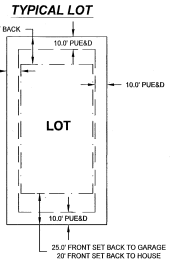
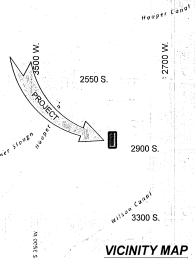
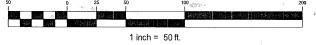


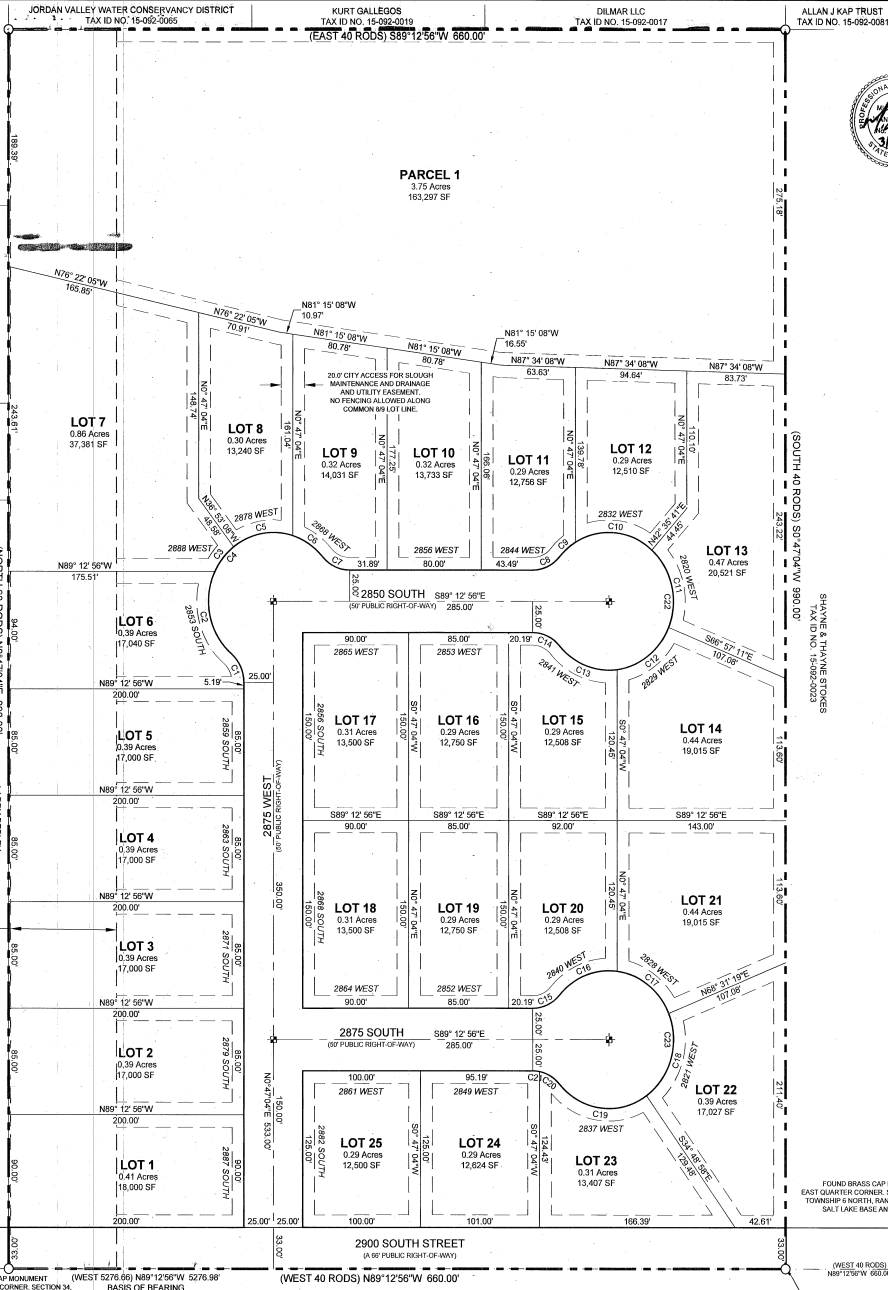
COBBLE CREEK SUBDIVISION

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



CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C1	26.01'	30.00'	49°40'47"	13.89'	25.21'	N24°03'20"W
C2	72.52'	55.00'	75°33'07"	42.63'	67.38'	N11°07'10"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'	109.63'	S45°47'04"W
C5	53.13'	55.00'	55°20'46"	28.84'	51.09'	N80°47'15"E
C6	30.72'	55.00'	32°00'13"	15.77'	30.32'	S55°32'15"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°41'27"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'	19.79'	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"	46.68'	71.18'	N0°47'04"E
C23	268.17'	55.00'	279°21'34"	46.68'	71.18'	N0°47'04"E

NOTE: 1. ALL PROPERTY CORNERS WILL BE SET WITH WITH 50' REBAR AND CAP.



SURVEYOR'S CERTIFICATE:
 I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6431186, AS PRESCRIBED UNDER THE 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 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 23, 2022
 DATE
 MICHAEL L. WANGEMANN
 LICENSE NO. 6431186

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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT 89°12'50" 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°12'50" WEST ALONG SAID QUARTER SECTION LINE 660.00 FEET; THENCE NORTH 00°47'04" EAST 390.00 FEET; THENCE SOUTH 89°12'50" EAST 660.00 FEET; THENCE SOUTH 00°47'04" WEST 390.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS 653,400 SQ FT OR 15.00 ACRES

OWNERS DEDICATION:
 WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAN, IN THE 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 RIGHT OF WAY, PUBLIC UTILITY AND DRAINAGE EASEMENTS, DETENTION BASIN, AND SLOPE EASEMENTS FOR EVER AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY WEST HAVEN CITY AND WARRANT AND DEFEND AND SAVE THE CITY OF WEST HAVEN AGAINST ANY CLAIMS 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.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS 4th day of April, A.D. 2022.
 BY: *Cred Bessinger*
 HENRY WALKER DEVELOPMENT, LLC. ITS: *Manager*

BASIS OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED IN 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.

IRIGATION NOTE
 FOR LOTS SMALLER THAN 0.25 ACRES, SECONDARY WATER HAS BEEN ALLOCATED TO PROBLESS BASED ON AN ANTICIPATED LANDSCAPE AREA INCLUDING THE PARK STRIPS OF NO MORE THAN 4% OF THE GROSS PARCEL SIZE AND THAT 20% OF THE LANDSCAPE AREA IS PLANTED IN TURF AND 10% OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.

JORDAN VALLEY WATER CONSERVANCY DISTRICT NOTE:
 1- JORDAN VALLEY WATER CONSERVANCY DISTRICT (DISTRICT) IS THE OWNER OF AN EASEMENT AND RIGHT-OF-WAY RECORDED ON JULY 20, 2020, AS ENTRY NO. 171707, IN BOOK 208, AT PAGES 183 TO 180, IN THE WEBER COUNTY RECORDERS OFFICE FOR THE INSTALLATION, CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PIPELINES, FACILITIES, WATERWORKS, AND OTHER APPURTENANCES OVER, UNDER, ON, ACROSS, AND THROUGH PORTIONS OF LOTS 1, 7 AND PARCELS 1 AND PARCEL 1. THE EASEMENT AND RIGHT-OF-WAY ARE EXCLUSIVE AND PRIVATE; THEREFORE, NO UTILITIES, PUBLIC OR PRIVATE, MAY BE INSTALLED ANYWHERE WITHIN THE EASEMENT AND RIGHT-OF-WAY WITHOUT THE WRITTEN APPROVAL OF THE DISTRICT.
 2- LOT OWNERS 1, 7 AND PARCELS 1 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. FINISHES WITH GATES MAY BE PERMITTED UPON WRITTEN PERMISSION FROM THE DISTRICT.
 4- PERMANENT STRUCTURES ARE NOT TO BE INSTALLED WITHIN THE EASEMENT.

ACKNOWLEDGEMENT:
 STATE OF UTAH
 COUNTY OF _____
 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 FORGOING 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, 2022, IN THE YEAR 2022, PERSONALLY APPEARED BEFORE ME *Cred Bessinger*, whose identity is personally known to me OR PROVEN ON THE BASIS OF SUFFICIENT EVIDENCE AND WHO BY ME DULY SWORN/VERIFIED, DID SAY THAT HE/SHE IS THE *Manager* of *Henry Walker Development*, AND THAT SAID DOCUMENT WAS SIGNED BY SAID MANAGER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID *Manager* ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
 WITNESS MY HAND AND OFFICIAL SEAL.
 (NOTARY SIGNATURE)

CLIENT
 THE HOLLAND GROUP - PHIL HOLLAND
 1082 WEST DUTCH LANE
 KAYSVILLE, UTAH 84037
 801-868-1595
 PSHOLLAND@GMAIL.COM

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

PREPARED BY:
 UTAH LAND SURVEYING, LLC
 1239 FARWAY CIR
 FARMINGTON, UT 84202
 PHONE: 801.726.9395
 FAX: 801.820.7775
 www.utahlandsurveying.com

JORDAN VALLEY WATER CONSERVANCY DISTRICT APPROVAL
 APPROVED THIS 11th DAY OF April, 2022 BY THE JORDAN VALLEY WATER CONSERVANCY DISTRICT
Stephan A. Joseph
 AUTHORIZED SIGNATURE

WEST HAVEN CITY ACCEPTANCE
 THE APPROVAL OF THIS PLAN BY WEST HAVEN CITY DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAN FROM THE RESPONSIBILITIES AND LIABILITIES ASSOCIATED THEREWITH
 APPROVED THIS 23rd DAY OF March, 2022
[Signature]
 WEST HAVEN CITY

CITY ATTORNEY'S APPROVAL
 APPROVED THIS 13th DAY OF April, 2022 BY THE WEST HAVEN CITY ATTORNEY
[Signature]
 CITY ATTORNEY'S SIGNATURE

PLANNING COMMISSION APPROVAL
 APPROVED THIS 13th April DAY OF April, 2022 BY THE WEST HAVEN CITY PLANNING COMMISSION
[Signature]
 CHAIRMAN'S SIGNATURE

CITY ENGINEER'S APPROVAL
 APPROVED THIS 12th DAY OF April, 2022 BY THE WEST HAVEN CITY ENGINEER
[Signature]
 ENGINEER'S SIGNATURE

CITY COUNCIL'S APPROVAL
 APPROVED THIS 12th DAY OF April, 2022 BY THE WEST HAVEN CITY COUNCIL
 ATTEST:
 CITY RECORDERS SIGNATURE

BOUNDARY RECORDOR
 WEBER COUNTY RECORDER
 STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE RECORDER'S OFFICE BY KALA JOHNSON
 DATE: 05/04/22 4:16 PM BOOK: 92 PAGE: 90
 FEES: 100.00
 LEANN H. ELIUS
 LICENSED NAME OF RECORDER

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.