## Winslow Farr Jr. Farm - Phase 1 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 A part of Section 28, T6N, R2W, SLB&M, U.S. Survey 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 included in said subdivision, Legend based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on Weber County, Utah Monument to be set March 2015 (Rad.) Radial Line Signed this \_\_\_\_\_ day of \_\_\_\_\_\_, 2015. (N/R) Non-Radial Line **ACKNOWLEDGMENT** PUE Public Utility Easement PU&DE Public Utility & Drainage Easement State of Utah 6242920 XX Fence } *ss* County of License No. **Owners Dedication needs to:** ■ Set Hub & Tack Dedicate the Common area (see WCO 106-7-1) ▲ Set Nail & Washer Have verbage for the canal and its maintainece (see WCO 106-7-1) Graphic Scale Set 5/8"x 24" Long The foregoing instrument was acknowledged before me this\_\_\_\_\_ Rebar & Cap w/ Lathe 2015 by Bob Favero. OWNERS DEDICATION We, the undersigned, Owners of the hereon described tract of land, hereby set apart and subdivide the same into lots NARRATIVE A Notary Public commissioned in Utah and streets, as shown on this plat and name said tract of land Winslow Farr Jr. Farm — Phase 1 and hereby dedicate, Commission Number: This Subdivision Plat was requested by Mr. Bob Favero for the grant and convey to Weber County, Utah all those parts or portions of said tract of land designated as streets, the same purpose of creating 14 residential Lots and 3 common Areas. Commission Expires: to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips for easements for public Brass Cap Monuments were found at the East 1/4 corner and the 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 Southeast corner of Section 28, T6N, R2W, SLB&M. within such easements. A line bearing South 0°36'20" West between these two monuments **ACKNOWLEDGMENT** was used as the basis of bearings. Signed this \_\_\_\_\_\_ Day of \_\_\_\_\_\_, 2015. Property corners will be marked as depicted on this plat once the County of construction is complete. – Bob Favero – – Gary Farr – The narrative need to: The foregoing instrument was acknowledged before me this\_\_\_\_\_ day of Explain and identify the found monuments or deed elements that controlled \_ 2015 by Gary Farr. the established or reestablished lines. WCO 106-1-8(b)(1)k(iii); UCA For subdivisions that are located in Garv Farr - Owner Bob Favero - Owner 17-23-17(4)(a)(iii) unincorporated areas of the county which are Residing At:\_\_\_\_\_ zoned for agriculture (A-1, A-2, A-3, and V-3), the Commission Number: A Notary Public commissioned in Utah Explain and identify the found monuments or deed elements that controlled East Quarter corner of Section 28. following statement shall be required on each T6N, R2W, SLB&M, U.S. Survey the established or reestablished lines. WCO 106-1-8(b)(1)k(iii); UCA Commission Expires: page of the final plat: (Found Brass Cap Monument) 17-23-17(4)(a)(iii) "Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted Future Winslow Farr Jr. Farm CENTERLINE CURVE DATA 30.86' at any time including the operation of farm machinery and no allowed agricultural use shall be S 46°14'25" E Phase No. 6 Curve | Delta | Radius | Length | Chord | Chord Bearing subject to restrictions on the basis that it interferes **105** 17,903 sq.ft. C100 | 42°56'07" | 369.21' | 276.68' | 270.25' | S 22°17'32" W with activities of future residents of this subdivision.' 56.24' WCO 106-1-8(b)(5). C101 | 42°58'49" | 200.00' | 150.03' | 146.54' | N 67°43'49" W N 73°41'41" E 3602 W C102 | 3°36'57" | 1200.00' | 75.73' | 75.72' | S 88°58'18" W The location, widths, and C103 | 3°26'30" | 1500.00' | 90.11' | 90.09' | S 88°53'05" W S 89°14'44" E 230.55' other dimensions of all S 89°13'14" E 252.68' existing or platted Show Existing watercourses within or Buildings in lot 100 CURVE DATA immediately adjacent to the Curve Delta Radius Length Chord Chord Bearing tract to be subdivided. WCO 106-1-5(a)(7) **104**14,921 sq.ft. WCO 106-1-5(a)(7) C1 | 15°36'52" | 399.21 | 108.80 | 108.46' | N 35°57'09" E C2 | 15°35'01" | 399.22 | 108.58 | 108.25' | N 20°21'12" E Future Winslow Farr Jr. Farm 2329 S 107 C3 | 11°44'14" | 399.22 | 81.78 | 81.64' | N 6°41'35" E Common Area B CENTERLINE LINE DATA Phase No. 5 109 108 17,408 sq.ft. C4 | 2°19'44" | 339.21 | 13.79 | 13.79' | N 1°59'20" E Line Bearing Length C5 | 20°50'27" | 339.22 | 123.39 | 122.71' | N 13°34'26" E L100 N 0°49'28" E 145.20 C6 | 19°45'56" | 339.22 | 117.02 | 116.44' | N 33°52'37" E L101 N 43°45'35" E 145.20 C7 | 2°45'09" | 230.00 | 11.05 | 11.05' | S 47°36'59" E 103 L103 S 46°14'25" E 78.74 C8 | 20°13'49" | 230.00 | 81.21 | 80.79' | S 59°06'28" E 111 L104 | S 89°13'14" E | 78.74 C9 | 19°59'51" | 230.00 | 80.28 | 79.87' | S 79°13'18" E 2343 S L105 N 89°13'14" W 37.88 C10 3°36'57" 1230.00 77.62 77.61' N 88°58'18" E L106 S 87°09'50" W 37.88 \$ 77°26'18" C11 | 3°26'30" | 1530.00 | 91.91 | 91.89' | S 88°53'05" W L107 S 87°09'50" W 45.07 Park way (2350 S) C12 | 3°36'57" | 1170.00 | 73.84 | 73.82' | S 88°58'18" W L108 N 89°23'40" W 45.07 C13 | 15°05'00" | 170.00 | 44.75 | 44.62' | N 81°40'44" W 13.14'-**112**14,936 sq.ft. N 89°23'40" W C14 | 27°53'49" | 170.00 | 82.77 | 81.96' | N 60°11'19" W 101 164.33' Lot corners are not shown on 2346 S plat: The subdivision boundary $\Delta = 3^{\circ}26'30''$ 2369 S corners and lot corners shall be S 86°50'48" F L = 88.30'noted on the final plat. WCO 110 Common 102 106-1-8(b)(1)j. -R = 1470.00' 24,980 sq.ft. Area C 25,269 sq.ff LC = 88.29'3589 W Common Area A 2357 S 17.13' S 88°53'05" W 100 S 87°09'50" W 32,263 sq.ft. 2371 S 2364 S ---+-----N 89°10'32" W 30.00° × 30.00° Kevin A. *1575.58*′ J H Buck Turnaround Easement Additional verbiage required within the owners dedication when a temporary turnaround is designed or & Jan P. Southeast Corner of Section 28, T6N, R2W, SLB&M, U.S. Survey David R. Buck Investment, LTD And hereby grant a temporary turn around easement as shown hereon to be used by the public until such time Kregg & Kami Thomassen Roberts that the road is extended. The temporary turn around easement shall be revoked and nullified at the event of the extension of the road without further written document and the encumbered land within the affected lots shall be released for the full and exclusive use and benefit of the lot owners. Turn around needs to be 50' BOUNDARY DESCRIPTION WEBER COUNTY PLANNING WEBER COUNTY SURVEYOR WEBER COUNTY ENGINEER A part of the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake COMMISSION APPROVAL I hereby certify that the Weber County Surveyor's I hereby certify that the required public Beginning at a point 891.53 feet South 00°36'21" West along the Section line from the East This is to certify that this subdivision plat Office has reviewed this plat for mathematical improvement standards and drawings for this subdivision Quarter corner of said Section; and running thence South 00°36'21" West 249.96 feet along the was duly approved by the Weber County Planning correctness, section corner data, and for harmony with conform with County standards and the amount of the section line; thence North 89°23'40" West 164.33 feet to a point of curve; thence Westerly along lines and monument on record in County Offices. The financial guarantee is sufficient for the installation of the arc a 1,470.00 foot radius curve to the left a distance of 88.30 feet (Central Angle equals Signed this \_\_\_\_\_ day of approval of this plat by the Weber County Surveyor does these improvements. 03°26'30", and Long Chord bears South 88°53'05" West 88.29 feet); thence South 87°09'50" West not relieve the licensed Land Surveyor who executed this 17.13 feet; thence South 00°36'20" West 182.44 feet; thence North 89°10'32" West 1,575.58 feet; plat from the responsibilities and/or liabilities associated therewith. thence North 69°17'41" East 557.29 feet; thence North 57°18'52" East 478.03 feet; thence South Chairman, Weber County Planning Comission Signed this \_\_\_\_\_ day of \_\_\_\_ 46°14'25" East 30.86 feet; thence North 57°18'52" East 236.59 feet; thence South 46°14'25" East Weber County Engineer 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. Weber County Surveyor Contains 12.935 Acres WEBER COUNTY COMMISSION ACCEPTANCE WEBER-MORGAN HEALTH DEPARTMENT WEBER COUNTY ATTORNEY This is to certify that this subdivision plat, the dedication of streets and other public ways and DEVELOPER: I hereby certify that the soils, percolation rates, I have examined the financial guarantee and other Great Basin Engineering North Bob Favero financial quarantee of public improvements associated and site conditions for this subdivision have been documents associated with this subdivision plat, and c/o Andy Hubbard 2049 Bluff Ridge Drive 5746 South 1475 East Suite 200 with this subdivision, thereon are hereby approved and investigate by this office and are approved for on-site in my opinion they conform with the County Syracuse, UT 84075 accepted by the commissioners of Weber County, Utah. Ogden, Utah 84405 wastewater disposal systems. Ordinance applicable thereto and now in force and (801) 644-3706 GREAT BASIN 9 (801) 394-4515 Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2015. Signed this \_\_\_\_\_ day of \_

Director – Weber Morgan Health Department

Signed this \_\_\_\_\_, 2015.

Weber County Attorney

02N302 - Winslow Farr Jr. Farm - Phase 1

WEBER COUNTY RECORDER

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

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

WEBER COUNTY RECORDER

ENTRY NO.\_

RECORDED\_

FEE PAID

\_\_FILED FOR RECORD AND

Measured vs

The location,

widths, and other

dimensions of all

existing or platted

streets within or

adjacent to the tra

WCO 106-1-5(a)(7

The State Plane

**Grid Bearings** 

shall be used i

-the survey and

noted on the pla

106-1-8(b)(1)d.

WCO

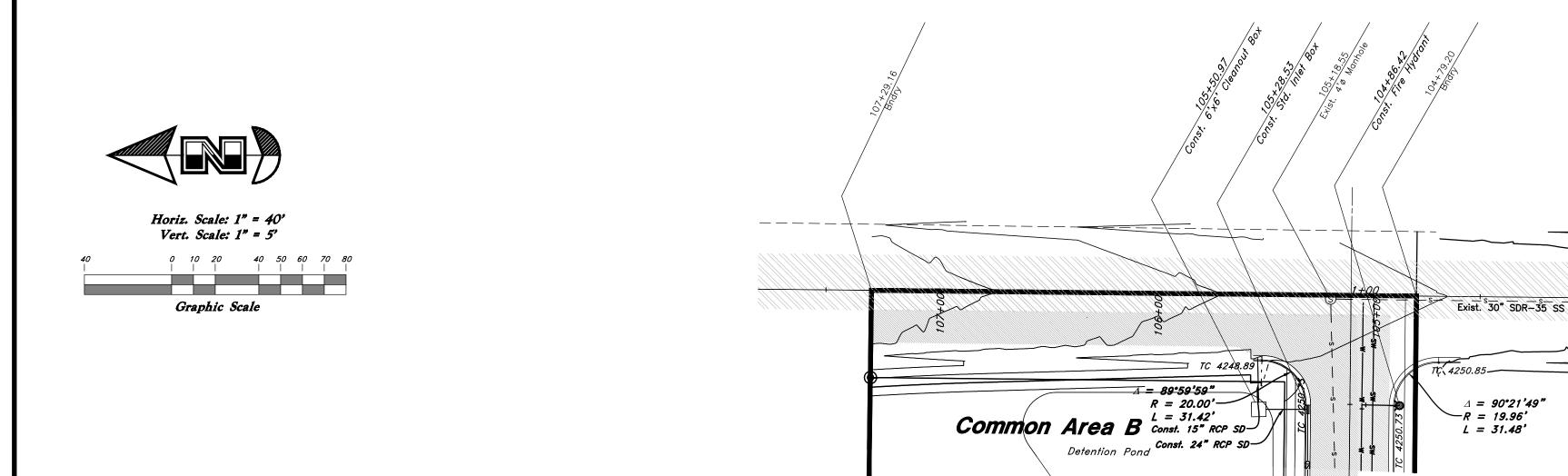
to be subdivided.

immediately

Record?

5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M

Chairman, Weber County Comission



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 Catch Basins 

Legend
(Note: All Items may not appear on drawing) Corrugated Metal Pipe Concrete Pipe Reintita las <u>— 90</u>— 

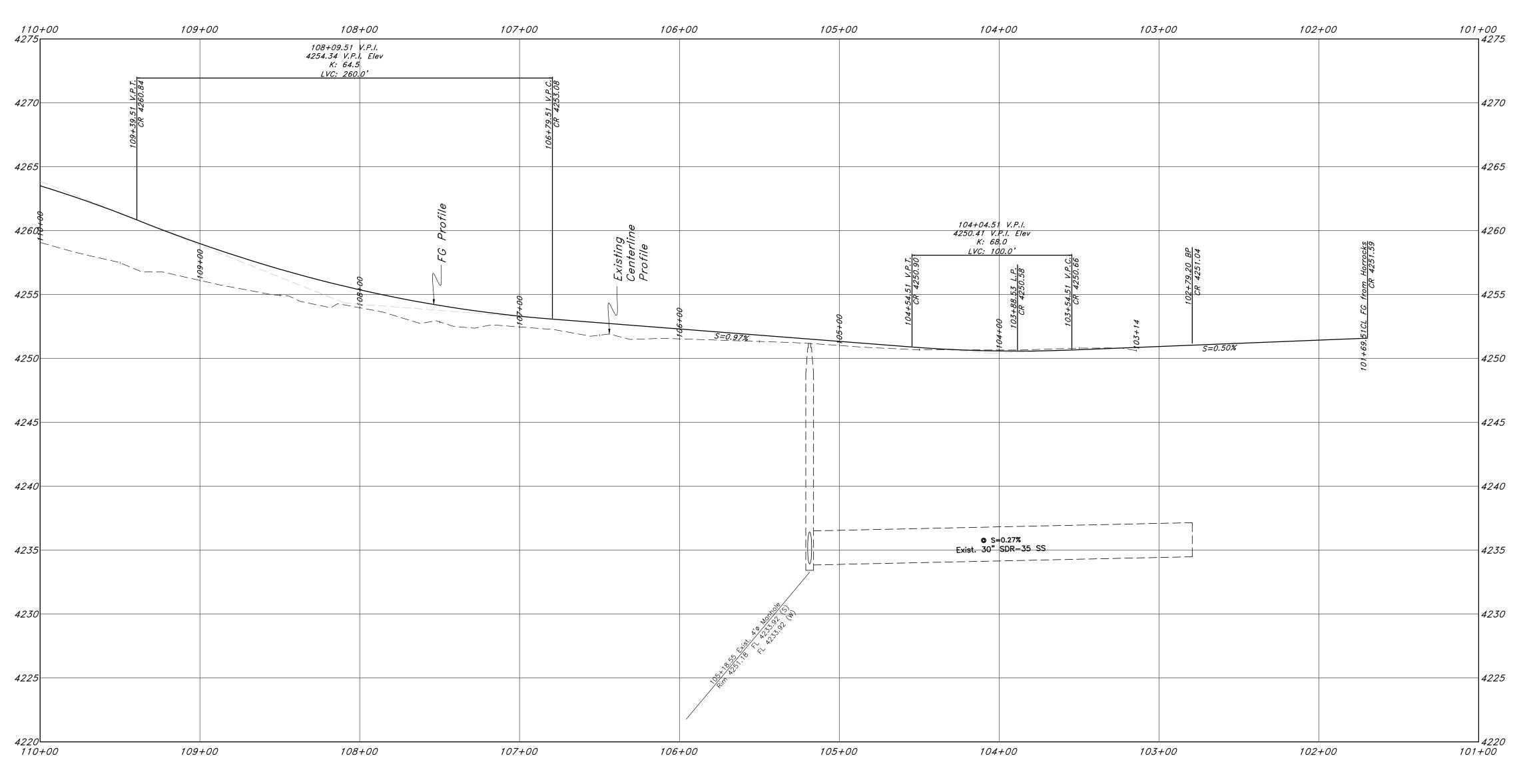
Demo Tree

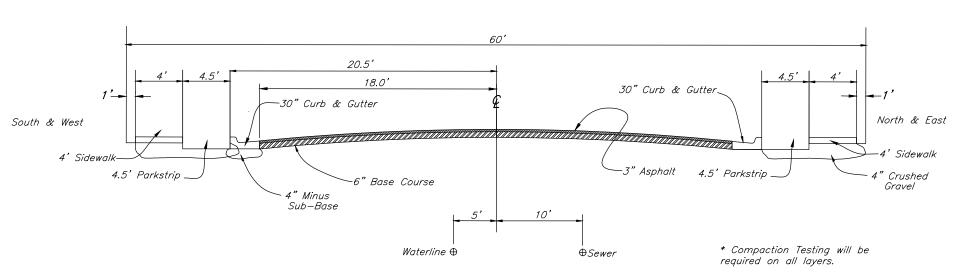
Existing Asphalt New Asphalt Heavy Duty Asphalt Existing Concrete New Concrete Spill Curb & Gutter

NOTES:

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

Street West 3500





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.

Gary G. &

Gwen S. Farr

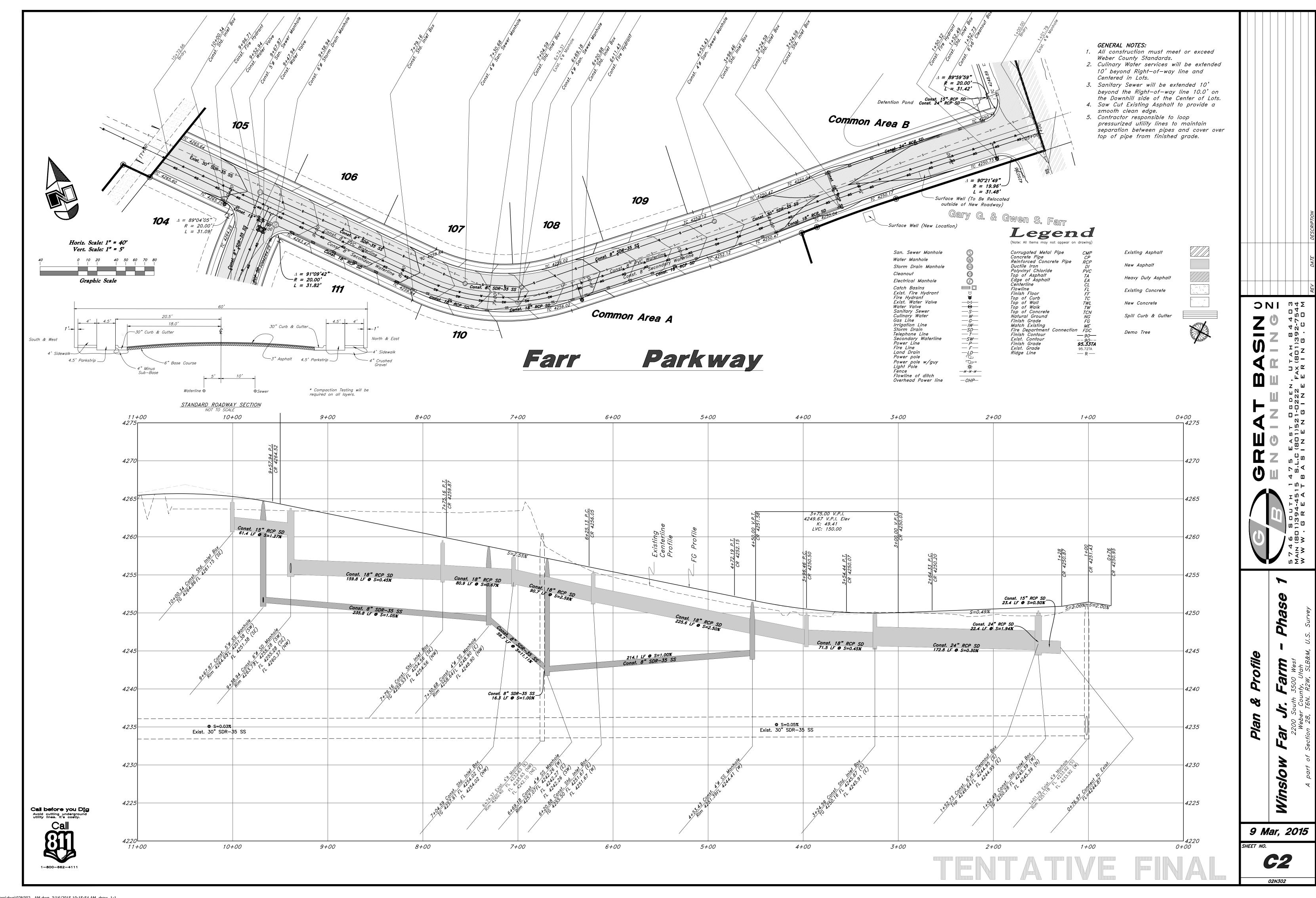


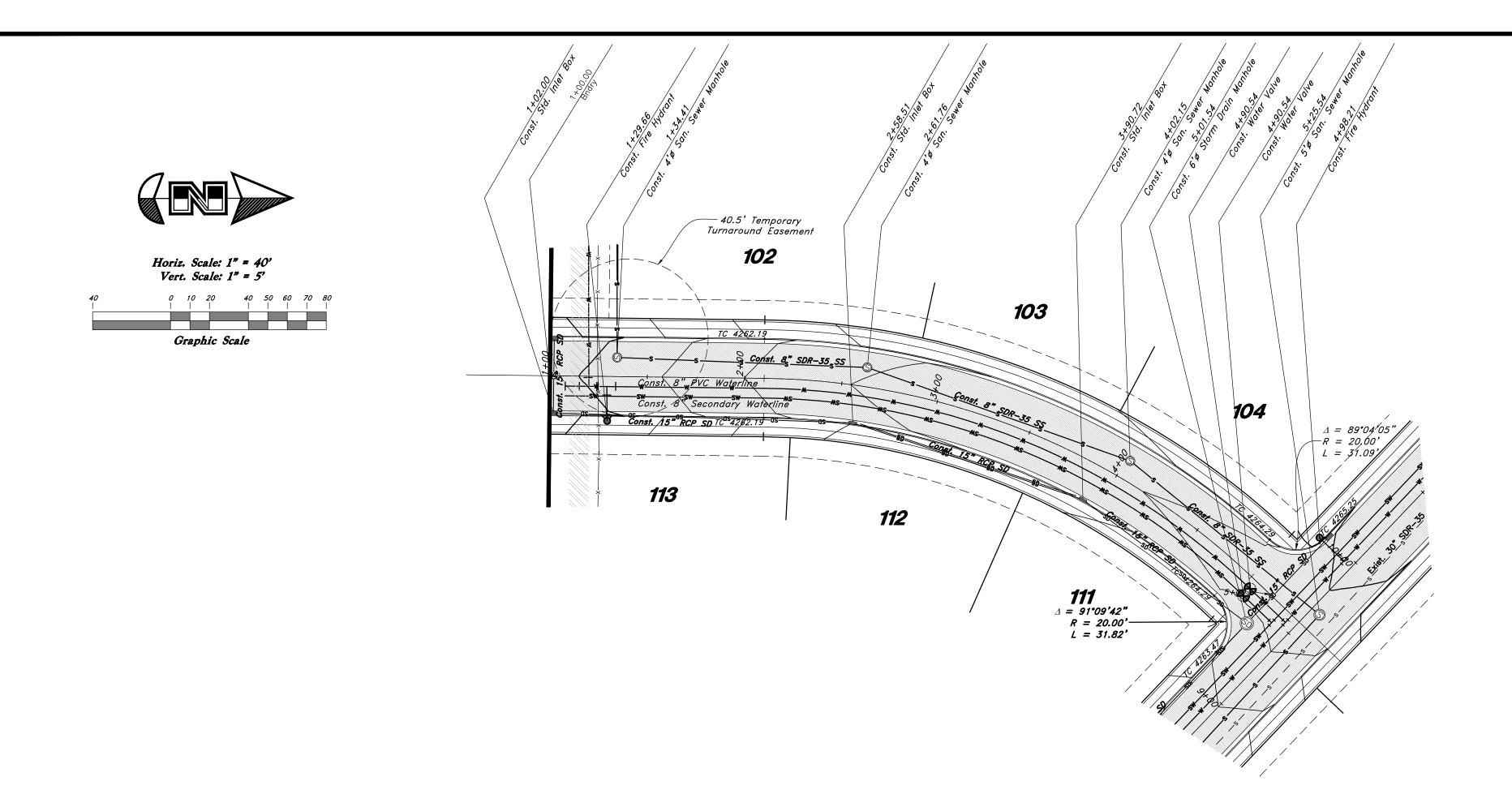
Call before you Dig Avoid cutting underground utility lines. It's costly.

STANDARD ROADWAY SECTION

NOT TO SCALE 02N302 W:\02N302 - Favero\dwg\02N302 - AM.dwg, 3/16/2015 10:15:29 AM, drew, 1:1

9 Mar, 2015 SHEET NO.





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 San. Sewer Manhole Water Manhole Storm Drain Manhole Cleanout Electrical Manhole 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
Power Pole
Fonce
Flowline of ditch
Overhead Power line 

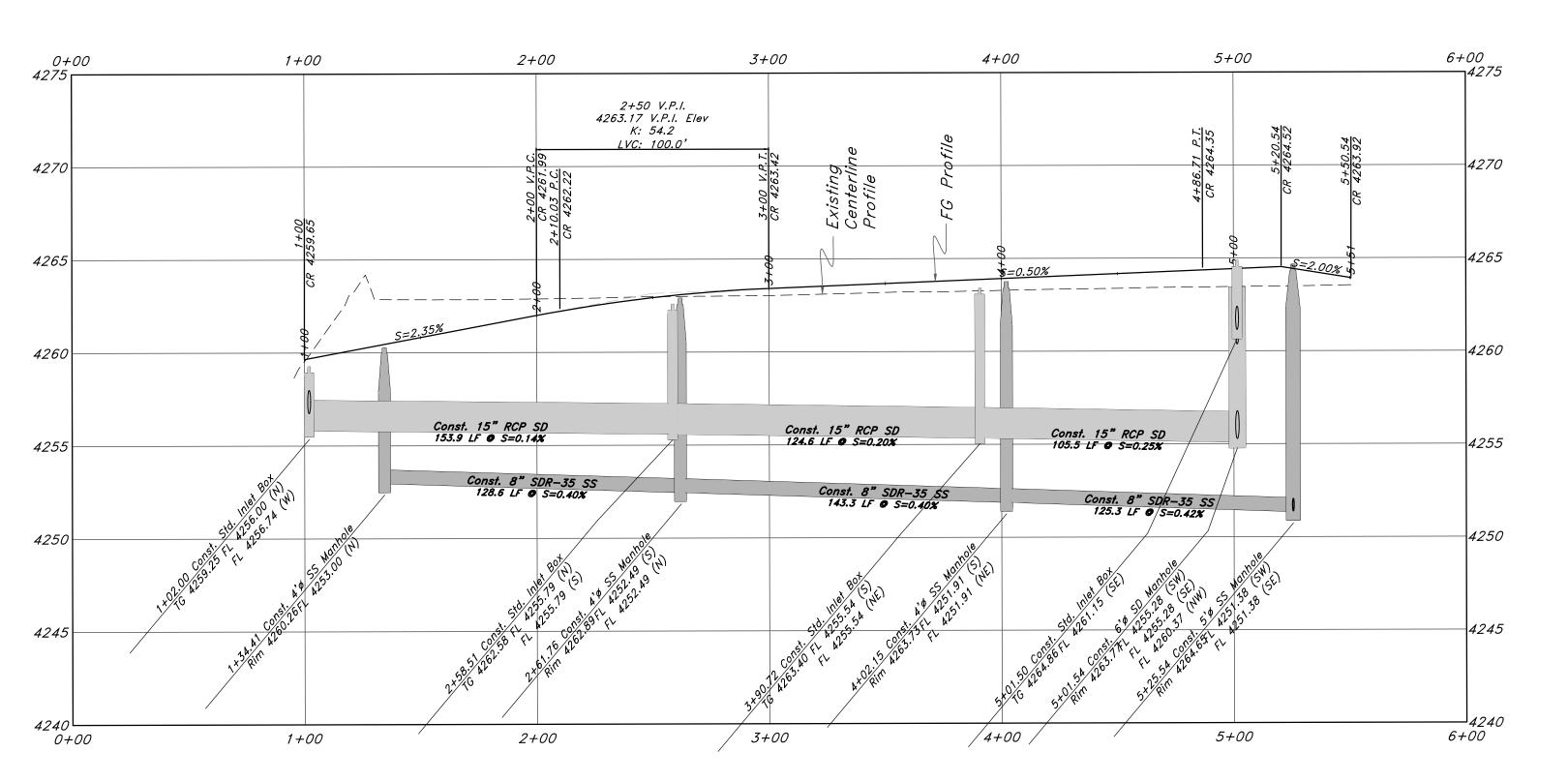
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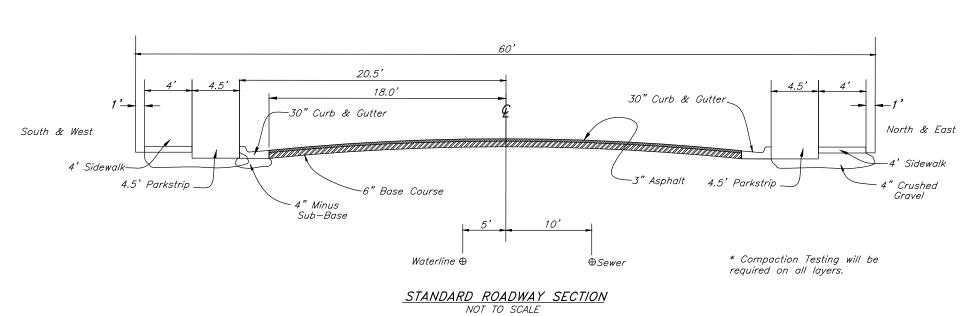
Overhead Power line

Existing Asphalt Heavy Duty Asphalt Existing Concrete New Concrete -- 90--95.33TA 95.72TA --- R ---

Spill Curb & Gutter Demo Tree

Street West 3600





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



9 Mar, 2015

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GENERAL NOTES:

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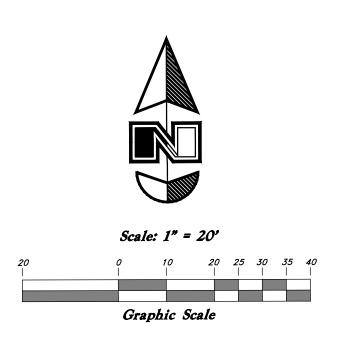
pipes and cover over top of pipe from finished grade.

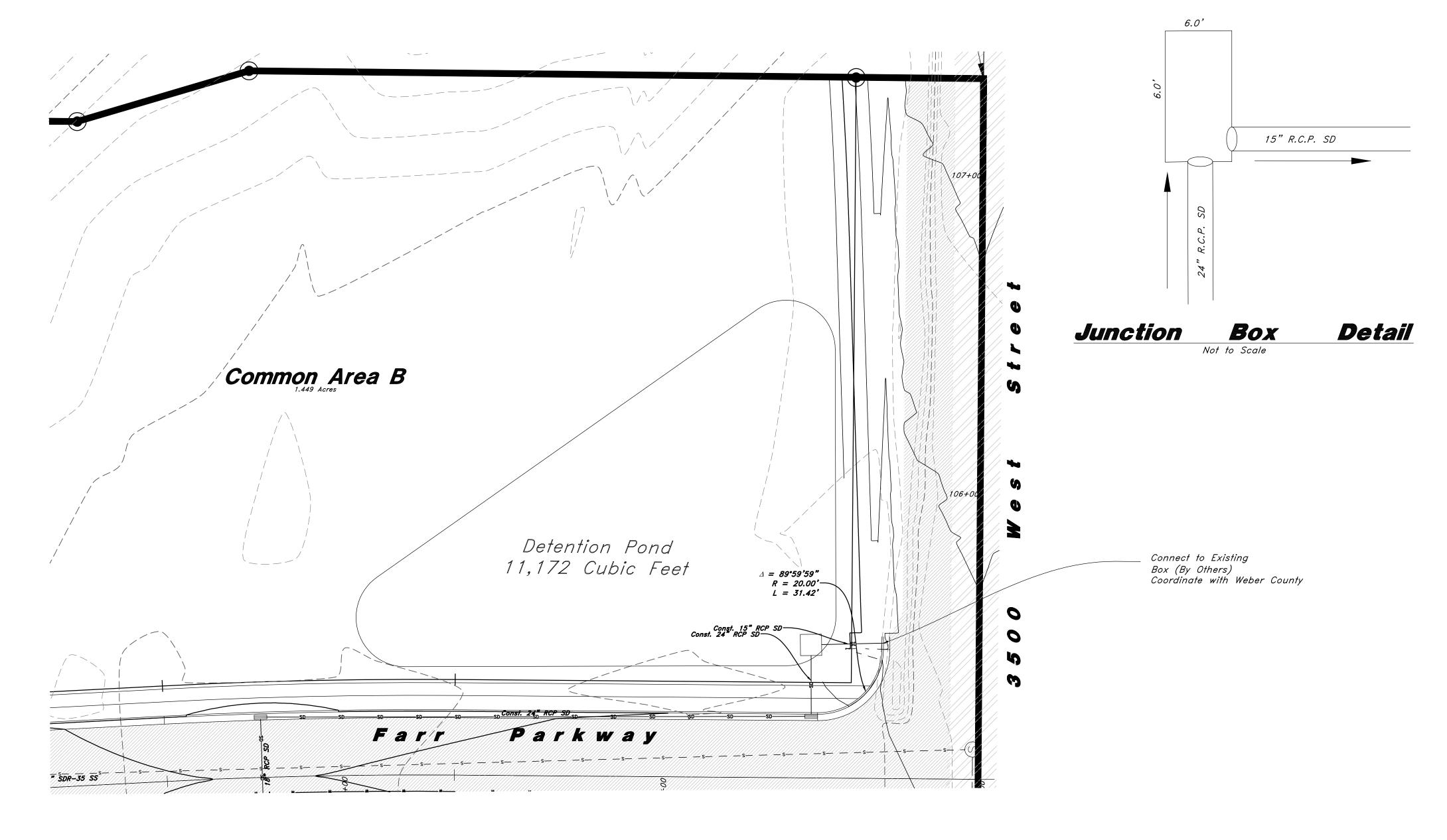
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4. Saw Cut Existing Asphalt to provide a smooth clean edge. 5. Contractor responsible to loop pressurized utility lines to maintain separation between

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02N302

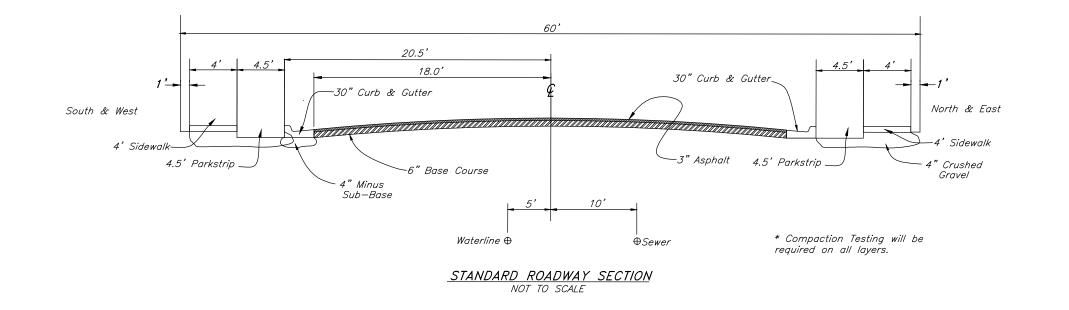


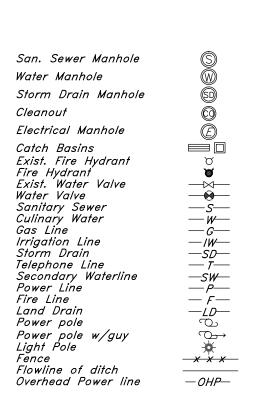


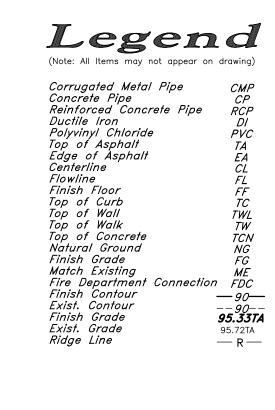
## Detention Detail Pond

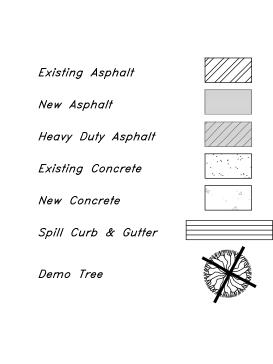
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9 Mar, 2015 02N302

Pond