

VICINITY MAP
NTS

OWNER INFORMATION

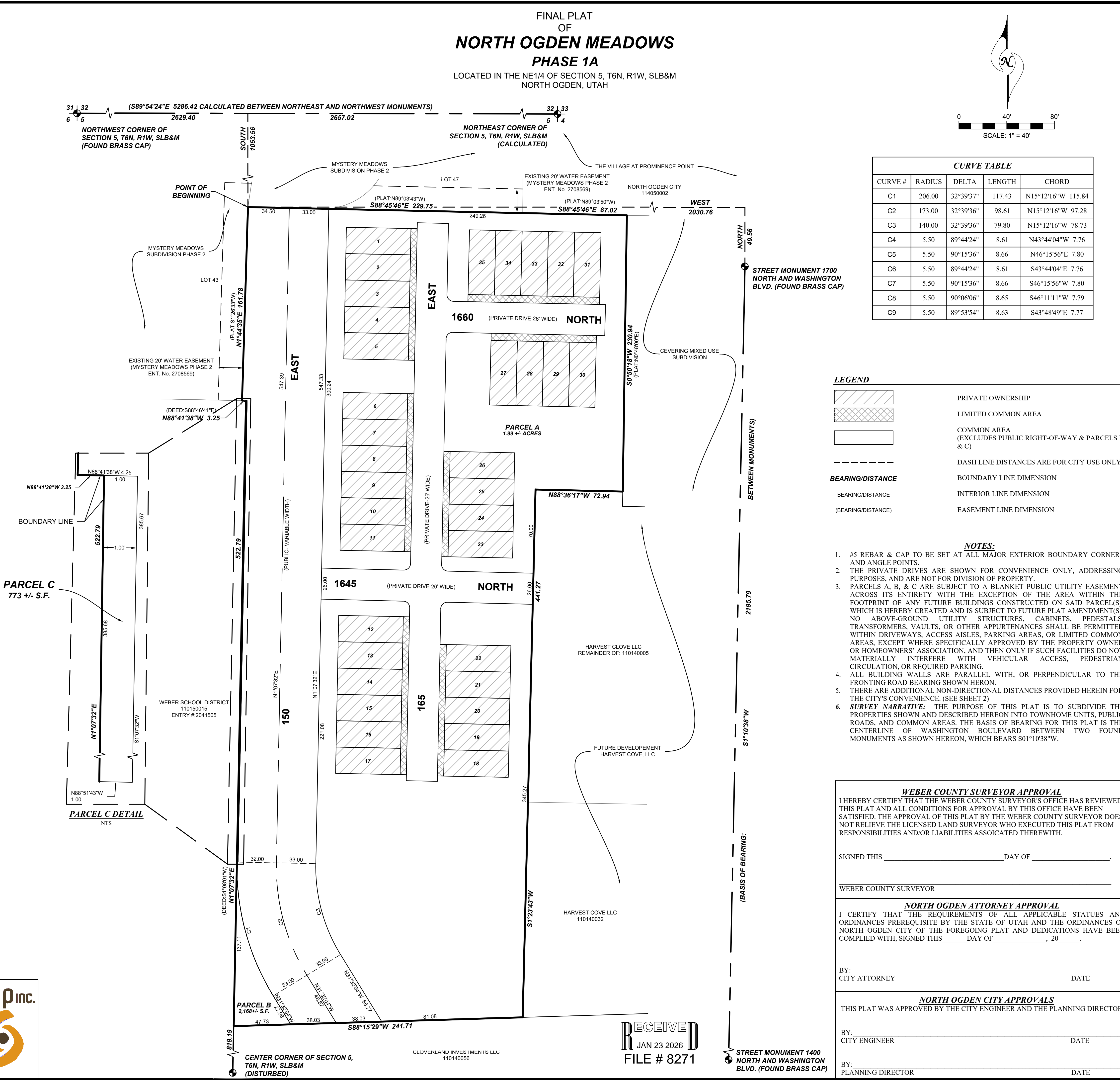
HARVEST COVE, LLC
1950 NORTH 2200 WEST, SUITE 9
SALT LAKE CITY, UT 84116

DATE OF PREPARATION

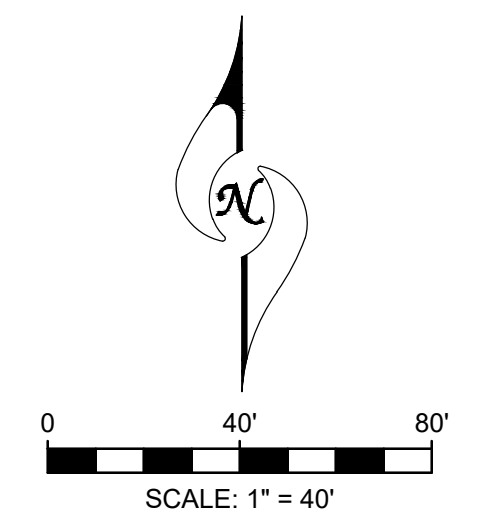
July 17, 2025
REVISED: January 06, 2026
PROJECT #25-012

LOT #	ADDRESS
1	1661 N 165 E
2	1661 N 165 E
3	1661 N 165 E
4	1661 N 165 E
5	1661 N 165 E
6	1651 N 165 E
7	1651 N 165 E
8	1651 N 165 E
9	1651 N 165 E
10	1651 N 165 E
11	1651 N 165 E
12	1641 N 165 E
13	1641 N 165 E
14	1641 N 165 E
15	1641 N 165 E
16	1641 N 165 E
17	1641 N 165 E
18	1642 N 165 E
19	1642 N 165 E
20	1642 N 165 E
21	1642 N 165 E
22	1642 N 165 E
23	1652 N 165 E
24	1652 N 165 E
25	1652 N 165 E
26	1652 N 165 E
27	170 E 1660 N
28	170 E 1660 N
29	170 E 1660 N
30	170 E 1660 N
31	170 E 1660 N
32	175 E 1660 N
33	175 E 1660 N
34	175 E 1660 N
35	175 E 1660 N

civilsolutionsgroup inc.
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SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
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FINAL PLAT
OF
NORTH OGDEN MEADOWS
PHASE 1A
LOCATED IN THE NE 1/4 OF SECTION 5, T6N, R1W, SLB&M
NORTH OGDEN, UTAH



CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	206.00	32°39'37"	117.43	N15°12'16"W 115.84
C2	173.00	32°39'36"	98.61	N15°12'16"W 97.28
C3	140.00	32°39'36"	79.80	N15°12'16"W 78.73
C4	5.50	89°44'24"	8.61	N43°44'04"E 7.76
C5	5.50	90°15'36"	8.66	N46°15'56"E 7.80
C6	5.50	89°44'24"	8.61	S43°44'04"E 7.76
C7	5.50	90°15'36"	8.66	S46°15'56"E 7.80
C8	5.50	90°06'06"	8.65	S46°11'11"W 7.79
C9	5.50	89°53'54"	8.63	S43°48'49"E 7.77

LEGEND

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA (EXCLUDES PUBLIC RIGHT-OF-WAY & PARCELS B & C)
- DASH LINE DISTANCES ARE FOR CITY USE ONLY
- BEARING/DISTANCE
- BEARING/DISTANCE
- BEARING/DISTANCE

NOTES:

- #5 REBAR & CAP TO BE SET AT ALL MAJOR EXTERIOR BOUNDARY CORNERS AND ANGLE POINTS.
- THE PRIVATE DRIVES ARE SHOWN FOR CONVENIENCE ONLY, ADDRESSING PURPOSES, AND ARE NOT FOR DIVISION OF PROPERTY.
- PARCELS A, B, & C ARE SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT ACROSS ITS ENTIRETY WITH THE EXCEPTION OF THE AREA WITHIN THE FOOTPRINT OF ANY FUTURE BUILDINGS CONSTRUCTED ON SAID PARCEL(S), WHICH IS HEREBY CREATED AND IS SUBJECT TO FUTURE PLAT AMENDMENT(S). NO ABOVE-GROUND UTILITY STRUCTURES, CABINETS, PEDESTALS, TRANSFORMERS, VAULTS, OR OTHER APPURTENANCES SHALL BE PERMITTED WITHIN DRIVEWAYS, ACCESS AISLES, PARKING AREAS, OR LIMITED COMMON AREAS, EXCEPT WHERE SPECIFICALLY APPROVED BY THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION, AND THEN ONLY IF SUCH FACILITIES DO NOT MATERIALLY INTERFERE WITH VEHICULAR ACCESS, PEDESTRIAN CIRCULATION, OR REQUIRED PARKING.
- ALL BUILDING WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE FRONTING ROAD BEARING SHOWN HEREON.
- THERE ARE ADDITIONAL NON-DIRECTIONAL DISTANCES PROVIDED HEREIN FOR THE CITY'S CONVENIENCE. (SEE SHEET 2)
- SURVEY NARRATIVE:** THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTIES SHOWN AND DESCRIBED HEREON INTO TOWNHOME UNITS, PUBLIC ROADS, AND COMMON AREAS. THE BASIS OF BEARING FOR THIS PLAT IS THE CENTERLINE OF WASHINGTON BOULEVARD BETWEEN TWO FOUND MONUMENTS AS SHOWN HEREON, WHICH BEARS S01°10'38"W.

WEBER COUNTY SURVEYOR APPROVAL
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____
WEBER COUNTY SURVEYOR

NORTH OGDEN ATTORNEY APPROVAL
I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF NORTH OGDEN CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH, SIGNED THIS _____ DAY OF _____, 20____.

NORTH OGDEN CITY APPROVALS
THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.

BY: _____ DATE _____
CITY ATTORNEY
BY: _____ DATE _____
PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE
I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

CURTIS BOWN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

JANUARY 06, 2026
DATE

BOUNDARY DESCRIPTION
A portion of land that located in the North 1/2 of Section 5, Township 6 North, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:
Beginning at a point on east line of Lot 43 of MYSTERY MEADOWS SUBDIVISION Phase 2, according to the Official Plat thereof on file in the office of the Weber County Recorder, located S89°54'24"E along the north line of Section 5 (Calculated), 2629.40 feet and South 1053.56 feet from the Northwest Corner of Section 5, T6N, R1W, SLB&M, said point also being located North 49.56 feet and West 2030.76 from the street monument located at the intersection of 1700 North and Washington Blvd. (Basis of Bearing S1°10'38"W between the two street monuments at the intersection of 1700 North and Washington Blvd, and at the intersection of 1400 North and Washington Blvd); thence S88°45'46"E along the south line of said MYSTERY MEADOWS SUBDIVISION phase 2, 229.75 feet (Plat:N89°03'43"W) to the southwest corner of THE VILLAGE AT PROMINENCE POINT, according to the Official Plat thereof on file in the office of the Weber County Recorder; thence S88°45'46"E along the south boundary of said subdivision 87.02 feet (Plat:N89°03'50"W) to the west line of CEVERING MIXED USE SUBDIVISION, according to the Official Plat thereof on file in the office of the Weber County Recorder; thence S0°50'18"W along said line 230.94 feet (Plat:N0°48'00"E); thence N88°36'17"W 72.94 feet; thence S1°23'43"W 441.27 feet to an existing fence line; thence S88°15'29"W along said fence line 241.71 feet to the east line of the real property described in Deed with Entry #2041505; thence along said Deed the following 2 (two) courses; (1) thence N1°07'32"E (Deed:S01°08'01"W) 522.79 feet; thence (2) N88°41'38"W (Deed:S88°46'41"E) 3.25 feet to a found rebar and cap and the southeast corner of Lot 43 of said MYSTERY MEADOWS SUBDIVISION Phase 2; thence N1°44'35"E along the east boundary of said subdivision 161.78 feet (Plat:S01°26'33"W) to the point of beginning. Contains: 4.17 +/- acres

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

NORTH OGDEN MEADOWS
PHASE 1A
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY AND DEDICATE COMMON AREA PARCEL A, AND OTHER COMMON AREAS TO THE NORTH OGDEN MEADOWS HOME OWNERS' ASSOCIATION. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY AND DEDICATE COMMON AREA PARCEL(S) B & C TO HARVEST COVE, LLC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

(SIGNATURE)
HARVEST COVE, LLC
BY: WESTATES DEVELOPMENT MANAGEMENT, ITS MANAGER
THEIR: MANAGER
BY: TRAVIS S. TAYLOR
ITS: AUTHORIZED SIGNER

CORPORATE ACKNOWLEDGMENT
ON THIS _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME TRAVIS S. TAYLOR, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF HARVEST COVE, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

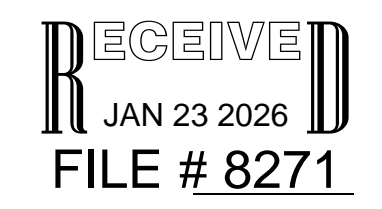
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY

LAND USE AUTHORITY APPROVAL
I CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL EASEMENTS WRE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY OF NORTH OGDEN CITY THIS _____ DAY OF _____, 20____.

BY: _____ DATE _____
LAND USE AUTHORITY CHAIR
ATTEST: _____ DATE _____
SECRETARY

FINAL PLAT
OF
NORTH OGDEN MEADOWS
PHASE 1A
LOCATED IN THE NE 1/4 OF SECTION 5, T6N, R1W, SLB&M
NORTH OGDEN, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
\$ _____ WEBER COUNTY RECORDER
FEE



STREET MONUMENT 1400
NORTH AND WASHINGTON
BLVD. (FOUND BRASS CAP)

CENTER CORNER OF SECTION 5,
T6N, R1W, SLB&M
(DISTURBED)

CLOVERLAND INVESTMENTS LLC
110140056

HARVEST COVE LLC
REMAINDER OF: 110140005

HARVEST COVE LLC
110140032

WEBER SCHOOL DISTRICT
110150015
ENTRY #2041505

MYSTERY MEADOWS
SUBDIVISION PHASE 2

NORTHWEST CORNER OF
SECTION 5, T6N, R1W, SLB&M
(FOUND BRASS CAP)

NORTHEAST CORNER OF
SECTION 5, T6N, R1W, SLB&M
(CALCULATED)

EXISTING 20' WATER EASEMENT
(MYSTERY MEADOWS PHASE 2
ENT. No. 2708569)

EXISTING 20' WATER EASEMENT
(MYSTERY MEADOWS PHASE 2
ENT. No. 2708569)

(DEED:S88°46'41"E)
N88°41'38"W 3.25

N88°41'38"W 3.25

PARCEL C
773 +/- S.F.

PARCEL C DETAIL
NTS

PARCEL B
2,168 +/- S.F.

PARCEL A
1.99 +/- ACRES

FUTURE DEVELOPMENT
HARVEST COVE, LLC

CEVERING MIXED USE
SUBDIVISION

STREET MONUMENT 1700
NORTH AND WASHINGTON
BLVD. (FOUND BRASS CAP)

THE VILLAGE AT PROMINENCE POINT
NORTH OGDEN CITY
114050002

(PLAT:N89°03'50"W)
S88°45'46"E 87.02

(PLAT:N89°03'43"W)
S88°45'46"E 229.75

(S89°54'24"E 5286.42 CALCULATED BETWEEN NORTHEAST AND NORTHWEST MONUMENTS)
2629.40
2657.02

31 32
6 5

32 33
5 4

SOUTH
1063.56

LOT 47

34.50

33.00

LOT 43

547.39

547.33

547.24

547.15

547.06

546.97

546.88

546.79

546.70

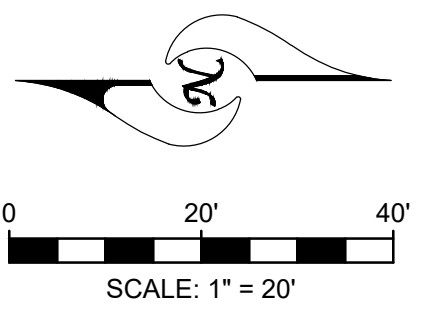
546.61

546.52

546.43

5

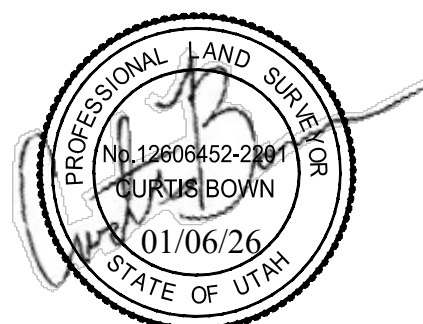
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OF
NORTH OGDEN MEADOWS
PHASE 1A
LOCATED IN THE NE 1/4 OF SECTION 5, T6N, R1W, SLB&M
NORTH OGDEN, UTAH



LEGEND

- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREA (RETAINED BY OWNER)
(EXCLUDES PUBLIC RIGHT-OF-WAY)
- DASH LINE DISTANCES ARE FOR CITY USE ONLY
- BEARING/DISTANCE**
- BEARING/DISTANCE
- (BEARING/DISTANCE)
- BOUNDARY LINE DIMENSION
- INTERIOR LINE DIMENSION
- EASEMENT LINE DIMENSION

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SHEET 2 OF 2

FINAL PLAT
OF
NORTH OGDEN MEADOWS
PHASE 1A

LOCATED IN THE NE 1/4 OF SECTION 5, T6N, R1W, SLB&M
NORTH OGDEN, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
\$ _____
FEE _____ WEBER COUNTY RECORDER