

# Hawk Haven Townhomes Subdivision

West Haven City, Weber County, Utah  
 A Part of the Northeast Quarter of Section 26, Township 6  
 North, Range 2 West of the Salt Lake Base and Meridian  
 July, 2019

## SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 56, Chapter 22, Professional Engineering and Surveyors Act and I have completed a Survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and monuments as represented on this plat, and have hereby subdivided said tract into Lots, known hereafter as Hawk Haven Townhomes Subdivision in West Haven City, Utah, and has been correctly drawn to the designated scale and is in representation of the herein described lands included in said Subdivision, have compiled from records in the Weber County Recorder's Office and from field notes by me or under my supervision on the ground.

Signed this 3rd day of April, 2019.

K. Greg Hansen P.L.S.  
 Utah Land Surveyor License No. 167819



## SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF STREET (STATE HIGHWAY 126) AND THE SOUTHERLY RIGHT-OF-WAY LINE SOUTH STREET LOCATED 391.79 FEET SOUTH 00°50'12" WEST ALONG THE OF SAID NORTHEAST QUARTER AND 50.00 FEET NORTH 89°09'48" WEST NORTHEAST CORNER OF SAID SECTION 26;

RUNNING THENCE SOUTH 00°50'12" WEST 421.97 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE CENTERLINE OF WILSON IRRIGATION COMPANY IRRIGATION DITCH; THENCE NORTH 84°00'00" WEST 1211.65 FEET ALONG CENTERLINE TO THE AMALGAMATED SUGAR COMPANY PROPERTY TAX 15-071-0011 RECORDED AS ENTRY NO. 1455036 IN THE WEBER COUNTY OFFICE; THENCE ALONG THE BOUNDARY OF SAID AMALGAMATED SUGAR COMPANY PROPERTY THE FOLLOWING THREE (3) COURSES: (1) NORTH 87°40'14" WEST 627.00 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; (2) SOUTH 89°25'22" EAST 86.00 FEET; AND (3) NORTH 00°50'12" WEST 627.00 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) 89°25'22" EAST 301.62 FEET; AND (2) SOUTH 87°43'00" EAST 969.49 FEET TO POINT OF BEGINNING, CONTAINING 16.31 ACRES.

## OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned owners of a described tract of land having caused the same to be subdivided into Lots, as shown on this plat and name said tract Hawk Haven Townhomes Subdivision and hereby dedicate, grant and convey, in perpetuity, public provisions of 10-9a-607, Utah Code, without condition, restriction or West Haven City, Weber County, Utah, all those parts or portions of said land designated as streets shown hereon as 1950 West Street as well as South Street Dedication the same to be used as public thoroughfares also dedicate to West Haven City those public utility easements for public drainage purposes as shown hereon the same to be used for the installation, maintenance and operation of public utility service lines and drainage authorized by the governing authority and also dedicate the fifty foot easement as shown hereon to the Hooper Irrigation Company, in witness hereunto set our signature this 17th day of July 2019.

Ryan C. Crabtree, President of Crabtree Investments, Inc., Manager of Hawk Haven, LLC.  
 Gage M. Crabtree, Vice President of Crabtree Investments, Inc., Manager of Hawk Haven, LLC.  
 Peter Lodder, Lodder Burton, L.L.C., Managing Member

## CORPORATE ACKNOWLEDGMENT

State of Utah  
 County of Davis

On the 17th day of July, 2019, personally appeared, Ryan C. Crabtree, President and Gage M. Crabtree, Vice President of Crabtree Investments, Inc. as Managers of Hawk Haven LLC and said document was signed on behalf of said Limited Liability Company by Authority of its Bylaws or its Board of Directors, being duly sworn, acknowledged to me that said Limited Liability Company executed the same.

Notary Public

## CORPORATE ACKNOWLEDGMENT

State of Utah  
 County of Davis

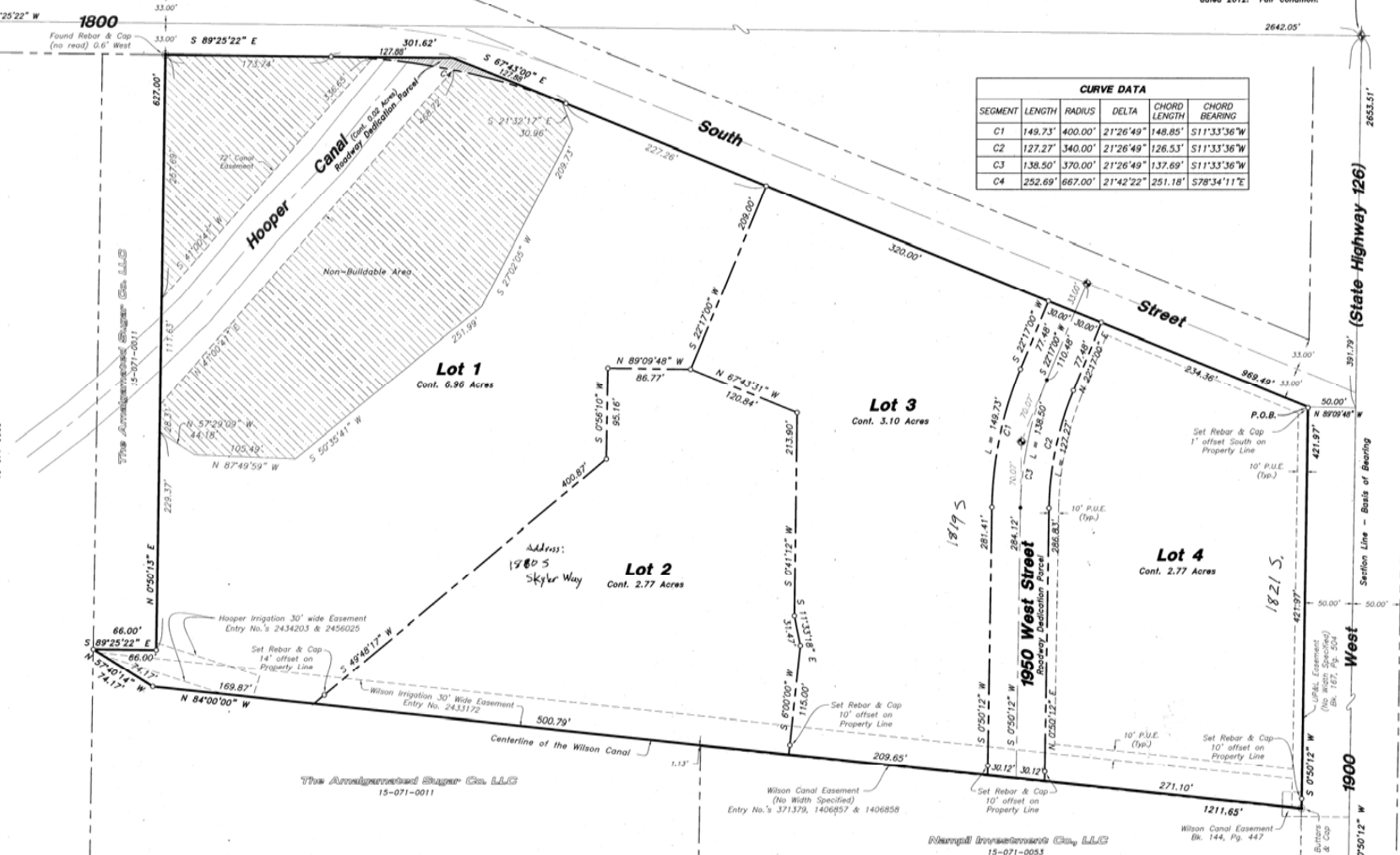
On the 17th day of July, 2019, personally appeared, Peter as Managing Member of Lodder Burton, L.L.C., said document was signed on behalf of said Limited Liability Company by Authority of its Bylaws or Resolution of its Board of Directors, being duly sworn, acknowledged to me that said Limited Liability Company executed the same.

Notary Public

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	149.73'	400.00'	21°26'49"	148.85'	S11°33'36"W
C2	127.27'	340.00'	21°26'49"	126.53'	S11°33'36"W
C3	138.50'	370.00'	21°26'49"	137.69'	S11°33'36"W
C4	252.69'	667.00'	21°42'22"	251.18'	S78°34'11"E

Quarter Corner of Sec. 26, R. 2 W., SLB&M, Found Co. 3" Brass Cap Monument 5" below ring & cover 2704, Fair Condition

Hutcheon Corner of Sec. 26, T. 6 N., R. 2 W., SLB&M, Found Weber Co. 3" Brass Cap Monument 5" below ring & cover dated 2012, Fair Condition



Section Line - Basis of Bearing  
 2653.51'  
 391.79'  
 50.00'  
 50.00'  
 1821.5'  
 1211.65'  
 271.10'  
 1211.65'  
 1821.5'  
 50.00'  
 50.00'  
 1900 West  
 1821.5'  
 421.97'  
 391.79'

**LEGEND:**

- Subdivision Boundary
- Interior Lot Line
- Adjoining Property Line
- Centerline
- Public Utility Easement (P.U.E.)
- Fence Line
- Top of Bank
- Non-Buildable Area
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

**NOTES:**

- All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- 2 - 5" rebar and cap set at all property corners.
- P.U.E.'s will be conveyed to West Haven City on Lots 1, 2 & 3 with the Re-Subdivision of each Lot.

**WEST HAVEN CITY ATTORNEY**  
 I have examined this subdivision plat and in my opinion it conforms with the City Ordinance applicable thereto and now in force and effect. Signed this 22 day of July, 2019.

City Attorney

**NARRATIVE**  
 The purpose of this survey was to establish and set the property corners of the Four Lot Subdivision as shown and described hereon. The survey was ordered by Peter Lodder. The control used to establish the property corners was Record of Survey No. 000718 done by Landmark Surveying in 1982 and the boundary survey done by Focus Engineering dated November 20, 2018 along with the existing Weber County Survey Monumentation surrounding Section 26, T6N, R2W, SLB&M. The basis of bearing is the east line of said Section which bears South 00°50'12" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

**WEST HAVEN ENGINEER**  
 I hereby certify that I approve the required improvement standards and drawings for this subdivision and the amount of financial guarantee for these improvements. Signed this 17 day of July, 2019.

Signature

East Quarter Corner of Sec. 26, T. 6 N., R. 2 W., SLB&M, Found Weber Co. 3" Brass Cap Monument 5" below ring & cover dated 2012, Fair Condition

**WEST HAVEN CITY ACCEPTANCE**  
 This is to certify that this subdivision plat and the dedication and financial guarantee of public improvements thereon are hereby accepted by the West Haven City Council. Signed this 17 day of July, 2019.

Mayor  
 Attest

**WEST HAVEN PLANNING COMMISSION ACCEPTANCE**  
 This is to certify that this subdivision plat was duly approved by the West Haven City Planning Commission on the 17 day of July, 2019.

Chairman, West Haven Planning Commission

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at www.haes.net  
 Brigham City Ogden Logan  
 (435) 723-3491 (801) 399-4905 (435) 732-8272  
 Celebrating 60 Years of Business

**WEBER COUNTY**  
 ENTRY NO. 2998603  
 FILED FOR  
 RECORDED 22-AUG-2019  
 1:01 PM IN BOOK 86  
 RECORDS, PAGE 09  
 FOR PETE LODDER

LEANN H. K...  
 COUNTY RECORDER  
 BY: [Signature] DEPUTY