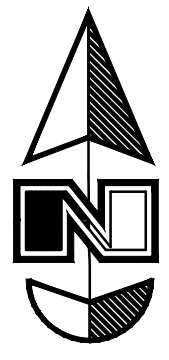
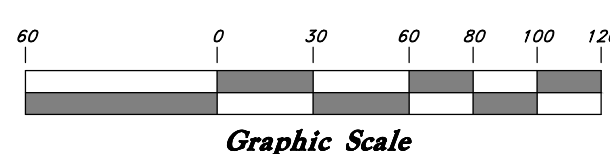




VICINITY MAP
(Not to Scale)



Scale: 1" = 60'



Graphic Scale

Legend

- Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- Set Nail & Washer
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2015 by Bob Favero.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

ACKNOWLEDGMENT

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this _____ day of _____ 2015 by Gary Farr.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Winslow Farr Jr. Farm Phase 1 in Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2015.

6242920

License No.

Andy Hubbard

OWNERS DEDICATION

We, the undersigned, Owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets, as shown on this plat and name said tract of land Winslow Farr Jr. Farm - Phase 1 and hereby dedicate, grant and convey to Weber County, Utah all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips for easements for public utilities and drainage purposes, as shown hereon, the same to be used for installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Weber County, with no buildings or structures being erected within such easements.

Signed this _____ Day of _____, 2015.

- Bob Favero -

- Gary Farr -

Bob Favero - Owner

Gary Farr - Owner

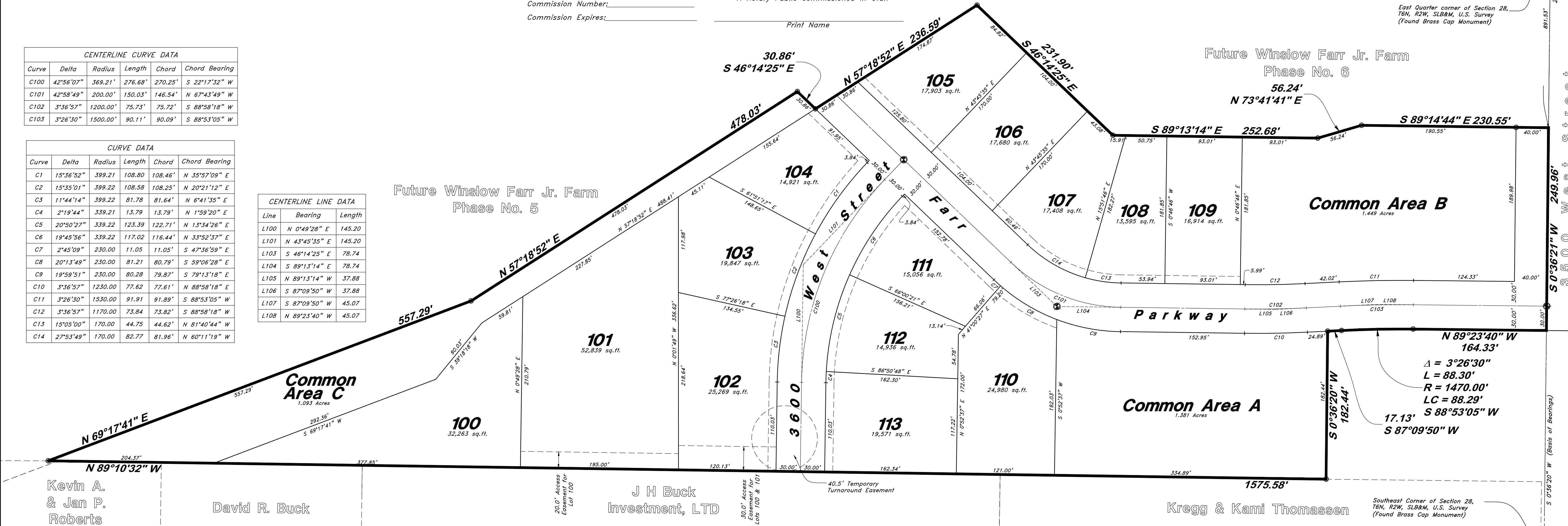
East Quarter corner of Section 28,
T6N, R2W, SLB&M, U.S. Survey
(Found Brass Cap Monument)

CENTERLINE CURVE DATA				
Curve	Delta	Radius	Length	Chord
C100	42°56'07"	369.21'	276.68'	270.25'
C101	42°58'49"	200.00'	150.03'	146.54'
C102	3°36'57"	1200.00'	75.73'	75.72'
C103	3°26'30"	1500.00'	90.11'	90.09'

CURVE DATA				
Curve	Delta	Radius	Length	Chord
C1	15°36'52"	399.21	108.80	108.46'
C2	15°35'01"	399.22	108.58	108.25'
C3	11°44'14"	399.22	81.78	81.64'
C4	2°19'44"	339.21	13.79	13.79'
C5	20°50'27"	339.22	123.39	122.71'
C6	19°45'56"	339.22	117.02	116.44'
C7	2°45'09"	230.00	11.05	11.05'
C8	20°13'49"	230.00	81.21	80.79'
C9	19°59'51"	230.00	80.28	79.87'
C10	3°36'57"	1230.00	77.62	77.61'
C11	3°26'30"	1530.00	91.91	91.89'
C12	3°36'57"	1170.00	73.84	73.82'
C13	15°05'00"	170.00	44.75	44.62'
C14	27°53'49"	170.00	82.77	81.96'

CENTERLINE LINE DATA		
Line	Bearing	Length
L100	N 0°49'28" E	145.20
L101	N 43°45'35" E	145.20
L103	S 46°14'25" E	78.74
L104	S 89°13'14" E	78.74
L105	N 89°13'14" W	37.88
L106	S 87°09'50" W	37.88
L107	S 87°09'50" W	45.07
L108	N 89°23'40" W	45.07

Future Winslow Farr Jr. Farm
Phase No. 5



WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission.

Signed this _____ day of _____, 2015.

Chairman, Weber County Planning Commission

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 Weber County, Utah.

Signed this _____ day of _____, 2015.

Chairman, Weber County Commission

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monument on record in County Offices. The approval of this plat by the Weber County Surveyor does not relieve the licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 2015.

Weber County Surveyor

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on-site wastewater disposal systems.

Signed this _____ day of _____, 2015.

Director - Weber Morgan Health Department

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Weber County Engineer

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 effect.

Signed this _____ day of _____, 2015.

Weber County Attorney

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian:

Beginning at a point 891.53 feet South 00°36'21" West along the Section line from the East Quarter corner of said Section; and running thence South 00°36'21" West 249.96 feet along the section line; thence North 89°23'40" West 164.33 feet to a point of curve; thence Westerly along the arc a 1,470.00 foot radius curve to the left a distance of 88.30 feet (Central Angle equals 03°26'30", and Long Chord bears South 88°53'05" West 88.29 feet); thence South 87°09'50" West 17.13 feet; thence South 00°36'20" West 182.44 feet; thence North 89°10'32" West 1,575.58 feet; thence North 69°17'41" East 557.29 feet; thence North 57°18'52" East 478.03 feet; thence South 46°14'25" East 30.86 feet; thence North 57°18'52" East 236.59 feet; thence South 46°14'25" East 231.90 feet; thence South 89°13'14" East 252.68 feet; thence North 73°41'41" East 56.24 feet; thence South 89°14'44" East 230.55 feet to the point of beginning.

Contains 12.935 Acres

ENGINEER:
Great Basin Engineering North
c/o Andy Hubbard
5746 South 1425 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Bob Favero
2049 Bluff Ridge Drive
Syracuse, UT 84075
(801) 644-3706

WEBER COUNTY RECORDER

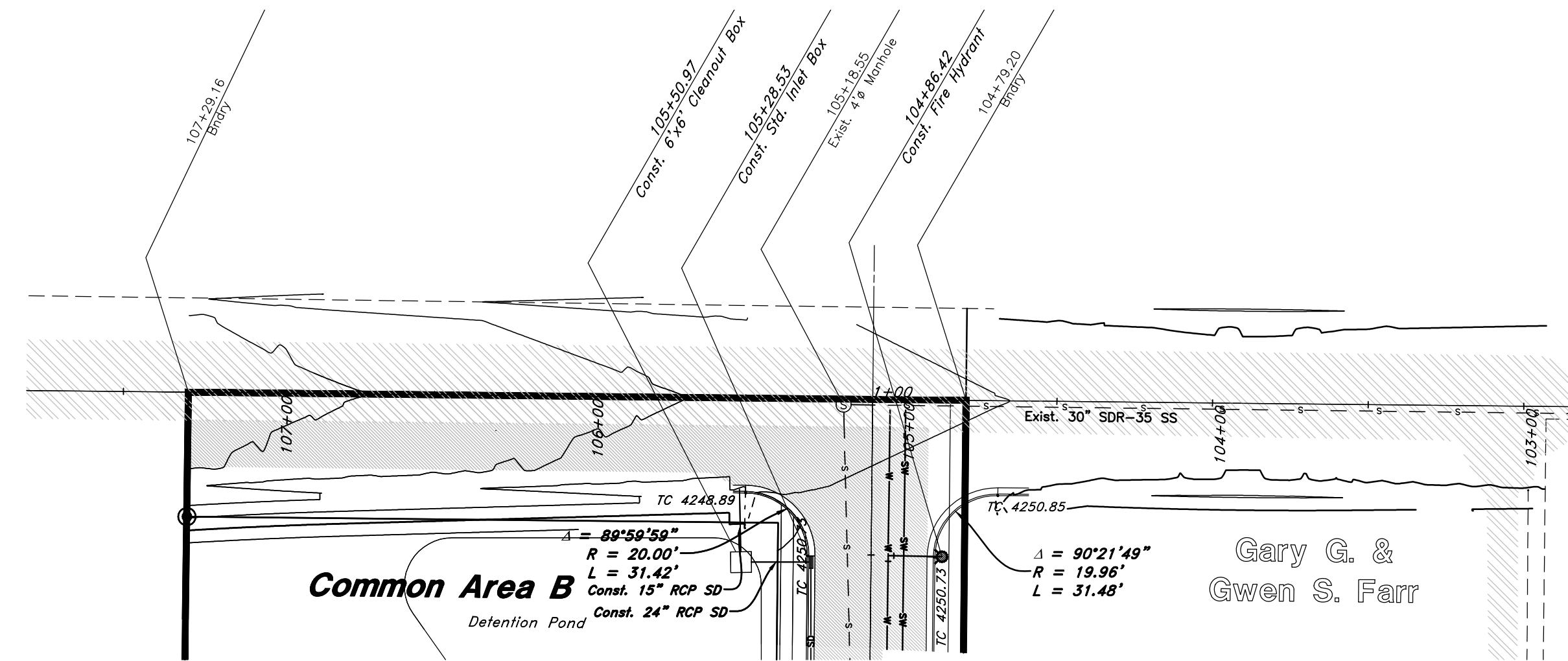
ENTRY NO. _____ FEE PAID _____
RECORDED _____, AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____, RECORDED
FOR _____

WEBER COUNTY RECORDER

BY: _____
DEPUTY

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

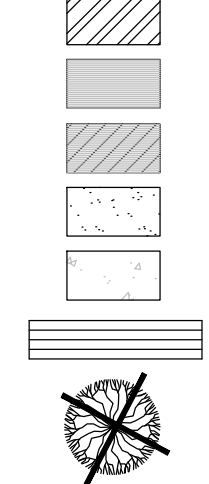
TENTATIVE FINAL



San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Cleanout
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Exist. Water Valve
Water Valve
Sanitary Sewer
Culinary Water
Gas Line
Irrigation Line
Storm Drain
Telephone Line
Secondary Waterline
Power Line
Fire Line
Land Drain
Power pole
Power pole w/guy
Light Pole
Fence
Flowline of ditch
Overhead Power line

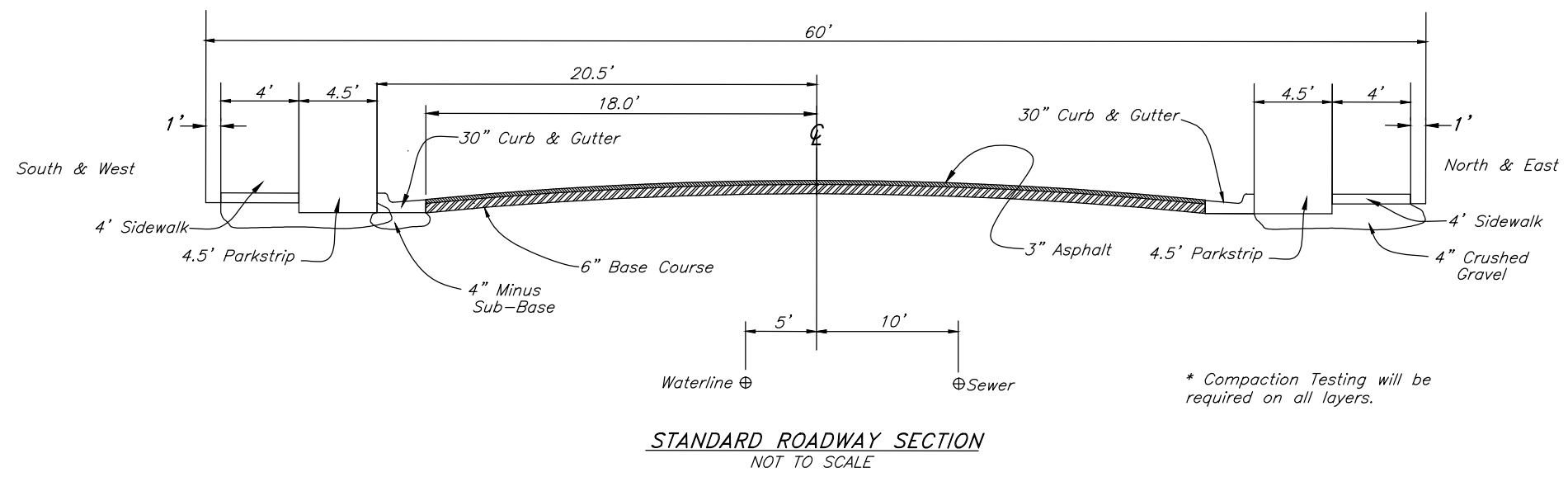
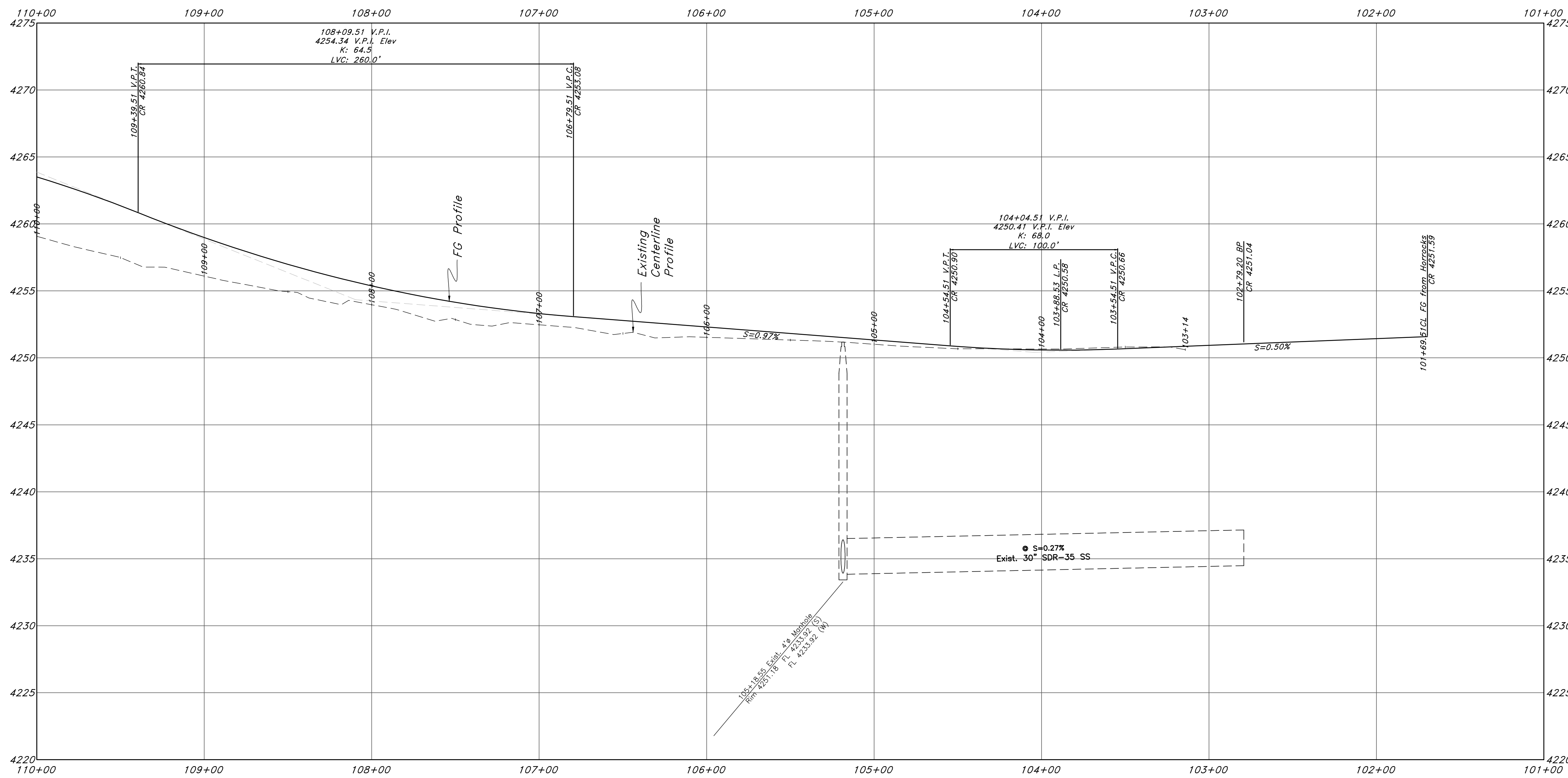
Corrugated Metal Pipe	CMP
Concrete Pipe	CP
Reinforced Concrete Pipe	RCP
Little Iron	DI
Polyvinyl Chloride	PVC
Top of Asphalt	TA
Edge of Asphalt	EA
Centerline	CL
Flowline	FL
Finish Floor	FF
Top of Curb	TC
Top of Wall	TW
Top of Walk	TW
Top of Concrete	TCN
Natural Ground	NG
Finish Grade	FG
Match Existing	ME
Fire Department Connection	FDC
Finish Contour	- 90
Exist. Contour	- 90
Finish Grade	95.7314
Exist. Grade	- 90
Ridge Line	95.7214

Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Spill Curb & Gutter
Demo Tree



NOTES:

Coordinate with Weber County on Construction Requirements for 3500 West Street.



- GENERAL NOTES:**
1. All construction must meet or exceed Weber County Standards.
 2. Culinary Water services will be extended 10' beyond Right-of-way line and Centered in Lots.
 3. Sanitary Sewer will be extended 10' beyond the Right-of-way line 10.0' on the Downhill side of the Center of Lots.
 4. Saw Cut Existing Asphalt to provide a smooth clean edge.
 5. Contractor responsible to loop pressurized utility lines to maintain separation between pipes and cover over top of pipe from finished grade.

Call before you Dig
Avoid cutting underground utility lines. It's costly.

**Call
811**

1-800-662-4111

Winslow Far Jr. Farm
2200 South 3500 West
Weber County, Utah
A part of Section 28, T6N, R2W, SLB&M.

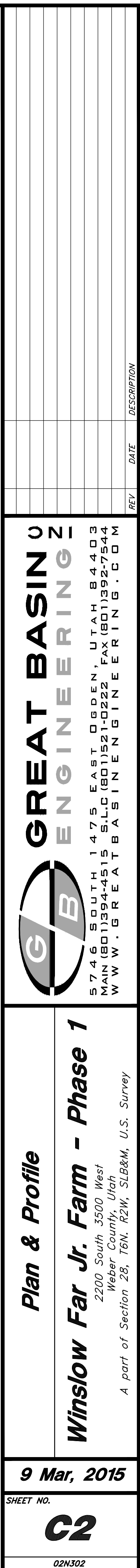
9 Mar, 2015

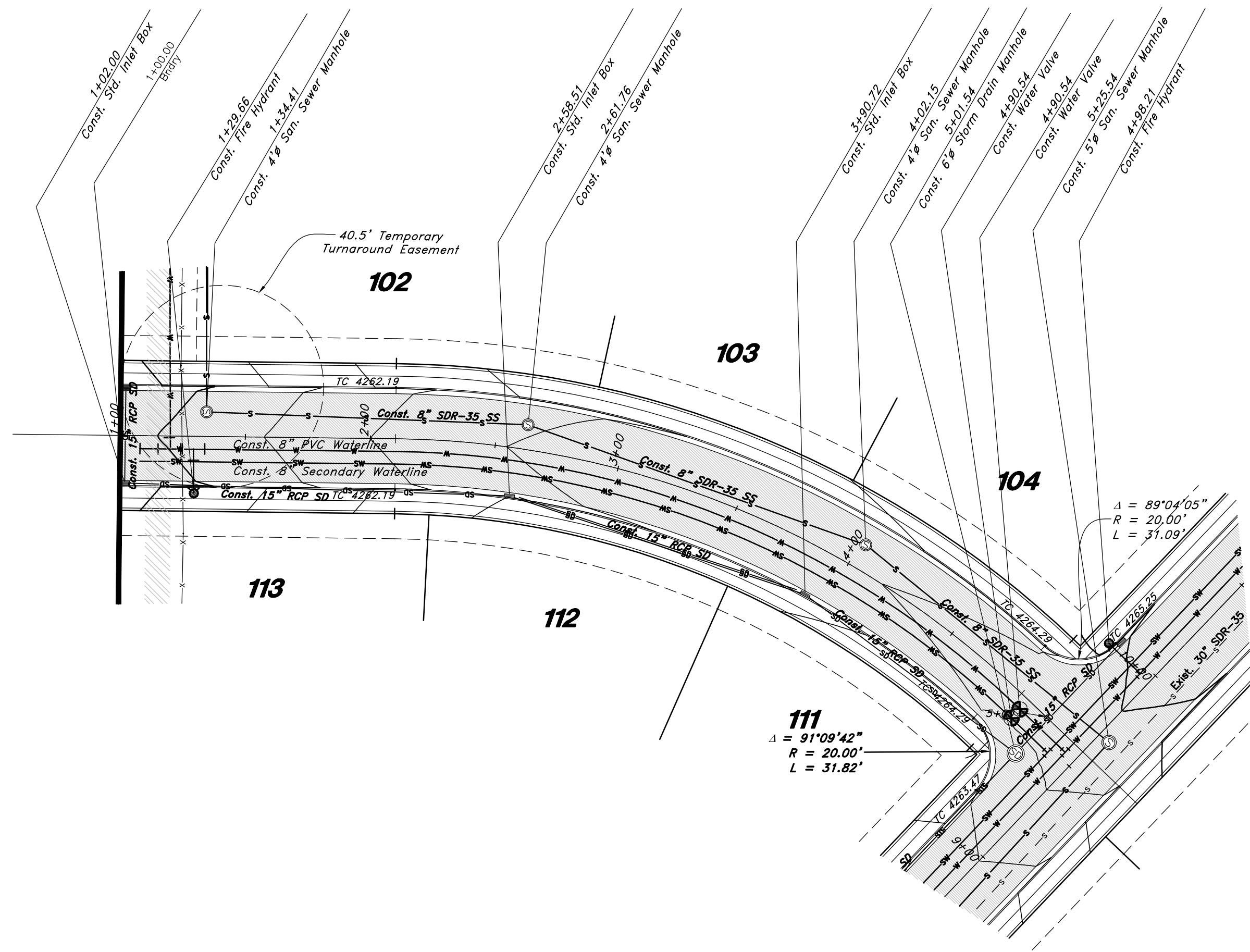
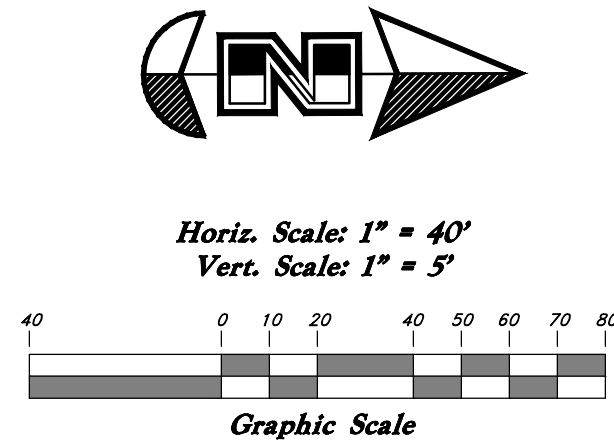
SHEET NO.

C1

02N302

TENTATIVE FINAL





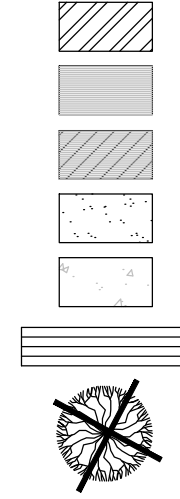
- San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Cleanout
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Fire Hydrant
Exist. Water Valve
Water Valve
Sanitary Sewer
Culinary Water
Gas Line
Irrigation Line
Storm Drain
Telephone Line
Secondary Waterline
Power Line
Fire Line
Land Drain
Power pole
Power pole w/guy
Light Pole
Fence
Flowline of ditch
Overhead Power line

Legend

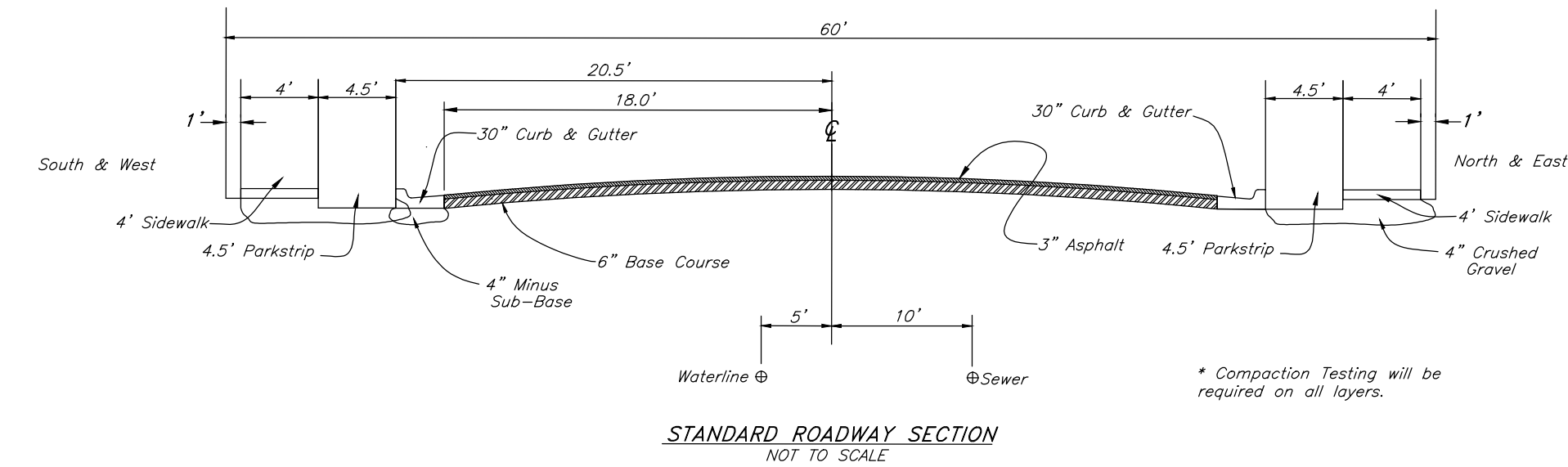
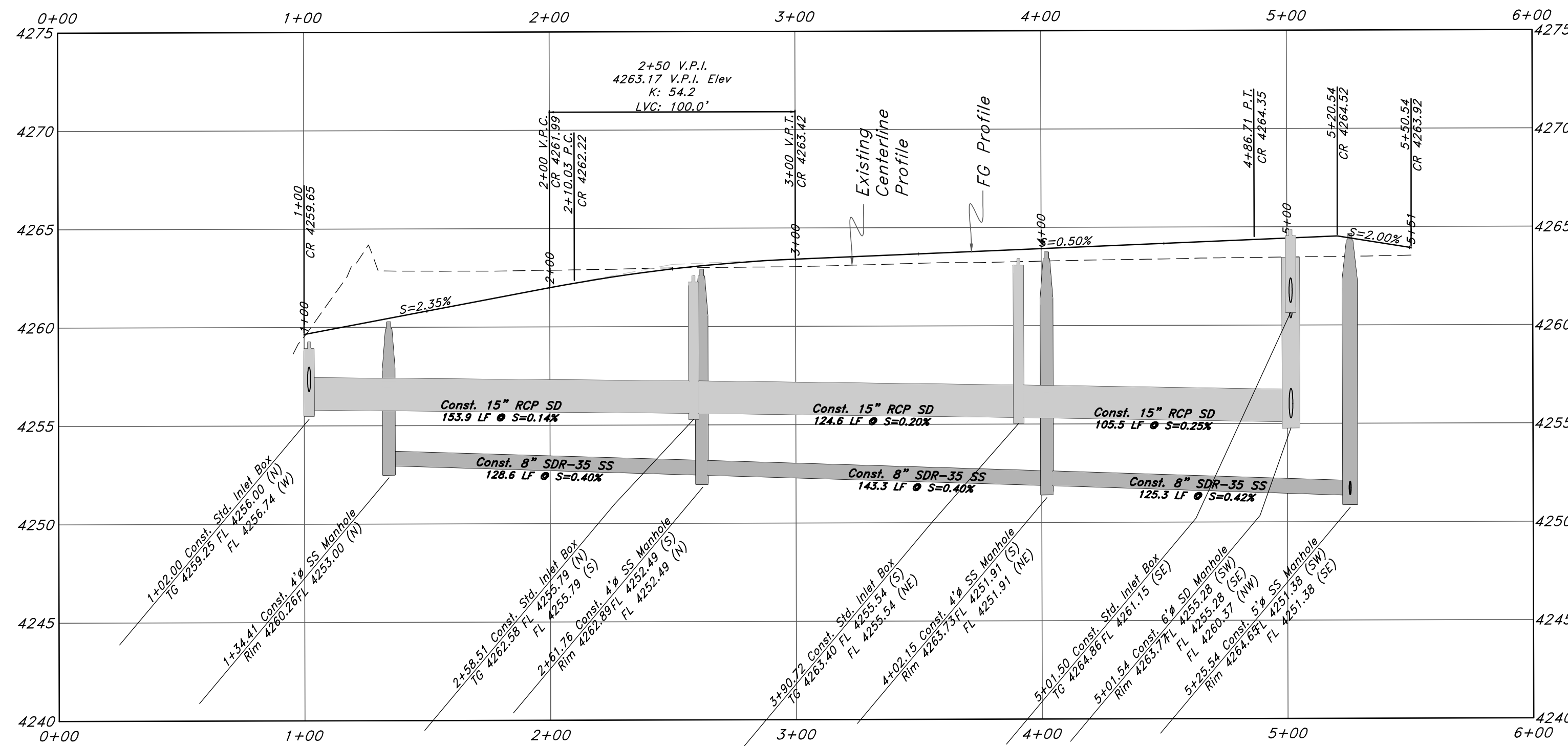
(Note: All items may not appear on drawing)

- Corrugated Metal Pipe
Concrete Pipe
Reinforced Concrete Pipe
Ductile Iron
Polyvinyl Chloride
Top of Asphalt
Edge of Asphalt
Centerline
Flowline
Finish Floor
Top of Curb
Top of Wall
Top of Walk
Top of Concrete
Natural Ground
Finish Grade
Match Existing
Fire Department Connection
Finish Contour
Exist. Contour
Finish Grade
Exist. Grade
Ridge Line

- Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Spill Curb & Gutter
Demo Tree

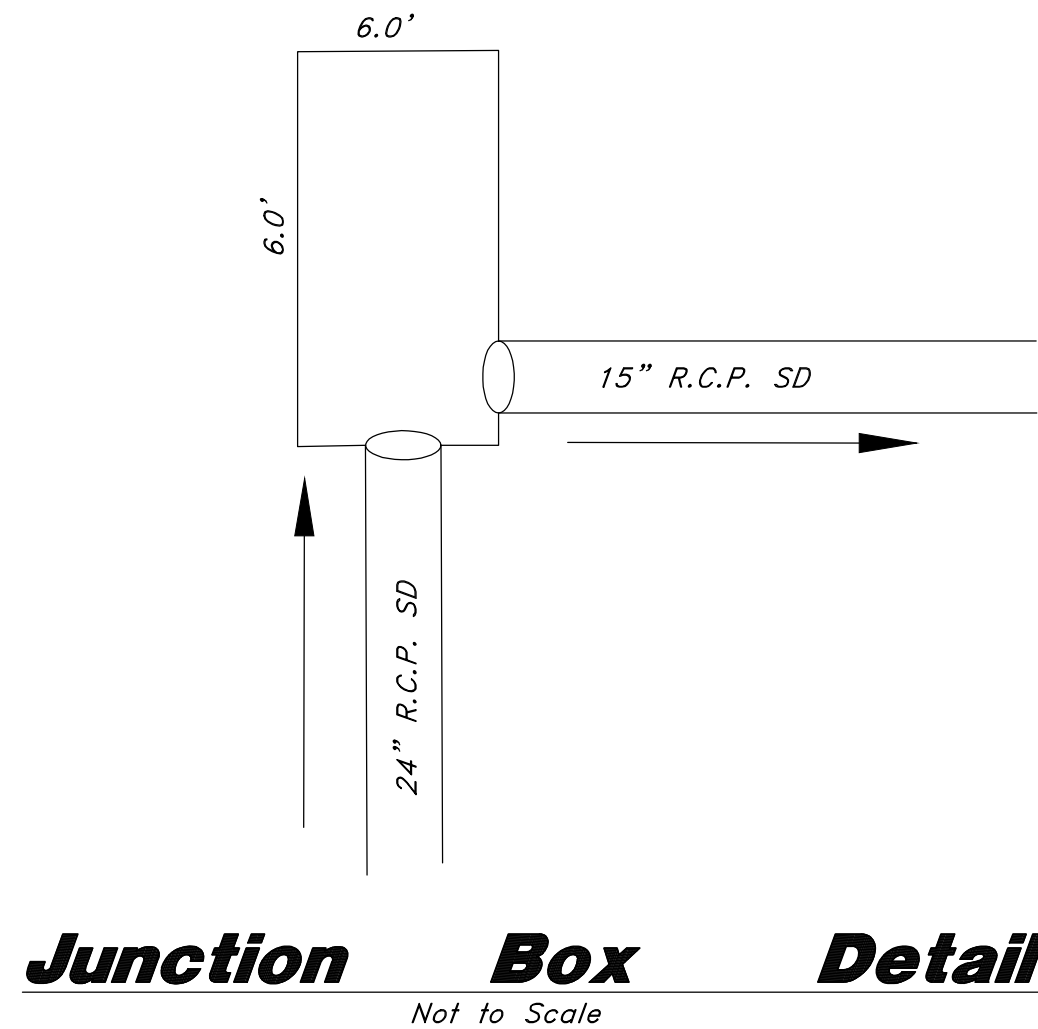
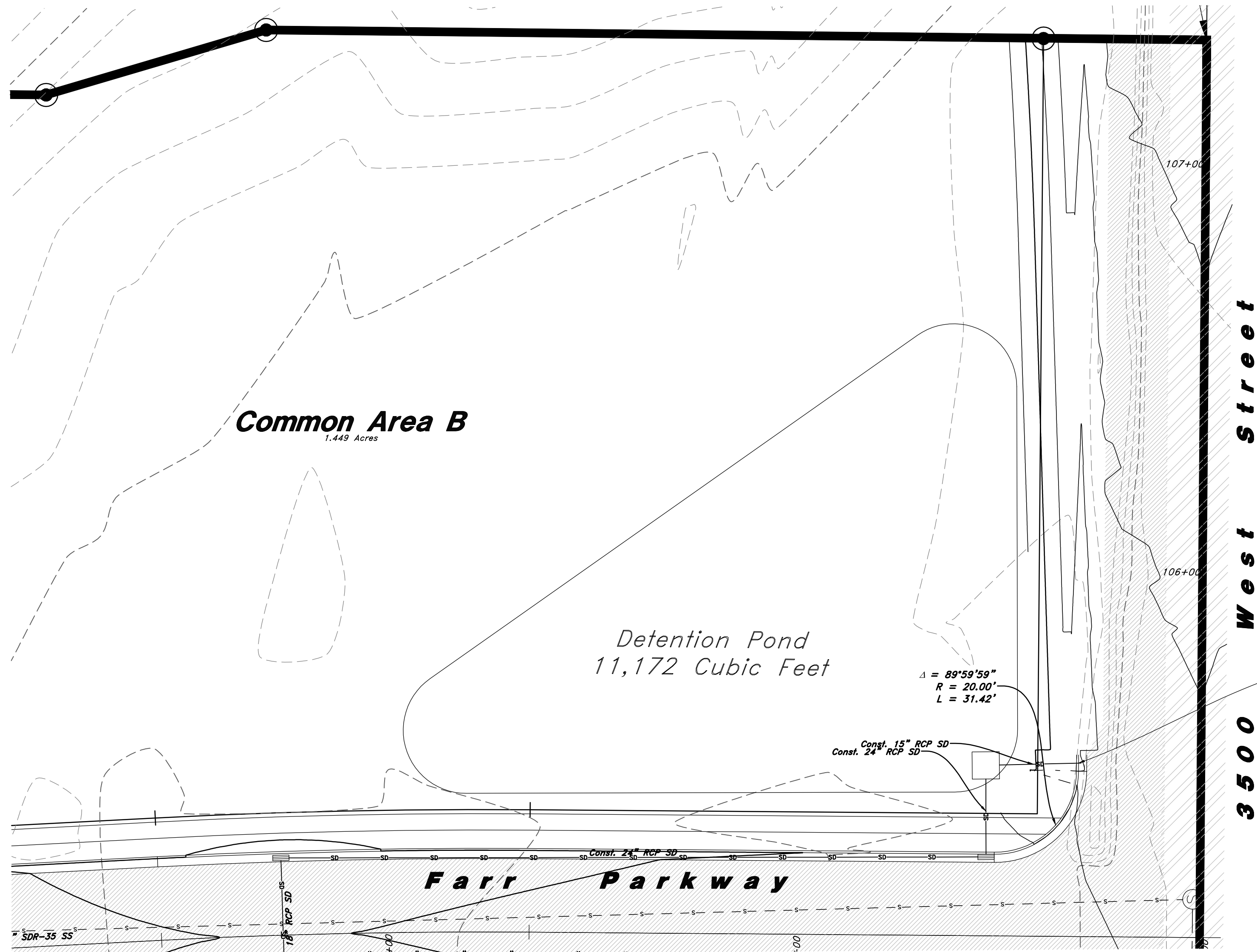
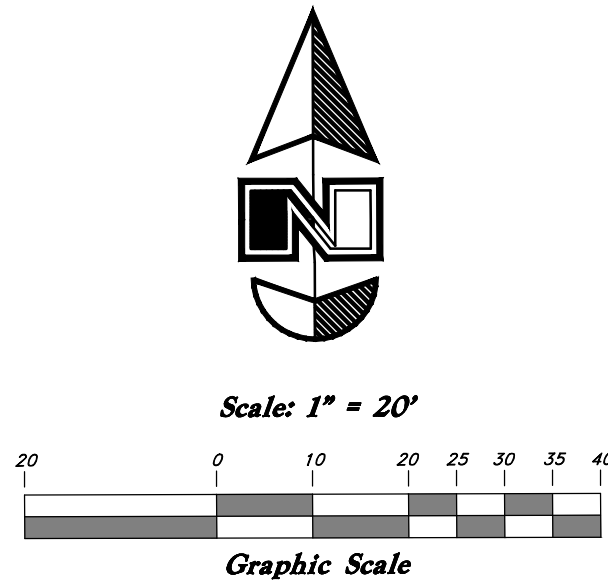


3600 West Street



- GENERAL NOTES:**
- All construction must meet or exceed Weber County Standards.
 - Culinary Water services will be extended 10' beyond Right-of-way line and Centered in Lots.
 - Sanitary Sewer will be extended 10' beyond the Right-of-way line 10.0' on the Downhill side of the Center of Lots.
 - Saw Cut Existing Asphalt to provide a smooth clean edge.
 - Contractor responsible to loop pressurized utility lines to maintain separation between pipes and cover over top of pipe from finished grade.

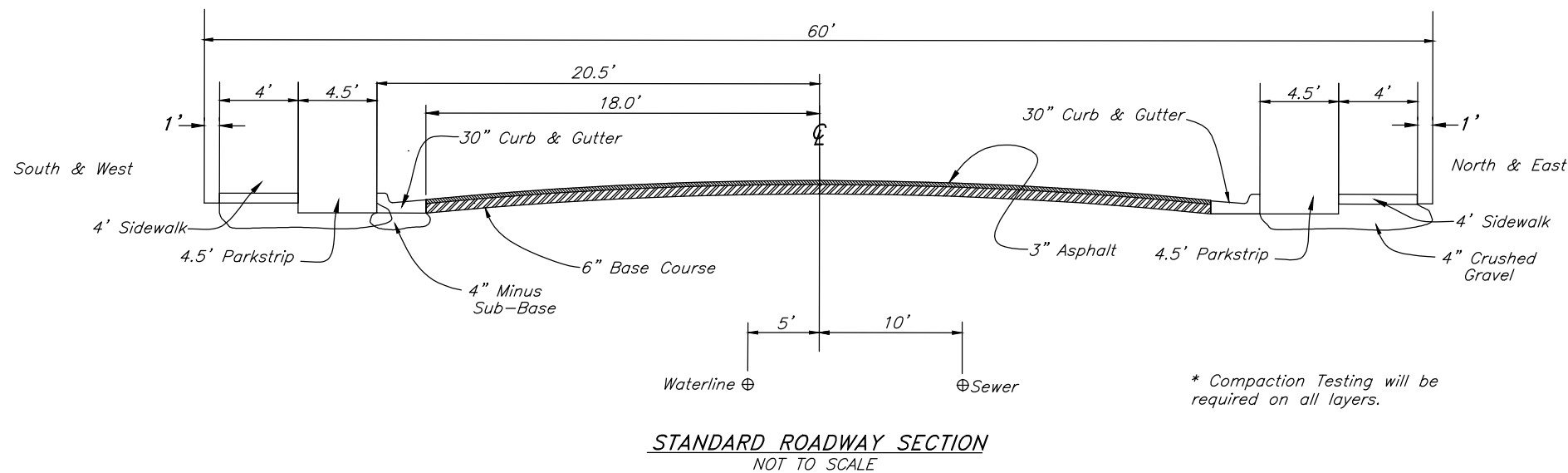




Connect to Existing
Box (By Others)
Coordinate with Weber County

Detention Pond Detail

- GENERAL NOTES:**
- All construction must meet or exceed Weber County Standards.
 - Culinary Water services will be extended 10' beyond Right-of-way line and Centered in Lots.
 - Sanitary Sewer will be extended 10' beyond the Right-of-way line 10.0' on the Downhill side of the Center of Lots.
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San. Sewer Manhole
Water Manhole
Storm Drain Manhole
Cleanout
Electrical Manhole
Catch Basins
Exist. Fire Hydrant
Exist. Water Valve
Water Valve
Sanitary Sewer
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Gas Line
Irrigation Line
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Telephone Line
Secondary Waterline
Power Line
Fire Line
Land Drain
Power pole
Power pole w/guy
Light Pole
Fence
Flowline of ditch
Overhead Power line



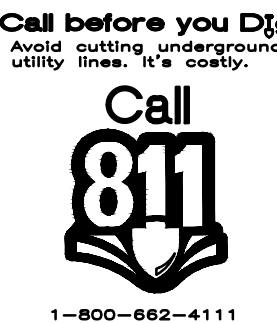
Legend

(Note: All items may not appear on drawing)

Corrugated Metal Pipe
Concrete Pipe
Reinforced Concrete Pipe
Ductile Iron
Polyvinyl Chloride
Top of Asphalt
Edge of Asphalt
Centerline
Flowline
Finish Floor
Top of Curb
Top of Wall
Top of Walk
Top of Concrete
Natural Ground
Finish Grade
Match Existing
Fire Department Connection
Finish Contour
Exist. Contour
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Ridge Line

CMP
CP
RCP
DI
PVC
TA
EA
CL
FL
FF
TC
TWL
TW
TCN
NG
FG
ME
FDC
90-
95-
95.537A
95.72TA
R

Existing Asphalt
New Asphalt
Heavy Duty Asphalt
Existing Concrete
New Concrete
Spill Curb & Gutter
Demo Tree



Detention Pond Detail

Winslow Far Jr. Farm - Phase 1

2200 South 3500 West
Weber County, Utah

A part of Section 28, T6N, R2W, SL&M, U.S. Survey

9 Mar, 2015

SHEET NO.

C4

02N302

TENTATIVE FINAL