

Cove Point Estates

A Minor Subdivision Located in Section 7, T.2 S., R.1 W., U.S.B. & M.
Duchesne County, Utah
2014

LEGEND

- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- PROPOSED RIGHT OF WAY LINE
- NEW PUBLIC UTILITY EASEMENT (P.U.E.)
- SECTION LINE
- QUARTER SECTION LINE
- 40 ACRE LINE
- EXISTING RIGHT OF WAY LINE
- PREVIOUS SUBDIVISION LOT LINE
- PREVIOUS PUBLIC UTILITY LINE
- EXISTING IRRIGATION LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING UNDERGROUND FIBER OPTIC LINE
- EXISTING EDGE OF ASPHALT ROAD
- EXISTING FENCE LINE
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED
- SET 5/8" REBAR & PLASTIC CAP STAMPED LS 343639
- FOUND SURVEY MONUMENT AS NOTED



EASEMENT DESCRIPTIONS

STRATA NETWORK UTILITY EASEMENT (LOCATED ON LOT #8)

BEGINNING AT A POINT LOCATED N00°03'49"E ALONG THE WEST LINE OF SECTION 7, T.2 S., R.1 W., U.S.B. & M., 207.01 FEET AND N89°25'25"E 47.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7, SAID POINT OF BEGINNING ALSO BEING LOCATED ON THE EAST RIGHT OF WAY LINE OF A COUNTY ROAD, THENCE N89°25'25"E 59.60 FEET, THENCE S00°48'27"E 20.28 FEET, THENCE S89°25'25"W 59.91 FEET TO THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD, THENCE N00°03'49"E ALONG THE EAST RIGHT OF WAY LINE OF SAID COUNTY ROAD, 20.28 FEET TO THE POINT OF BEGINNING, CONTAINING 0.028 ACRE.

COMMON DRIVEWAY ACCESS EASEMENT (LOCATED ON LOT #7 AND #8)

BEGINNING AT A POINT LOCATED N89°59'17"E ALONG THE SOUTH LINE OF SECTION 7, T.2 S., R.1 W., U.S.B. & M., 210.27 FEET AND N00°03'49"E 33.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7, SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE SOUTHEAST CORNER OF LOT #8 OF THE COVE POINT ESTATES SUBDIVISION, THENCE S89°59'17"W ALONG THE SOUTH LINE OF SAID LOT #8, 40.00 FEET, THENCE N00°03'49"E 30.00 FEET, THENCE N89°59'17"E 40.00 FEET TO THE EAST LINE OF SAID LOT #8, THENCE N89°59'17"E 40.00 FEET, THENCE S00°03'49"W 30.00 FEET TO THE SOUTH LINE OF LOT #7 OF THE COVE POINT ESTATES SUBDIVISION, THENCE S89°59'17"W ALONG THE SOUTH LINE OF SAID LOT #7, 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.055 ACRE.

MOON LAKE ELECTRIC UTILITY EASEMENT (LOCATED ON LOT #10)

BEGINNING AT A POINT LOCATED N00°03'49"E ALONG THE WEST LINE OF SECTION 7, T.2 S., R.1 W., U.S.B. & M., 900.00 FEET AND N89°59'17"E 210.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 7, SAID POINT OF BEGINNING ALSO BEING LOCATED AT THE NORTHEAST CORNER OF LOT #10 OF THE COVE POINT ESTATES SUBDIVISION, THENCE S00°03'49"W ALONG THE EAST LINE OF SAID LOT #10, 25.00 FEET, THENCE S89°59'17"W 50.00 FEET, THENCE N00°03'49"E 25.00 FEET TO THE NORTH LINE OF SAID LOT #10, THENCE N89°59'17"E 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.029 ACRE.

NOTES

1. THE PURPOSE OF THIS SURVEY WAS TO CREATE THE COVE POINT ESTATES MINOR SUBDIVISION AS SHOWN HEREON.
2. BASIS OF BEARING USED WAS N00°03'49"E BETWEEN THE SOUTHWEST CORNER AND THE WEST QUARTER CORNER OF SECTION 7, T.2 S., R.1 W., U.S.B. & M.
3. COVE POINT ESTATES - PHASE 1 SUBDIVISION BOUNDARY WAS ESTABLISHED USING THE SUBDIVISION PLAT ON RECORD IN THE DUCHESNE COUNTY RECORDER'S OFFICE, FILE NO. 303015.
4. COVE POINT ESTATES - PHASE 4 SUBDIVISION BOUNDARY WAS ESTABLISHED USING THE SUBDIVISION PLAT ON RECORD IN THE DUCHESNE COUNTY RECORDER'S OFFICE, FILE NO. 326936.
5. THE 3000 WEST STREET ROAD WIDTH WAS ESTABLISHED USING THE SUBDIVISION PLAT OF STERLING MEADOW ESTATES SUBDIVISION, THE STERLING MEADOW ESTATES SUBDIVISION IS ON RECORD IN THE DUCHESNE COUNTY RECORDER'S OFFICE, FILE NO. 219815.
6. THE REBAR AND CAP MONUMENTS SET ON THE NORTH RIGHT OF WAY LINE OF 1000 NORTH WERE SET AT THE INTERSECTION OF THE SAID NORTH RIGHT OF WAY LINE AND THE LOT LINE. REBAR & CAPS ARE 33.00 FEET FROM THE ACTUAL CORNER OF THE LOT.
7. THE REBAR AND CAP MONUMENTS SET ON THE EAST RIGHT OF WAY LINE OF 3000 WEST WERE SET AT THE INTERSECTION OF THE SAID EAST RIGHT OF WAY LINE AND THE LOT LINE. REBAR & CAPS ARE 47.00 FEET FROM THE ACTUAL CORNER OF THE LOT.

SURVEYOR'S CERTIFICATE

I, TREVOR R. GADD, A REGISTERED LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #343639, CERTIFY THAT BY AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY SURVEYED.



SUBDIVISION DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 7, T.2 S., R.1 W., U.S.B. & M.; THENCE N00°03'49"E ALONG THE WEST LINE OF SAID SECTION 7, 900.00 FEET TO THE SOUTH BOUNDARY LINE OF THE COVE POINT ESTATES SUBDIVISION - PHASE 4, THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING COURSES: N89°59'17"E 210.00 FEET, S00°03'49"W 615.00 FEET, AND N89°59'17"E 1199.73 FEET TO THE WEST LINE OF LOT 5 OF THE COVE POINT ESTATES SUBDIVISION - PHASE 1; THENCE S00°03'49"W ALONG THE WEST LINE OF SAID LOT 5, 285.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 AND THE SOUTH LINE OF SAID SECTION 7, THENCE S89°59'17"W ALONG THE SOUTH LINE OF SAID SECTION 7, 1410.00 FEET TO THE POINT OF BEGINNING, CONTAINING 12.188 ACRES.

OWNER'S CERTIFICATE

DL SNOW INVESTMENTS, LLC HEREBY CERTIFY THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AS SHOWN HEREON THE DESCRIBED COVE POINT ESTATES MINOR SUBDIVISION.

A LYNN SNOW MEMBER - MANAGER

DARREN L. SNOW MEMBER - MANAGER

ACKNOWLEDGMENT

STATE OF }
COUNTY OF } S.S.

ON THE _____ DAY OF _____, A.D. 2014, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING OWNER'S CERTIFICATE WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH }
COUNTY OF DUCHESNE } S.S.

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE _____ DAY OF _____, A.D. 2014, AT _____ O'CLOCK _____ M., AND IS DULY RECORDED.

COUNTY RECORDER

FILE NUMBER

DUCHESNE COUNTY TREASURER APPROVAL

PROPERTY TAX CLEARANCE

THIS _____ DAY OF _____ OF 2014.

COLENE NELSON
DUCHESNE COUNTY TREASURER

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON THIS _____ DAY OF _____ OF 2014.

MICHAEL A. HYDE
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

PREPARED BY:
Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

PROJECT NUMBER: 1309-222 FILE NAME: H:\JD\PROJ\1309-222\dwg\1309-222_survey.dwg
SURVEYED BY: K.D.B. DRAWN BY: T.W.G. UPDATED: 2/25/2014 PLOTTED: 2/25/2014

Cove Point Estates Minor Subdivision

Duchesne County, Utah
Scale 1" = 100'

County Surveyors File # 2939

