# FENSTER FARM SUBDIVISION PHASE 1

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH MARCH, 2011

41092 S.F.

0.943 ACRES

TURN AROUND-

CENTER OF SECTION SECTION

MERIDIAN, US SURVEY.

ITERIOR DIST'S DON'T ADD UP TO EXTERIO

40001 S.F.

0.918 ACRES

BOAD NAME ADDRESS

40001 S.F.

0.918 ACRES

N89°24'27"W 267.29'

40109 S.F.

0.921 ACRES

<del>-</del>

N89'10'55"W 299.68'

SOUTH QUARTER CORNER OF

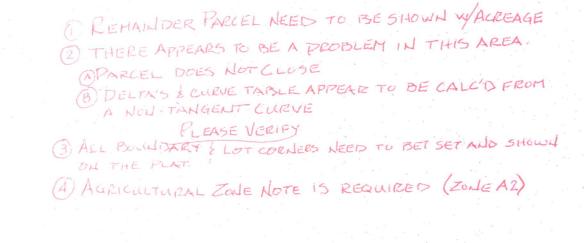
SECTION SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY.

DATE & CUNDITION!

WATERFRONT PROPERTY SHANNA H. THOMPSON, TR.

\$89°24'27"E\_409.67'

TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND



NOT APPROVED FOR DEVELOPMENT

LEGEND

= SECTION CORNER

= 5/8" X 24" REBAR AND

= CENTERLINE MONUMENT

= TEST PIT LOCATION

= EXISTING PAVEMENT

= ROAD DEDICATION FOR

5500 WEST STREET

= BOUNDARY LINE

= LOT LINE

--- -- = ADJOINING PROPERTY

---- = SECTION TIE LINE

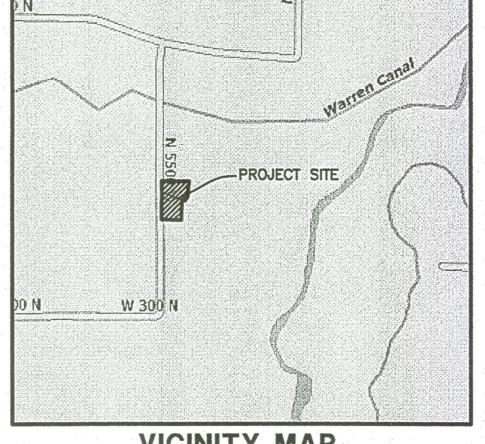
- - - = ROAD CENTERLINE

Scale: 1" = 50'

X X X = EXISTING FENCELINE

-----= EASEMENTS

RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"



#### VICINITY MAP NOT TO SCALE

# CURVE TARIE

	/	CUN	A C	ADLE	
CURVE	RADIUS	LENGTH		CHORD DIR	DELTA
C1	169.99	65.53	65.12	N78°38'33"W	22°05'12"
C2	200.00	77.09	76.62	N78°38'32"W	22°05'08"
C3	230.00'	88.66	88.11	N78*38'32"W	22*05'08"

#### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER OF SECTION 7 AND THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S00'18'53"W

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN, ALL BOUNDARY CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS TO BE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES. ALL CORNERS ARE REQUIRED TO BE SET.

### **BOUNDARY DESCRIPTION**

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF 5500 WEST STREET, SAID POINT BEING SOO'18'53"W 684.28 FEET FROM THE CENTER OF SECTION 7; THENCE S89°24'27"E 409.67 FEET; THENCE S05°59'02"W 237.95 FEET; THENCE S22'24'02"W 60.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 65.53 FEET, A RADIUS OF 169.99 FEET, A CHORD BEARING OF N78'38'33"W, AND A CHORD LENGTH OF 65.12 FEET; THENCE S00°18'54"W 300.93 FEET; THENCE N89°10'55"W 299.68 FEET TO THE CENTERLINE OF 5500 WEST STREET; THENCE NOO'18'53"E ALONG SAID CENTERLINE 580.19 FEET TO THE POINT OF

CONTAINING 200978 SQUARE FEET AND 4.61 ACRES

DEVELOPERS HAHE AND ADDRESS IS REQUIRED

#### SURVEYOR'S CERTIFICATE

ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT 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 HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF FENSTER FARM SUBDIVISION PHASE 1 IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE

SIGNED THIS \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_\_.



150228 UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

ROBERT D. KUNZ

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT FENSTER FARM SUBDIVISION PHASE 1, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN

SIGN	NED THIS	DAY OF	
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#### ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

#### **ACKNOWLEDGMENT**

STATE OF UTAH COUNTY OF \_\_\_\_\_)

ON THE \_\_\_\_\_, 20\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ \_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND

IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC



Project Info.

N. ANDERSON Begin Date: 03-10-11

SUBDIVISION PHASE 1

Number: 1714-26 Checked:\_\_\_

Weber County Recorder

Entry No.\_\_\_\_ Fee Paid

\_\_\_\_\_ Filed For Record

And Recorded, \_\_\_\_\_

Of The Official Records, Page

At \_\_\_\_ In Book \_\_\_\_

WEBER COUNTY PLANNING COMMISSION APPROVAL

A TAN TANS

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

#### WEBER COUNTY ENGINEER

DAX JC KELSON &

WF. KIMBERLEE

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

#### 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 \_\_\_\_\_,

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

#### 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 MONUMENTS 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 \_\_\_\_\_, 20\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

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

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR

WEBER-MORGAN HEALTH DEPARTMENT

N-SITE WASTEWATER	DISE	2054	I SYSTEMS	
H OHL WASILMARLIN		00/	IL DIDITLIVID.	
ICKIED THIS	DAV	OF		20
IGNED THIS	DAI	Or		20_

Weber County Recorder

Recorded For:

\_\_\_\_ Deputy.

Reeve & Associates, Inc. - Solutions You Can Build On