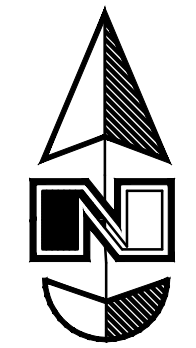
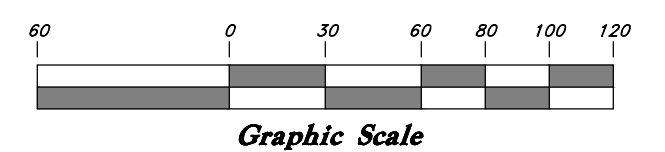


# Favero's Legacy Cluster Subdivision - Phase 1

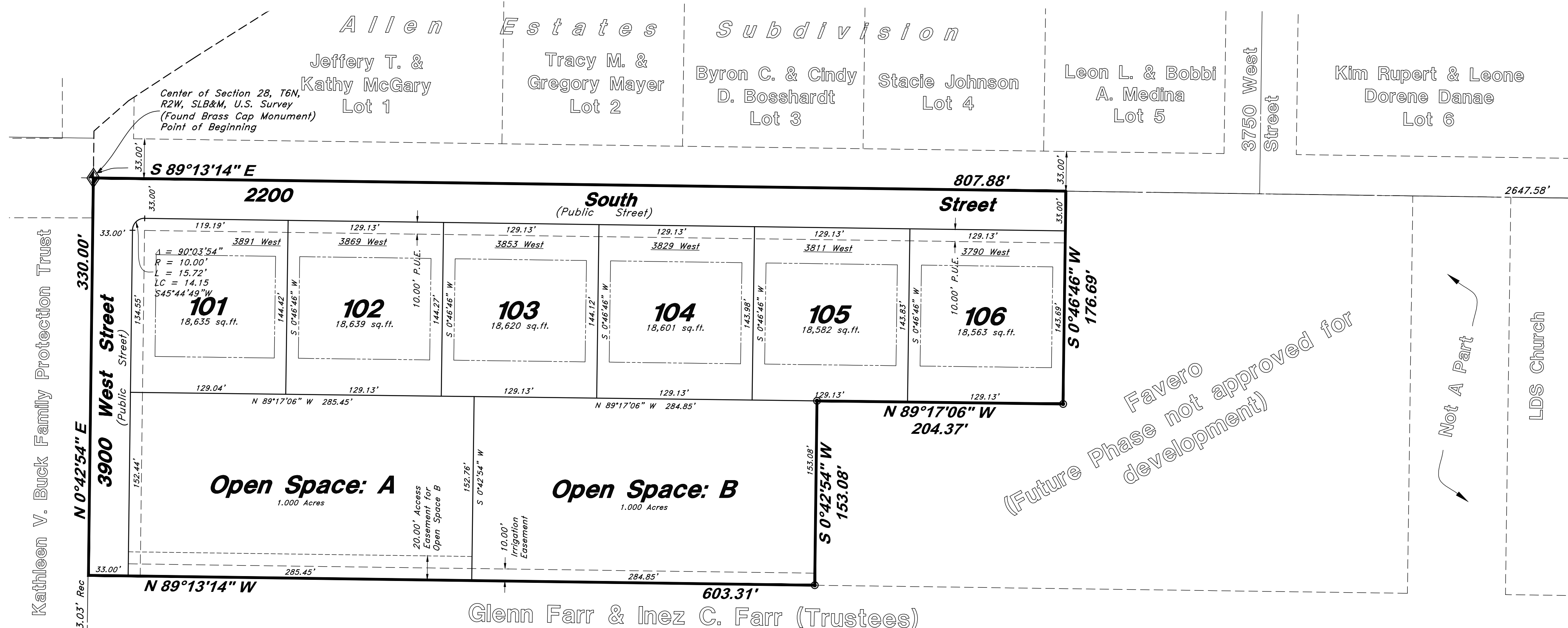
A part of Section 28, T6N, R2W, SLB&M, U.S. Survey  
Weber County, Utah  
October 2016



Scale: 1" = 60'



VICINITY MAP  
(Not to Scale)



**NARRATIVE**  
This Subdivision Plat was requested by Mr. Bob Favero for the purpose of creating seven (6) residential Lots and two (2) Open Space Parcels.  
Brass Cap Monuments were found at the East Quarter Corner and the Southeast Corner of Section 28, T6N, R2W, SLB&M.  
A line bearing South 0°36'20" West between these two monuments was used as the Basis of Bearings.  
Property Corners will be set as depicted on this plat once the construction is complete.  
If Curb and Gutter is installed, "Rivets will be set in the Top Back of Curb on the extension of the Property Line.  
If Curb and Gutter is deferred, the front Property Corners will be required to have Rebar and Cap set.

**ZONING INFORMATION**  
This property is Zoned A-1 (Agricultural for dwellings) and has the following building setbacks:  
Front Yard = 20 feet  
Other Main = 30 feet  
Side Yard = 8 feet (Dwelling)  
Other Main Building (20 feet)  
Side Facing Street on Corner Lot (20 feet)  
Rear Yard = 20 feet  
Other Main = 30 feet  
Building Height = 1 Story building (40 feet maximum)

**FLOOD PLAIN**  
This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0425E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

**TAYLOR WEST WEBER WATER**  
This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**HOOPER WATER IMPROVEMENT DISTRICT**  
This is to certify that this subdivision plat was duly approved by Hooper Water Improvement District.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**ACKNOWLEDGMENT**  
State of Utah }  
County of \_\_\_\_\_ } ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by Bob Favero.  
Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: \_\_\_\_\_  
Print Name

**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 \_\_\_\_\_, 2016.  
\_\_\_\_\_  
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 \_\_\_\_\_, 2016.  
\_\_\_\_\_  
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 \_\_\_\_\_, 2016.  
\_\_\_\_\_  
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 \_\_\_\_\_, 2016.  
\_\_\_\_\_  
Director - Weber Morgan Health Department

**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 Favero's Legacy Cluster Subdivision - 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 designated as Public Utility Easements (P.U.E.) 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.  
We also dedicate to the owners of Parcels A & B those certain strips for designated as Irrigation Easements, the same to be used for installation, maintenance and operation of irrigation ditches, piping and tail water drainage, as may be authorized by said owners.  
We also hereby dedicate, and grant to the Owners of Open Space B, all those parts or portions of said tract of land designated as Access Easement for Open Space B, the same to be used for vehicular and pedestrian access for agricultural purposes.  
Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2016.  
- Bob Favero -  
\_\_\_\_\_  
Bob Favero - Owner

**DESCRIPTIONS**  
A part of the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah:  
Beginning at the Center of said Section 28, and running thence South 89°13'14" East 807.88 feet along the Section line; thence South 0°46'46" West 176.69 feet; thence North 89°17'06" West 204.37 feet; thence South 0°42'54" West 153.08 feet; thence North 89°13'14" West 603.31 feet to the Quarter Section line; thence North 0°42'54" East 330.00 feet along said Quarter Section line to the point of beginning.  
Contains 5.400 Acres

**SURVEYOR'S CERTIFICATE**  
I, Andy Hubbard, do hereby certify that I am a 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 Favero's Legacy Cluster Subdivision - 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, 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 \_\_\_\_\_, 2016.  
\_\_\_\_\_  
6242920  
License No. Andy Hubbard

**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.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
\_\_\_\_\_  
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 affect.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
\_\_\_\_\_  
Weber County Attorney

**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

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____	FILED FOR RECORD AND _____
IN BOOK _____	OF OFFICIAL _____
RECORDS, PAGE _____	RECORDED _____
FOR _____	
WEBER COUNTY RECORDER	
BY: _____	DEPUTY _____

TENTATIVE FINAL