(Rad.) Radial line

Location of street monuments to be set

& cap w/ Fencepost Set Hub & Tack

# The Legends at Hawkins Creek 1st Amendment

A Cluster Subdivision

A part of the Southwest 1/4 of Section 24, T6N, R1E, SLB&M., U.S. Survey and being a portion of The Legends at Hawkins Creek, a Cluster Subdivision Unincorporated Weber County, Utah

"Notice of Purchases of Restricted "R" Lots" Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of the Hillside Development ordinance of Weber County. (Amd. Ord. #3-82, Jan. 26, 1982.

N 0"27"26" E 2648.85' W.C.S.

(Found Weber County

—— 5 0°27'26" :

Control of the Contro WAR 2 2 7.11 WEBER CO SURVEYOR

-4 = 25°05'25" 8 = 44.08' L = 22.38' LC = 22.11' S 85'88'39' W

South 1/4 Corner of Section 24,— TEN, R1E, SLB&M, U.S. Survey

Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with

Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I do also hereby certify that this plat of The Legends at Hawkins Creek 1st Amendment a Cluster Subdivision in Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision based on data compiled from records in the Weber County Recorder's Office and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on the drawing.

I further certify that all current lot widths and grees meet the requirements of the Weber County Zoning Ordinance.

Signed this May of April

I, the undersigned owner of the herein and subdivide the same into lots and private streets as shown on this plat, and name said tract The Legends at Hawkins Creek 1st Amendment a Cluster Subdivision and do hereby: dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right of way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those partions or parts of said tract of land designated on said plat as Private Streets (Private Rights-of-Way) as access to the individual lots, to be maintained by a Lot (unit) Owners Association whose membership consists of said owners, their grantees, successors, or assigns, and also grant and convey to the subdivision Lot (unit) Owners Association, all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes for the benefit of each Lot (unit) Owners Association member in common with all others in the subdivision and grant and dedicate to Weber County a perpetual open space right and easement on and over the common areas to guarantee to Weber County that the Common Areas remain open and undeveloped except for approved recreational, parking and open space purposes and also grant and dedicate a perpetual right and easement over, upon and under the lands designated on the plat as public utility, storm water detention ponds and drainage easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities or fol the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by the governing authority with no buildings or structures being erected within such easements.

> day of ~Hawkins Creek Estates Development, LLC~

> > BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 24, Township 6 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey and being a portion of The Legends at Hawkins Creek, a Cluster Subdivision in Unincorporated Weber County, Utah.

Beginning at a point on the Southerly right of way line of Snow Basin Road, which is 229.17 feet South 89°45'13" East along the quarter Section line from the West Quarter corner of said Section 24; running thence South 89°45'13" East 638.22 feet along said quarter Section line; thence South 10°06'59" West 395.50 feet; thence Southeasterly along the arc of a 930.00 foot radius curve to the right a distance of 412.64 feet (Central angle equals 25°25'20" and Long Chord bears South 67'40'55" East 409.27 feet); thence South 35'36'05" West 60.00 feet; thence Northwesterly along the arc of a 870.00 foot radius curve to the left a distance of 579.12 feet (Central angle equals 38°08'22" and Long Chord bears North 74°04'48" West 568.49 feet); thence South 2°40'49" East 237.07 feet; thence Southwesterly along the arc of a 170.00 foot radius curve to the left a distance of 220.82 feet (Central angle equals 74°25'23" and Long Chord bears South 80°53'58" West 205.62 feet); thence Southwesterly along the arc of a 248.74 foot radius curve to the left a distance of 167.60 feet (Central angle equals 38\*36'21" and Long Chord bears South 24'23'06" West 164,45 feet): thence North 84'55'05" West 248.16 feet; thence South 0.48'10" West 483.93 feet; thence South 19.55'41" East 636.29 feet; thence South 56\*34'24" East 244.97 feet; thence South 38\*04'40" East 287.63 feet; thence South 75'39'24" East 302.73 feet; thence South 89'33'34" East 113.23 feet; thence North 21'48'47" East 202.34 feet: thence Northwesterly along the arc of a 230.00 foot radius curve to the right distance of 230.34 feet (Central angle equals 57°22'51" and Long Chord bears North 76°17'36" West 220.84 feet); thence North 42°23'50" East 65.00 feet; thence Northwesterly along the arc of a 965.00 foot radius curve to the right a distance of 150.52 feet (Central angle equals 8.56.12." and Long Chord bears North 43"08'04" West 150.37 feet); thence North 62"40"56" East 375.87 feet; thence North 24"14'24" West 660.88 feet; thence South 61"57'52" West 430.29 feet; thence Northwesterly along the arc of a 965.00 foot radius curve to the right a distance of 163.87 feet (Central angle equals 9'43'46" and Long Chord bears North 23"10'14" West 163.67 feet); thence North 18°18'22" West 111.55 feet; thence North 71°41'38" East 191.44 feet; thence North 5°03'38" West 313.26 feet; thence South 60°08'40" East 104.35 feet; thence

Northeasterly along the arc of a 280.00 foot radius curve to the left a distance of 302.24 feet (Central angle equals 61°50'46" and Long Chord bears North 88°55'57" East 287.78 feet); thence South 31\*59'26" East 291.14 feet; thence North 26\*48'05" East 395.12 feet; thence North 54"23'55" West 187.56 feet: thence North 35"36'05" East 155.30 feet; thence Northeasterl along the arc of a 470.00 foot radius curve to the right a distance of 118.93 feet (Central angle equals 14°29'52" and Long Chord bears North 42°51'01" East 118.61 feet); thence North 50°05'57" East 382.84 feet; thence Northeasterly along the arc of a 20.00 foot radius curve to the right a distance of 16.30 feet (Central angle equals 46°41'20" and Long Chord bears North 73°26'37" East 15.85 feet): thence Northeasterly along the arc of a 60.00 foot radius curv to the left a distance of 170.98 feet (Central angle equals 163\*16'26" and Long Chord bears North 15"09'04" East 118.72 feet); thence North 6'29'09" West 4.93 feet to the quarter Section

line; thence South 89°45'13" East 963.27 feet along said quarter Section line to the Center of

said Section 24; thence South 0°27'26" West 634.28 feet along the quarter section line; thence

Northwesterly along the arc of a 1130.00 foot radius curve to the left a distance of 9.11 feet

(Central angle equals 0°27'43" and Long Chord bears North 89°58'39" East 9.11 feet); thence Northwesterly along the arc of a 60.00 foot radius curve to the left a distance of 51.10 feet (Central angle equals 48°48'03" and Long Chord bears North 55°56'07" East 49.57 feet); thence North 0°27'12" East 354.90 feet; thence South 67"05'20" West 942.79 feet; thence South 40°51'20" East 335.35 feet; thence Southwesterly along the arc of a 530.00 foot radius curve to the left a distance of 77.86 feet (Central angle equals 8\*25'02" and Long Chord bears South 44°56'10" West 77.79 feet); thence North 49°16'21" West 360.62 feet; thence South 47"03'52" West 322.00 feet; thence South 13"35'21" West 367.61 feet; thence Sant 48'56'04" West 154.20 feet: thence South 35'33'19" East 432.53 feet; thence

South 57'25'38" East 60.00 feet; thence South 32'34'22" West 79.08 feet; thence Southeasterly along the arc of a 280.00 foot radius curve to the right a distance of 231.00 feet (Central angle equals 47\*16'10" and Long Chord bears South 17\*42'32" East 224.51 feet); thence South 5.55.33" West 85.64 feet; thence Southwesterly along the arc of a 830.00 foot radius curve to the right a distance of 210.42 feet (Central angle equals 14°31'33" and Long Chord bears South 13"11'19" West 209.86 feet): thence Southeasterly along the arc of a 25.00 foot radius curve to the left a distance of 19.46 feet (Central angle equals 44°35'17" and Long Chord bears South 1°50'33" East 18.97 feet); thence Southwesterly along the arc of a 55.00 foot radius curve to the right a distance of 131.32 feet (Central angle equals 136°48'15" and Long Chord bears South 44'15'56" West 102.28 feet): thence South 22'40'03" West 228.89 feet to the section line; thence North 89'32'50" West 1338.02 feet along said Section line to the Southwest corner of said Section 24: thence North 0°47'56" East 2515.43 feet along the section line to the Southerly right of way line of said Snow Basin Road; thence (3) three courses along said South right of way line as follows: Northeasterly along the arc of a 539.57 foot radius curve to the right a distance of

32.25 feet (Central Angle equals 3°25'27" and Long Chord bears North 63'24'52" East 32.24 feet); North 65'07'35" East 168.58 feet and Northeasterly along the arc of 402.64 foot radius curve to the left a distance of 55.97 feet (Central Anale equals 7.57.50" and Long Chord bears North 61.08'40" East 55.92 feet) to the point of beginning.

Contains 2,797,784 sq., ft or 64,228 acres

SEE RECORD OF SURVEY #.

# (N/R) Non-Radiai line W.C.S. Weber County Survey Section Corner A 5/8"# rebar 24" long with plastic cap (see detail below) was set at all property corners. Narrative: At the request of Keith Smith, owner and developer of The Legends at Hawkins Creek, requested us to prepare this amended subdivision plat, to amend common areas A, C and L lots 21 and 22, and Chaparral, a private road, between lots 21 and 22, the entry portion at Sweetwater, a private road near Snow Basin Road, the Waterline Easement through lot 20R, and added a 10 foot Trail Easement along the North edge at lot 41, and Electric, Waterline and Pedestrian Easements through lots 26, 36 and 37. The basis of bearing for this plat is S 89°36'57" E between the Brass Caps found at the Northwest corner and the North 1/4 corner of Section 24, Township 6 North, Range 1 East, North 1/4 corner of Section 24, TGŇ, RIE, SLB&M, U.S. Salt Lake Base & Meridian, U.S. Survey. Survey Found Weber County Brass monument (1991) Good 1. 10.00' wide Utility and Drainage Easements along the frontage of each lot as indicate by dashed lines, except as otherwise shown 2. Location of centerline monuments to be set upon completion of improvement Centerline Curve Data LC = 690.13' N 77'32'05" ( T = 373.617' S 17"09'41" E S 69"11'26" E N 75"17'55" E L = 259.02'

Centerline Data N 32'34'22" E S 24'47'38" W N 21'25'29" W Lot Line Data Easement Centerline Data S 24"14"24" E S 28'56'30" W S 20'59'00" W S 42"17'42" W S 23"12'54" W S 6'43'16" E S 13"28'55" E 90.77' 44.03' 55.90' 73.31' 57.86' 120.41' Lot Curve Data

I" A = 38'36'21" A = 14'14'19" A = 48'45'44" A = 50'39'41" A = 85'35'51"

R = 248.74' R = 770.00' R = 25.00' R = 55.00' R = 55.00'

L = 167.60' L = 191.35' L = 21.28' L = 48.63' L = 82.17'

LC = 164.45' LC = 190.86' LC = 20.64' LC = 47.06' LC = 74.74'

V S 24'23'06" W S 13'02'43" W S 44'32'44" W S 43'35'45" W S 24'32'01" E  $\Delta = 8^{\circ}56'12''$   $\Delta = 9^{\circ}43'46''$   $\Delta = 31'51'19''$   $\Delta = 29^{\circ}59'27''$   $\Delta = 22'24'29''$   $\Delta = 14'29'52''$ L = 163.87'A = 20'44'24" R = 454.08'R = 1130.00'L = 164.37' L = 236.36'L = 55.97' LC = 132.29' LC = 9.11LC = 18.45'  $R = 393.00^{\circ}$ L = 162.30' LC = 158.64'L = 315.24'L = 105.23' L = 139.39'N 15-12'29" W S 24'47'38' S 71"25"28" W S 83"23"07" W A = 23.49'00" LC = 179.36' LC = 83.28' N 44'58'45" E \$ 82"28'44"

4 = 46"18'39"  $R = 20.00^{\circ}$ L = 16.17'LC = 15.73' S 48"17'47" E

## ACKNOWLEDGMENT

State of UTAH ) County of WEBE25 51

, 2007, personally appeared before me. On the 22 day of MAY Keith Smith who being by me duty sworn did say that he is the Manager of Hawkins Creek Estates Development, LLC and that said instrument was signed in behalf of said limited liability company by a resolution of its members and Keith Smith acknowledged to me that said limited liability company executed the same.

Residing at: OGDEM, UTAN

Weber County, Utah this

CYNEIA D. FOLKMAN MOTARY HUBLIC . STATE OF UTAH Showe at 4300 South Ogitari, Otah, 84408 COMM. EXP. 12-07-2009

Northwest corner of Section 24, TBN, R1E, SLBRM, U.S. Survey Found Bureau of Land (1967) Good Condition. (0.5"

N 05 07 35 E

N 0'22'47" E 2655.24' W.C.S.

(N 0'22'30" E 2655.23" moss.)

24, TEN, RIE, SLB&M, U.S. Survey Found Bureau of Land

L = 118.03' LC = 118.01

N 42'STOT

- 412.64"

S DOORD W OVEN SOURCE

A = 38\*08\*22 A = 870.00\*

L - 579.12

LC = 808.40' N N 74"04'48" N

= 200.00° = 302.24°

LC = 287.78

\$ 6000840" E

N 5-03-36" W 35 3

170.00

3 80'53'55" W-

4 - 74'25'25"

# 220 B2

LC = 205.62

WEBER COUNTY COMMISSION ACCEPTANCE This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of

Attosi Fitime Functions Clamin, appident C/F

5746 South 1475 East - Suite 200 Ogden, Utah 84403 150048, Ogden, Utah 84415

## WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical threatness, section corner data, and for harmony with the figure and monuments on record in the county offices of the spirately of this plat by the Weber County Surveyor data nat retails the Eigensed Land Surveyor who executed this plat from the respondent of liabilities associated the resident.

Signed this / 7 — day of form the respondent to the resident the res

# WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and affect.

Signature

## OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

A = 9°43'46"

- 187.80

LC - 104.45 W 23"10"4"

R = 985.00'

LC = 163.87

This is to certify that this subdivision plat was duly approved by the Oaden Valley Township Planning Commission on the 19 day of April, 2007.

Chair, Ogden Valley Township Planning Commission

L = 150.52

LC - 150.37

N 43'08'04' WX

65.00' (Red.) N 42'23'80' E

A = 57'22'51

LC - 220.84"

N 78-17-38" N

200.00° L = 230.34°

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement

County standards and the amount of the financial guarantee

standards and drawings for this subdivision conform with

is sufficient for the installation of these improvements.

(2628.75' megs.)

Southwest corner of Section 24, 75N, R1E, SLB&M, U.S. Survey Found Bureau of Land

Monagement Brass monument (1966) 0.66' above ground

SHEET I OF 3

DEPUTY

COUNTY RECORDER

RECORDS. PAGE\_\_\_\_\_. RECORDED

WEBER COUNTY RECORDER

\_\_\_ IN BOOK\_\_\_\_\_ OF OFFICIAL

\_\_FILED FOR RECORD AND

# The Legends at Hawkins Creek 1st Amendment

A Cluster Subdivision

A part of the Southwest 1/4 of Section 24, TBN, R1E, SLB&M, U.S. Survey and being a portion of the Legends at Hewkins Creek, a Cluster Subdivision Unincorporated Weber County, Utah

"NOTICE OF PURCHASES OF RESTRICTED "R" LOTS" Lots designated by the letter "R" after the lot number are restricted lots and building development on such lots is subject to the provisions of the Hillside Development ordinance of Weber County. (Amd. Ord. #3-82, Jan. 26, 1982.

"NOTICE TO PURCHASERS OF LOTS WITH DESIGNATED BUILDING AREAS" Lots with designated "building areas" have been approved subject to the condition that building development shall take place only within such designated areas.

SEE RECORD OF SURVEY # 0 0 3 8 3 3

WEBER COUNTY RECORDER

LEGEND

Set 5/8" ≠ Rebar (24" long)
 & cap w/ Fencepost
 Set Hub & Tack

(N/R) Non-Radial line

W.C.S. Weber County Survey

A 5/8"# rebar 24" long with plastic cap (see detail below) was set at





