FENSTER FARM SUBDIVISION PHASE 1

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

13-024-0014

REMAINDER PARCEL

(NOT APPROVED FOR DEVELOPMENT)

LEGEND

= SECTION CORNER

= CENTERLINE MONUMENT

(1) = SOIL PERCOLATION HOLE

BFE = BASE FLOOD ELEVATION

FFE = FINISHED FLOOR ELEVATION

= EXISTING PAVEMENT

= ROAD DEDICATION FOR

5500 WEST STREET

= FIRE HYDRANT

= BOUNDARY LINE

- = ADJOINING PROPERTY

- = LOT LINE

- = SECTION TIE LINE

- --- = ROAD CENTERLINE

XXX = EXISTING FENCELINE

Scale: 1" = 50'

-----= EASEMENTS

= 5/8" X 24" REBAR AND

RED PLASTIC CAP TO BE SET

STAMPED "REEVE & ASSOCIATES"

55' RADIUS TEMPORARY

TURN-AROUND

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 SEPTEMBER, 2011

CENTER OF SECTION SECTION 7, TOWNSHIP

6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT (BM 4217.94)

40001 S.F.

0.918 ACRES

BFE=4220.6

FFE=4222.6

S89°24'27"E 300.82'

560 NORTH STREET

267.67

5477 W

40097 S.F.

0.920 ACRES

BFE=4220.4

FFE=4222.4

S89°24'27"E 266.95'

40095 S.F.

0.920 ACRES

BFE=4220.2

FFE=4222.2

DAX JC KELSON &

WF. KIMBERLEE

N89°10'55"W 299.23

SOUTH QUARTER CORNER OF SECTION

SECTION 7, TOWNSHIP 6 NORTH, RANGE 2

WEST, SALT LAKE BASE AND MERIDIAN, US

SURVEY. FOUND WEBER COUNTY BRASS

CAP MONUMENT MARKED 1981

WATERFRONT PROPERTY SHANNA H. THOMPSON, TR.

S89'24'27"E_409.67'

41084 S.F.

0.943 ACRES

BFE=4220.8

FFE=4222.8

13-024-0003

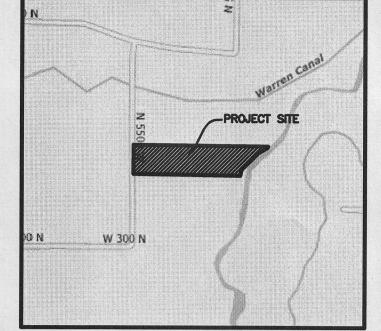
REMAINDER

PARCEL

(NOT APPROVED FOR DEVELOPMENT)

CURVE TABLE

5460 W



VICINITY MAP NOT TO SCALE

AGRICULTURAL STATEMENT

"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD., #2002-3, MARCH 05, 2002)

> NOTE: 1. A FLOOD PLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.

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. THE NORTH BOUNDARY WAS SET AT THE ALONG AN EXISTING FENCELINE AS SHOWN ON A SURVEY BY C.L.S. (R.O.S. #1972). THE EAST LINE WAS DETERMINED BY THE CLIENT AS DIVISION LINE BETWEEN PHASES. THE SOUTH LINE WAS SET ALONG AND EXISTING FENCELINE. THE DEED DESCRIPTION FOR PARCEL 15-024-0014 DID NOT CLOSE, THE THE ADJUSTMENT WAS MADE IN THE BOUNDARY TO CLOSE AND FIT OCCUPATION OF THE PROPERTY. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS TO BE REFERENCED WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

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 S00°18'53"W 684.28 FEET FROM THE CENTER OF SECTION 7; THENCE S89°24'27"E 409.67 FEET; THENCE S05°59'34"W 237.87 FEET; THENCE S22°20'41"W 60.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 64.54 FEET, A RADIUS OF 170.00 FEET, A CHORD BEARING OF N78°31'53"W, AND A CHORD LENGTH OF 64.15 FEET; THENCE S00°35'33"W 300.93 FEET; THENCE N89°10'55"W 299.23 FEET; THENCE NO0°18'51"E 580.19 FEET TO THE POINT OF

CONTAINING 201053 SQUARE FEET AND 4.616 ACRES

DEVELOPER

ALLAN KARRAS CENTURY 21 2609 N MAIN SUNSET, UT 80415

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____, 20___,

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

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

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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 _____ DAY OF ____

WEBER COUNTY SURVEYOR

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 _____, 20___

WEBER COUNTY ATTORNEY

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 IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND I 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 BEEN COMPLIED WITH.

SIGNED THIS ____

150228

UTAH LICENSE NUMBER

	ROBERT D.	KUNZ		STATE OF UTAH	
				12/3/	
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				INODEKI DJ	1
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				ERED LAND ST	
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DAY OF		, 2	0		

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OWNERS DEDICATION AND CERTIFICATION 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 SUCH EASEMENTS

SIGNED THIS	DAY OF	, 20	
	ACKNO	WLEDGMENT	
STATE OF UTAH COUNTY OF)ss.)		
ON THE	DAY OF	OO DEDCOMMUN ADDEADED	

ME, THE UNDERSIGNED NOTARY PU SIGNER(S) OF THE ABO	VE OWNER'S DEDICATION AND CERTIFICATION, IOWLEDGE TO ME SIGNED IT
COMMISSION EXPIRES	NOTARY PUBLIC
	ME, THE UNDERSIGNED NOTARY PU SIGNER(S) OF THE ABO NG BY ME DULY SWORN, DID ACKN VOLUNTARILY, AND FOR THE PURPO

ACKN	TIME	DIDO	MIDNI
ALC IN IA	M AA II		

COUNTY OF)55.				
ON THE DAY	OF	DUDUIG	, 20,	PERSONALLY A	PPEARED
BEFORE ME, THE UNDERS	IGNED NOTARY	PUBLIC,	A O (A 1 O W) E D O E	(AND)	
AND	BY ME DOLY	SWORN,	ACKNOWLEDGE	D TO ME THEY	ARE
SIGNED THE ABOVE OWNE	K 2 DEDICATION	AND CE	RIFICATION FE	REELY, VOLUNTA	RILY, AND

IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC



Project Info.

N. ANDERSON eain Date:

FENSTER FARM SUBDIVISION PHASE 1 Number: 1714-26

1"=50' Checked:_

Weber County Recorder

__ In Book __

Of The Official Records, Page

__ Fee Paid

_ Filed For Record

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 _____

WEBER-MORGAN HEALTH DEPARTMENT

Recorded	For:

And Recorded,

Deputy.

Weber County Recorder