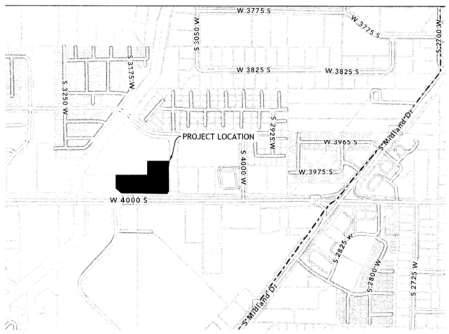
LS - 001

SALT POINT WEST PHASE 2 SUBDIVISION

LYING WITHIN THE SOUTH HALF (1/2) OF
SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, CITY OF WEST HAVEN, WEBER COUNTY, UTAH

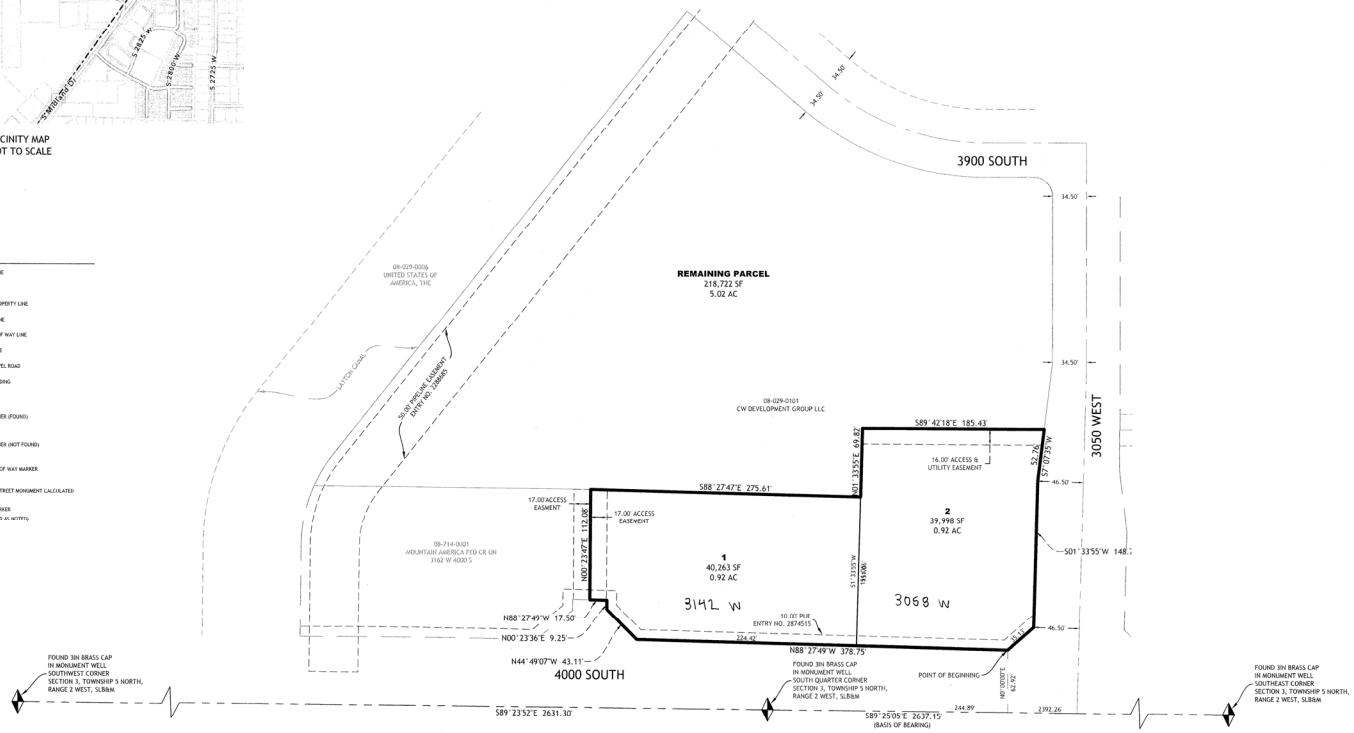


VICINITY MAP
NOT TO SCALE

NORTH

SCALE: 1"=60'

0 30 60 120 180



LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- ROAD RIGHT OF WAY LINE
- EASEMENT LINE
- EDGE OF GRAVEL ROAD
- EXISTING BUILDING
- FENCE LINE
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- FOUND RIGHT OF WAY MARKER
- CENTER LINE STREET MONUMENT CALCULATED
- PROPERTY MARKER (LPT OR FOUND AS NOTED)

BASIS OF BEARING:

SOUTH 89°25'05" EAST 2637.15 FEET MEASURED, BEING THE BEARING OF THE SECTION LINE BETWEEN TWO FOUND SECTION MONUMENTS; MONUMENTS AT THE SOUTH QUARTER CORNER AND THE SOUTHEAST QUARTER CORNER OF SECTION 3 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

NARRATIVE:

THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION FROM A LARGER PARCEL KNOWN AS PARCEL NO. 080290101 AND SUBDIVIDE IT INTO 2 LOTS WITH A REMAINDER PARCEL THAT WILL BE LEFT UNDEVELOPED.

UTILITY NOTES:

1. PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METER(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.

NOTES:

1. A $\frac{1}{2}$" REBAR & CAP MARKED LS 4938730 WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. FRONT PROPERTY CORNERS TO BE REFERENCED BY A RIVET IN THE TOP BACK OF CURB AT THE EXTENSION OF LOT LINE UNLESS OTHERWISE NOTED.
2. THE SURVEYED PROPERTY IS LOCATED WITHIN "ZONE X" OF FEMA MAP NO. 49057C0425F REVISED NOVEMBER 30, 2023.
3. EXISTING SANITARY SEWERS, STORM DRAINS, WATER SUPPLY MAINS, WATER WELLS, AND CULVERTS WITHIN THE TRACT AND IMMEDIATELY ADJACENT THERETO.

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD PROFESSIONAL SURVEY LICENSE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, 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, HEREAFTER TO BE KNOWN AS:

SALT POINT WEST PHASE 2 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.

PROFESSIONAL LAND SURVEYOR
8/18/2025
4938730
TYLER E. JENKINS
STATE OF UTAH

BOUNDARY DESCRIPTION

A PART OF A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S89°25'05"E 244.89 FEET ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 AND N00°00'00"E 62.92 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 3; AND RUNNING THENCE N88°27'49"W 378.75 FEET; THENCE N44°49'07"W 43.11 FEET; THENCE N00°23'36"E 9.25 FEET; THENCE N88°27'49"W 17.50 FEET; THENCE N00°23'47"E 112.08 FEET; THENCE S88°27'47"E 275.61 FEET; THENCE N01°33'55"E 69.82 FEET; THENCE S89°42'18"E 185.43 FEET; THENCE S07°07'35"W 52.76 FEET; THENCE S01°33'55"W 148.72 FEET; THENCE S49°10'02"W 35.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 80,261 SQ.FT. OR 1.843 ACRES IN AREA AND 2 LOTS

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:

SALT POINT WEST PHASE 2 SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, ALSO A PERPETUAL NON-EXCLUSIVE EASEMENT IN 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 APPURTENANCES THERETO SERVING THIS PROJECT.

CW DEVELOPMENT GROUP, LLC
BY: COLE WEST ENTITY SERVICES, LLC
ITS: MANAGER

BY: COLE WEST, LLC
ITS: MANAGER
BY: _____
NAME: COLIN WRIGHT
ITS: MANAGER

ACKNOWLEDGEMENT

ON THE 22nd DAY OF August, 2025 COLIN WRIGHT 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 MANAGER FOR CW DEVELOPMENT GROUP, LLC, COLE WEST ENTITY SERVICES, LLC AND COLE WEST, LLC AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANIES FOR THE PURPOSES THEREIN MENTIONED.

Stephanie Heiner	#720943	
NOTARY PUBLIC	COMMISSION NUMBER	SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES 01.23.2027

STEPHANIE HEINER
Notary Public, State of Utah
Commission #720943
My Commission Expires
01.23.2027

SALT POINT WEST PHASE 2 SUBDIVISION

LYING WITHIN THE SOUTH HALF (1/2) OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF WEST HAVEN, WEBER COUNTY, UTAH

SHEET 1 OF 1

WEBER FIRE DISTRICT

APPROVED BY THE WEBER FIRE DISTRICT
ON THIS____ DAY OF
_____, 20__.

FIRE MARSHAL

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISION ON THIS 22 DAY OF SEPTEMBER, 2025

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ENGINEER

APPROVED BY THE WEST HAVEN CITY ENGINEER ON THIS 15 DAY OF SEPTEMBER, 2021

WEST HAVEN CITY ENGINEER

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 LIABILITES 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, THIS 17 DAY OF September, 2025

ATTEST: _____, MAYOR
ATTEST: _____

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 17 DAY OF Sept, 2025

WEST HAVEN CITY ATTORNEY

OWNER / DEVELOPER

CW URBAN
610 NORTH 800 WEST
CENTERVILLE, UT 84104
866-744-2489

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

DATE	REVISIONS	BY

WEBER COUNTY RECORDER

RECORDED # 3387847
STATE OF UTAH, COUNTY OF WEBER,
RECORDED AND FILED AT THE REQUEST
OF: CW DEV LLC
DATE: 06-OCT-25 TIME: 3:06 PM
BOOK: 100 PAGE: 37
FEE $94.00
WEBER COUNTY RECORDER
B. KAHIM-ZADEGAN

100 - 37