

SHEET 1 OF 1

SALT POINT WEST SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
APRIL, 2024

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, WEST HAVEN CITY, WEBER COUNTY, UTAH

BEGINS AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 4000 SOUTH STREET (78'-27"), BEING 478.42' FEET NORTH 89°23'52" WEST ALONG THE SECTION LINE, AND 89.18' FEET NORTH 00°36'08" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3 (3040 SOUTH QUARTER CORNER BEARS NORTH 89°25'00" WEST 2637.21' FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 3); THENCE TWO (2) COURSES ALONG THE EASTERN LINE OF THE LAYTON CANAL, AS FOLLOWS: (1) NORTH 00°30'48" EAST 83.25' FEET; AND (2) NORTHERLY 81.78' FEET ALONG THE ARC OF A 100.00' FEET RADIUS CURVE TO THE RIGHT THROUGH A DELTA ANGLE OF 23°30'22" AND LONG CHORD OF NORTH 12°23'28" EAST 81.32' FEET; THENCE SOUTH 89°19'02" NORTH 12°23'28" EAST 81.32' FEET; SOUTH 51°30'08" WEST 47.99' FEET TO A POINT OF CURVATURE; AND (4) WESTERLY 240.40' FEET ALONG THE ARC OF A 8481.00' FOOT RADIUS CURVE TO THE LEFT THROUGH A DELTA ANGLE OF 01°27'21" AND LONG CHORD OF NORTH 89°19'02" WEST 240.40' FEET (CENTER BEARS SOUTH 01°24'58" WEST) TO THE POINT OF BEGINNING.

CONTAINING 43,560 SQUARE FEET OR 1.000 ACRES.

BASIS OF BEARINGS

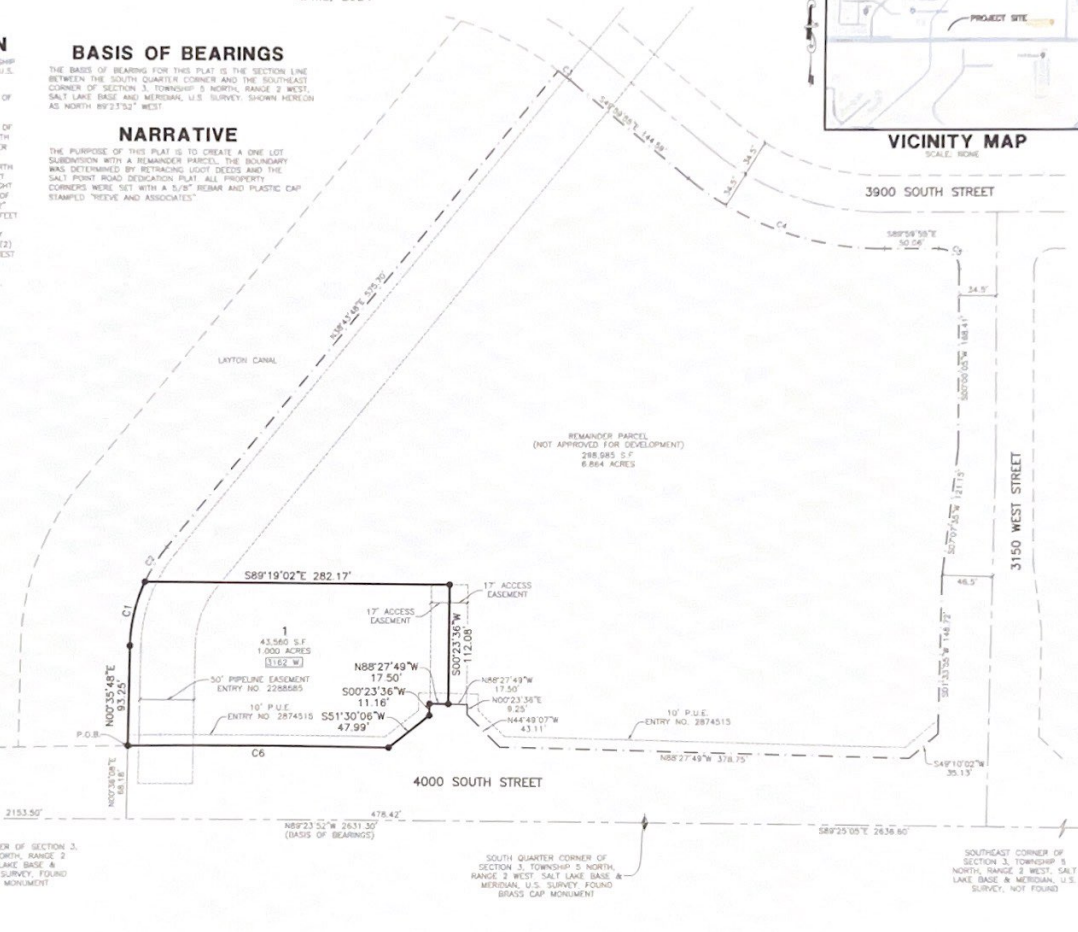
THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREIN AS NORTH 89°23'52" WEST.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A ONE LOT SUBDIVISION WITH A REMAINDER PARCEL. THE BOUNDARY WAS DETERMINED BY RETRACING LOT DEEDS AND THE SALT POINT ROAD DEDICATION PLAT. ALL PROPERTY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE AND ASSOCIATES".

LEGEND

- SECTION CORNER
 - SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
 - BOUNDARY LINE
 - - - REMAINDER PARCEL
 - - - ROAD CENTERLINE
 - - - SECTION TIE LINE
 - - - ADJOINING PROPERTY LINE
 - - - EASEMENT LINE
- Scale 1" = 50'



SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD IN LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 30B, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 17-23-1-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT AND THAT THIS PLAT IS FOR SALT POINT WEST SUBDIVISION IN WEST HAVEN, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEST HAVEN CITY, UTAH, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 16th DAY OF April 2024

9239933
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBMIT TO THE SAME INTO LOTS AS SHOWN HEREON AND NAME SAID TRACT SALT POINT WEST SUBDIVISION AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS, FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS BY THEIR NATURE, STATE WHOSOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY WITH NO BALANCES OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND ALSO DEDICATE THE CROSS ACCESS EASEMENTS TO THE OWNERS OF LOTS 1 AND THE REMAINDER PARCEL TO BE OWNED AND MAINTAINED BY THE SAME.

SIGNED THIS 15th DAY OF April 2024

OW DEVELOPMENT LLC
Name/Title: *[Signature]* Date: 4-15-2024

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Davis

ON THE 15th DAY OF April 2024, I, JASON T. FELT, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (PRINT NAME) AND BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE THE OWNER AND CERTIFICATION PREPARED, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE SUBDIVISION THEREIN MENTIONED.

01/23/2027
COMMISSION EXPIRES

[Signature]
NOTARY

CURVE TABLE

NO.	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHG BEARING	DELTA
1	100.00	81.32	171.78	31.73	N12°23'28"E	23°30'22"
2	8481.00	240.40	478.42	1.21	N01°24'58"W	01°27'21"

WEST HAVEN CITY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ENGINEER

THIS 16th DAY OF April 2024

[Signature]
WEST HAVEN CITY ENGINEER

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION

THIS 24th DAY OF April 2024

[Signature]
WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED AND ACCEPTED BY WEST HAVEN CITY

THIS 27th DAY OF April 2024

[Signature]
CITY MANAGER

WEST HAVEN CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY

THIS 24th DAY OF April 2024

[Signature]
WEST HAVEN CITY ATTORNEY

WEBER COUNTY RECORDER

Entry No. 3245981 Fee Paid \$50
10 APR 24 Fee For Record and
17 In Book 97 Of The
Official Record, Page 69

OW DEVELOPMENT
LEAH H. KELLS
Weber County Recorder