SURVEYOR'S CERTIFICATE Favero's Legacy Cluster Subdivision - Phase 2 I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License 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 of 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 2 A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey 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 Weber County, Utah found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning September 2019 Signed this _____ day of _ 6242920 Estaltes Subdlivision VICINITY MAP Tracy M. & Jeffery T. & Kim Rupert & Leone Kathy McGary Dorene Danae West Quarter Corner of Section 28, Center of Section 28, T6N, T6N, R2W, SLB&M, U.S. Survey _R2W, SLB&M, U.S. Survey Lot 5 Lot 6 (Found Weber County 3" Brass-(Found Nail in Asphalt) East Quarter Corner of the Cap Monument 5" below asphalt, Southeast 1/4 of Section 28, T6N, R2W, SLB&M, U.S. Survey dated 2004, in good condition) 2674.46' Meas. -(Found Weber County 3" Brass Found 2" Brass Cap Centerline Monument S 89°13'15" E Meas. S 89°13'14" E Beginning⁻ -in Intersection in Ring and Lid 6" Below Cap Monument, set 1" below Grade with divot in Center 369.63' S 89°13'14" E road surface, dated 1963, in 2647.58 DESCRIPTION good condition) 2200 South Street South Street 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: <u>3767 West</u> 3743 West Beginning at the Northeast corner of Favero's Legacy Cluster Subdivision - Phase 1 (Book 81, Page 12) said point is 807.88 feet South 89°13'14" East along the Section Line from the Center of said Section 28; and running thence South 89°13'14" East 201 369.63 feet; thence South 0°46'46" West 330.00 feet; thence North 89°13'14" West 573.83 feet to the Easterly Line of Favero's Legacy S 89°13'14" E Cluster Subdivision - Phase 1 - 1st Amendment (Book 83, Page Monument to be set 56); thence North 0°42'54" East 153.08 feet along said Easterly 204.37' Line to the South Boundary line of Favero's Legacy Cluster Found Centerline Monument S 89°17'06" E Subdivision - Phase 1 (Book 81, Page 12); thence along said S 89°17'06" E 130.91' (Rad.) Radial Line (N/R) Non-Radial Line South and East Boundary lines the following two (2) courses: (1) PUE Public Utility Easement South 89°17'06" East 204.37 feet and (2) North 0°46'46" East PU&DE Public Utility & Drainage 176.69 feet to the point of beginning. Easement Contains 3.519 Acres Buildable Area Line _ $\times \times \times$ Fence S 89°13'14" E (See Note #4) —--- Buildable Area Open Space: E ■ Set Hub & Tack CURVE DATA A will be set Nail in Curb ▲ @ Extension of Property Delta | Radius | Length | Chord | Chord Bearing Set 5/8"x 24" Long (C1) 90°00'00" 10.00 15.71 14.14' S 44°13'14" E Rebar & Cap w/ Lathe 90°00'00" | 10.00 | 15.71 | 14.14' | S 45°46'46" W | (C100) | 49°59'41" | 15.00 | 13.09 | 12.68' | S 24°13'04" | N 89°13'14" W Glenn Farr & Inez C. Farr (Trustees) S 0°46'46" W (C101) | 279°59'23" | 55.00 | 268.77 | 70.71' | N 89°13'14" W Southeast Corner of the (C102) 49°59'41" 15.00 13.09 12.68' N 25°46'37". T6N, R2W, SLB&M, U.S. Survey 55.0' Temporary 1. Property is subject to a 20.0 foot wide Storm Drain Easement of an -(Found Weber County 3" Brass Turnaround undisclosed location per Storm Water Document Entry #2710617. Cap Monument 6" Below (Entry #_____ **ACKNOWLEDGMENT** Surface in ring and collar, State of Utah dated 2018, in good condition) 2. Open Space parcels within this development which are less than ten (10) acres in area may only be owned by an owner of a lot within this development. Southwest Corner of the Southeast County of 1/4 of Section 28, T6N, R2W, 3. The open space parcel owner, whether an individual or an association, shall SLB&M, U.S. Survey use, manage, and maintain the owner's parcel in a manner that is consistent (Found Weber County 3" Brass Cap The foregoing instrument was acknowledged before me this_____ day of with the approved Open Space Preservation Plan. Monument flush with the road, 2016 by <u>Robert L. Favero</u>, <u>Roger K. Favero</u> and dated 1963, in good condition) <u>Giovanni D. Favero</u>. 4. Building Size within the Buildable Area of the Open Space Lot is limited by OWNERS DEDICATION Restrictions within the Open Space Preservation Plan. WEBER COUNTY SURVEYOR Residing At:___ We the undersigned owners of the herein described tract of land, do hereby set apart and A Notary Public commissioned in Utah subdivide the same into lots as shown on the plat and name said tract Favero's Legacy Cluster NARRATIVE Commission Number: I hereby certify that the Weber County Surveyor's Subdivision - Phase 2 and do hereby grant and convey to the subdivision lot (unit) owners This Subdivision Plat was requested by Mr. Bob Favero for the purpose of creating four (4) Office has reviewed this plat and all conditions for association, all those parts or portions of said tract of land designated as Open Space parcels to Commission Expires: approval by this office has been satisfied. The approval be used for agricultural, recreational and open space purposes and grant and dedicate to Weber residential Lots and one (1) Open Space Parcel. for this plat by the Weber County Surveyor does not County a perpetual right and easement on and over the Open Space parcels for agriculture Brass Cap Monuments were found at the East 1/4 corner and the Southeast corner of relieve the Licensed Land Surveyor who executed this preservation easements to guarantee to Weber County that the Open Space parcels remain open Section 28, T6N, R2W, SLB&M. plat from the responsibilities and/or liabilities and undeveloped except for approved agricultural, recreational, and open space purposes except associated therewith. to be used and maintained by the owner of said parcel(s) for approved agricultural purposes, A line bearing South 0°36'20" West between these two monuments was used as the basis of WEBER COUNTY PLANNING and also do grant and dedicate a perpetual right and easement over, upon and under the lands Signed this _____, day of ______, 2019. COMMISSION APPROVAL designated hereon as public utility easements, the same to be used for the maintenance and Property corners will be set as depicted on this plat once the construction is complete. operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within If Curb and Gutter is installed, "Rivets will be set in the Top Back of Curb on the extension This is to certify that this subdivision plat WEBER COUNTY COMMISSION ACCEPTANCE such easements, and further dedicate to public use all those parts or portions of said tract of was duly approved by the Weber County Planning Weber County Surveyor land designated as streets, the same to be used as public thoroughfares. If Curb and Gutter is deferred, the front Property Corners will be required to have Rebar and This is to certify that this subdivision plat, the Signed this _____, dedication of streets and other public ways and financial guarantee of public improvements associated The Northerly Line was established by honoring the 2200 South Right-of-Way Line, which Signed this ______, 2019. with this subdivision, thereon are hereby approved and follows the bearing along the Centerline and Monument Line between the Center and the East accepted by the Commissioners of Weber County, Utah Quarter Corner of Section 28. Chairman, Weber County Planning Comission The Easterly Line was established by honoring the LDS Church Property. The Southerly Line was established by honoring the Glenn Farr and Inez C. Farr Trustees WEBER COUNTY ATTORNEY – Robert L. Favero – – Roger K. Favero – The Westerly Line was established by honoring the Favero's Legacy Cluster Subdivision by Robert L Favero as Attorney in Fact Chairman, Weber County Commission I have examined the financial guarantee and other documents associated with this subdivision plat, and in my opinion they conform with the County Robert L. Favero - Owner Roger K. Favero - Owner Ordinance applicable thereto and now in force and AGRICULTURE OPERATION AREA NOTE Signed this _____, 2019. OVERALL DEVELOPMENT INFORMATION Agriculture is the preferred use in the agriculture zones. – Giovanni D. Favero – Agriculture operations as specified in the Land Use Code for a Total Lots by Robert L Favero as Attorney in Fact particular zone are permitted at any time including the operation Weber County Attorney of farm machinery and no allowed agricultural use shall be 8.919 Acres Total Site subject to restrictions on the basis that it interferes with activities Giovanni D. Favero - Owner WEBER COUNTY ENGINEER of future residents of this subdivision. 3.179 Acres 3 Open Space Parcels I hereby certify that the required public *35.6%* Total Open Space (30% Required) improvement standards and drawings for this subdivision conform with County standards and the amount of the FLOOD PLAIN 11.10% Requested Bonus Density DEVELOPER: financial guarantee is sufficient for the installation of Great Basin Engineering, Inc. Ed Green these improvements. 1.03% This property lies entirely within flood zone X Additional Lot Density Shown 2150 North Valley View Drive c/o Andy Hubbard (unshaded) as shown on the FEMA Flood Insurance Rate 5746 South 1475 East Suite 200 Layton Utah, 84040 Signed this _____ day of _______, 2019 Map for Weber County, Utah, Community Panel Number Ogden, Utah 84405 (801) 540-3400 GREAT BASIN 9 49057C0425E dated 16 Dec, 2005. Flood Zone X is (801) 394-4515 defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading) Weber County Engineer 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

02N302 - Favero Legacy Subdivision - Phase

RECORDED

WEBER COUNTY RECORDER

____ IN BOOK_____ OF OFFICIAL

RECORDS, PAGE_____. RECORDED

WEBER COUNTY RECORDER

FEE PAID

_FILED FOR RECORD AND

09/30/2019

Graphic Scale

Legend