01" W	89.56
C6	7.18	120.00	3° 25' 34"	N22° 47' 03" W	7.17
C7	23.56	15.00	90° 00' 00"	N44° 01' 44" W	21.21
C8	19.96	120.00	9° 31' 47"	N3° 47' 37" W	19.94
C9	54.75	28.00	112° 02' 35"	S55° 03' 01" E	46.44
C10	53.34	120.00	25° 28' 09"	N11° 45' 48" W	52.90
C11	13.10	120.00	6° 15' 24"	S17° 56' 36" E	13.10
C12	13.10	120.00	6° 15' 24"	S11° 41' 12" E	13.10
C13	82.15	41.05	114° 39' 51"	N53° 41' 04" W	69.11

FOUND 3" BRASS CAP MONUMENT SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23 TOWNSHIP 6 NORTH, RANGE 2 WEST

BASIS OF BEARING: S89° 25' 22" E 2641.76 (RECORD 2641-40)

**WEST HAVEN CITY PLANNING COMMISSION**  
APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION ON THIS 12<sup>TH</sup> DAY OF September, 2021.

**WEST HAVEN CITY ENGINEER**  
APPROVED BY THE WEST HAVEN CITY ENGINEER ON THIS 1<sup>ST</sup> DAY OF September, 2021.

**WEST HAVEN CITY ACCEPTANCE**  
THE APPROVAL OF THIS PLAT BY WEST HAVEN CITY DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY OF WEBER COUNTY, UTAH, ON THIS 1<sup>ST</sup> DAY OF September, 2021.

**WEST HAVEN CITY ATTORNEY**  
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 1<sup>ST</sup> DAY OF September, 2021.

**OWNER / DEVELOPER**  
IVORY DEVELOPMENT, LLC  
978 EAST WOODCROFT LANE  
SALT LAKE CITY, UTAH 84117



2815 East 3300 South Salt Lake City, UT 84109  
(801) 305-4670 www.edmpartners.com

**SURVEYOR'S CERTIFICATE**  
I, TYLER E. JENNINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD PROFESSIONAL SURVEY LICENSE NO. #938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-23-17. I VERIFY ALL MEASUREMENTS AND I HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS:

**HAVEN PARKWAY PHASE 3**  
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



**BOUNDARY DESCRIPTION**  
LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST HAVEN, COUNTY OF WEBER, STATE OF UTAH: BEGINNING AT A POINT BEING S89° 25' 22" E 936.88 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER AND N00° 00' 00" E 578.90 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N89° 01' 44" W 222.91 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 23.56 FEET, A CHORD DIRECTION OF N44° 01' 44" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE N00° 58' 16" E 306.41 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, A DISTANCE OF 53.34 FEET, A CHORD DIRECTION OF N11° 45' 48" W AND A CHORD DISTANCE OF 52.90 FEET; THENCE N05° 30' 07" E 116.58 FEET; THENCE S78° 40' 15" E 84.96 FEET; THENCE S47° 00' 04" E 82.79 FEET; THENCE S01° 35' 36" W 352.44 FEET TO THE POINT OF BEGINNING. CONTAINS 2.20 ACRES IN AREA AND 33 LOTS, 2 PARCELS

**OWNER'S DEDICATION**  
I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

**HAVEN PARKWAY PHASE 3**  
AND DO HEREBY DEDICATE THE COMMON AREA PARCELS A AND B AND PRIVATE ROADS AND ALLEYS TO THE HAVEN PARKWAY HOA AND DEDICATE FOR PERPETUAL USE OF THE PUBLIC ROAD ALL RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO WEST HAVEN CITY AND EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT A PERPETUAL NON-EXCLUSIVE EASEMENT IN PARCEL A AND PARCEL B AND PRIVATE ROADS AND ALLEYS WAYS, ALSO ALL AREAS DESIGNATED AS PUBLIC UTILITY EASEMENT, AS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTANANCES THERETO SERVING THIS PROJECT.

IVORY DEVELOPMENT LLC  
NAME: CHRISTOPHER P. GAVRILOULAS  
TITLE: PRESIDENT OF IVORY DEVELOPMENT

**ACKNOWLEDGEMENT**  
ON THE 27<sup>TH</sup> DAY OF August, 2021, CHRISTOPHER P. GAVRILOULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

STEVE OLSON  
NOTARY PUBLIC COMMISSION NUMBER 70493388

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES JAN 31, 2023

**HAVEN PARKWAY PHASE 3**  
LYING WITHIN SOUTHEAST QUARTER (SE 1/4) SECTION 23, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN WEST HAVEN, COUNTY OF WEBER, STATE OF UTAH

**SHEET 1 OF 1**

**WEBER COUNTY RECORDER**  
RECORDED # 21824122  
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF: IVORY HOMES  
DATE: 14 SEP 21 TIME: 12:12 PM  
BOOK: 91  
PAGE: 1122-08  
WEBER COUNTY RECORDER: LAUREN H. KINGS

91-37