

# FENSTER FARM SUBDIVISION PHASE 2

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  
OCTOBER, 2018

## SOIL TEST PIT INFORMATION

EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 (12T) 0406877E 4569193N)  
0-2" LOAM, GRANULAR STRUCTURE  
2-26" SILTY CLAY LOAM, BLOCKY STRUCTURE  
26-37" SILTY CLAY LOAM, MASSIVE STRUCTURE = 120 MPI/75MPI MB  
37-62" FINE SANDY LOAM, MASSIVE STRUCTURE  
GROUND WATER OBSERVED AT 62 INCHES.

EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 (12T) 0406941E 4569185N)  
0-6" VERY FINE SANDY LOAM, MASSIVE STRUCTURE  
6-38" SANDY LOAM, MASSIVE=30 MPI  
38-70" SILTY CLAY LOAM, MASSIVE=7 MPI  
UNCHARACTERISTIC  
GROUND WATER OBSERVED AT 70 INCHES.

EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 (12T) 0406998E 4569181N)  
0-17" FINE SANDY LOAM, GRANULAR STRUCTURE  
17-33" FINE SANDY LOAM, MASSIVE STRUCTURE  
33-42" CLAY LOAM, MASSIVE STRUCTURE = 34 MPI  
42-64" FINE SANDY LOAM, MASSIVE STRUCTURE  
GROUND WATER OBSERVED AT 64 INCHES.

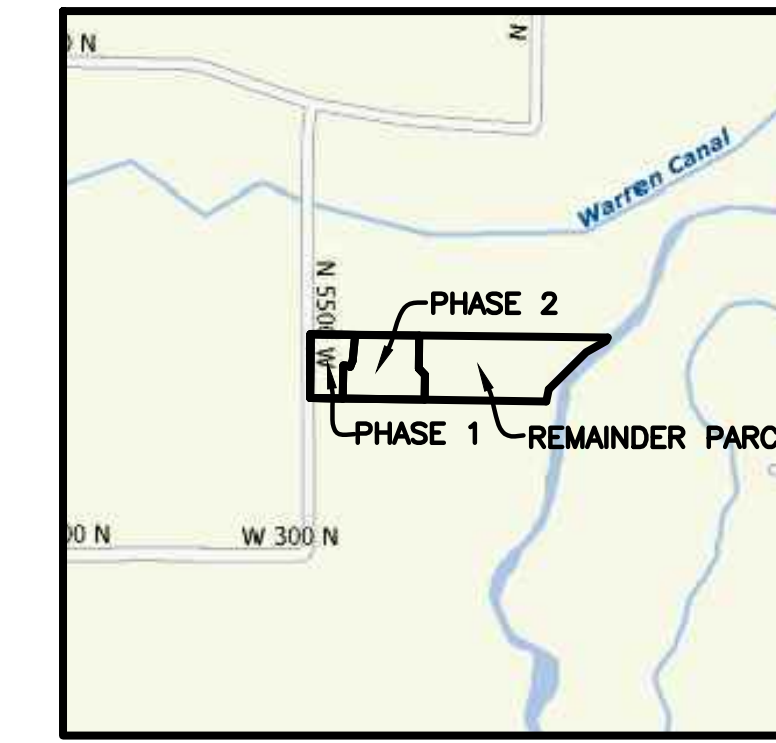
EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 (12T) 0407046E 4569183N)  
0-10" FINE SANDY LOAM, GRANULAR STRUCTURE  
10-30" SILTY CLAY LOAM, BLOCKY STRUCTURE  
30-43" SILTY CLAY LOAM, MASSIVE STRUCTURE = 48 MPI/80 MPI MB  
43-64" VERY FINE SANDY LOAM, MASSIVE  
GROUND WATER OBSERVED AT 64 INCHES.

EXPLORATION PIT #5 (UTM ZONE 12 NAD 83 (12T) 0407058E 4569243N)  
0-6" FINE SANDY LOAM, GRANULAR STRUCTURE  
6-23" SILTY CLAY LOAM, BLOCKY STRUCTURE = 24 MPI  
23-67" FINE SANDY LOAM, MASSIVE STRUCTURE  
GROUND WATER OBSERVED AT 67 INCHES.

EXPLORATION PIT #6 (UTM ZONE 12 NAD 83 (12T) 0407016E 4569243N)  
0-6" FINE SANDY LOAM, GRANULAR STRUCTURE  
6-24" SILTY CLAY LOAM, BLOCKY STRUCTURE = 14 MPI  
UNCHARACTERISTIC  
24-44" FINE SANDY LOAM, MASSIVE STRUCTURE  
44-77" VERY FINE SANDY LOAM, MASSIVE STRUCTURE  
GROUND WATER OBSERVED AT 77 INCHES.

EXPLORATION PIT #7 (UTM ZONE 12 NAD 83 (12T) 0406972E 4569244N)  
0-6" FINE SANDY LOAM, GRANULAR STRUCTURE  
6-25" SILTY CLAY LOAM, BLOCKY STRUCTURE=96 MPI/70 MPI MB  
25-38" VERY FINE SANDY LOAM, MASSIVE STRUCTURE  
38-48" SANDY LOAM, MASSIVE STRUCTURE  
48-63" VERY FINE SANDY LOAM, MASSIVE STRUCTURE  
GROUND WATER OBSERVED AT 63 INCHES.

EXPLORATION PIT #8 (UTM ZONE 12 NAD 83 (12T) 0406929E 4569251N)  
0-6" FINE SANDY LOAM, GRANULAR STRUCTURE  
6-23" SILTY CLAY LOAM, BLOCKY STRUCTURE  
23-67" FINE SANDY LOAM, MASSIVE STRUCTURE  
GROUND WATER OBSERVED AT 67 INCHES.



VICINITY MAP  
NOT TO SCALE

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH

## 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 2**, 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, 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 ERRECTED WITHIN SUCH EASEMENTS AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME 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 OWNER AND ALSO TO DEDICATE THE STORM DRAIN/DETENTION EASEMENT ON LOT 12 TO WEBER COUNTY FOR MAINTENANCE PURPOSES, SAID EASEMENT TO BE OWNED AND MAINTAINED BY OWNER OF LOT 12.

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

NAME/TITLE FOR: PETER B DEVELOPMENT LLC

## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

## AGRICULTURAL STATEMENT

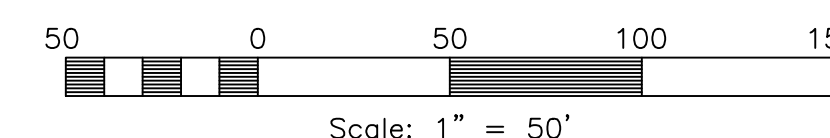
"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES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

## NOTE

RECOMMENDATIONS IN THE GEOTECHNICAL STUDY NEED TO BE FOLLOWED

## LEGEND

- = SECTION CORNER
- = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"
- = SOIL PERCOLATION HOLE
- = CENTERLINE MONUMENT
- FFE = FINISHED FLOOR ELEVATION
- BFE = BASE FLOOD ELEVATION
- = BOUNDARY LINE
- = LOT LINE
- - - = ADJOINING PROPERTY
- - - = EASEMENTS
- - - = SECTION TIE LINE
- - - = ROAD CENTERLINE
- x x x = EXISTING FENCELINE
- = EXISTING HOUSE



## 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\"

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. THE NORTH BOUNDARY WAS SET 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 A DIVISION LINE BETWEEN PHASES. THE SOUTH LINE WAS SET ALONG AN EXISTING FENCELINE. THE DEED DESCRIPTION FOR PARCEL 15-024-0014 DID NOT CLOSE, 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".

## 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 THE NORTHEAST CORNER OF LOT 2 OF FENSTER FARM PHASE 1, SAID POINT BEING S00°18'53\" W 686.26 FEET AND S89°41'07\" E 409.65 FEET FROM THE CENTER OF SECTION 7; THENCE S89°24'27\" E 582.94 FEET; THENCE S00°35'33\" W 300.00 FEET; THENCE S41°41'36\" E 81.05 FEET; THENCE S00°35'48\" W 224.34 FEET; THENCE N89°10'55\" W 745.09 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF FENSTER FARMS PHASE 1; THENCE ALONG THE EASTERLY LINE OF FENSTER FARMS PHASE 1 THE FOLLOWING FOUR (4) COURSES: (1) N00°35'33\" E 300.93 FEET; (2) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 64.54 FEET, A DELTA ANGLE OF 21°45'09\", A CHORD BEARING OF S78°31'53\" E, A RADIAL BEARING OF S00°35'33\" W, AND A CHORD LENGTH OF 64.15 FEET; (3) N22°20'41\" E 60.00 FEET; AND (4) N05°59'34\" E 237.87 FEET TO THE POINT OF BEGINNING.

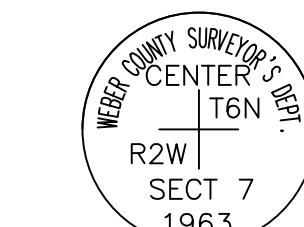
## DEVELOPER

ALLAN KARRAS  
CENTURY 21 2609 N MAIN  
SUNSET, UT 80415

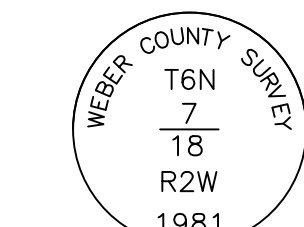
CONTAINING 389816 SQUARE FEET OR 8.949 ACRES MORE OR LESS

## CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	170.00'	64.54'	64.15'	32.66'	S78°31'53\" E	21°45'09\"
C2	170.00'	38.10'	38.02'	19.13'	S61°14'03\" E	12°50'31\"
C3	200.00'	44.83'	44.73'	22.51'	S61°14'03\" E	12°50'31\"
C4	230.00'	51.55'	51.44'	25.88'	S61°14'03\" E	12°50'31\"
C5	220.00'	117.89'	116.48'	60.40'	S70°09'52\" E	30°42'10\"
C6	220.00'	14.94'	14.94'	7.47'	S87°27'42\" E	3°53'31\"
C7	250.00'	150.95'	148.66'	77.85'	S72°08'37\" E	34°35'40\"
C8	280.00'	120.97'	120.03'	61.44'	S67°11'24\" E	24°45'13\"
C9	280.00'	48.09'	48.03'	24.10'	S84°29'14\" E	9°50'27\"
C10	170.00'	102.64'	101.09'	52.94'	S72°06'37\" E	34°35'40\"
C11	200.00'	75.93'	75.48'	38.43'	S78°31'53\" E	21°45'09\"



MONUMENT  
DETAIL 1  
(NOT TO SCALE)



MONUMENT  
DETAIL 2  
(NOT TO SCALE)

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

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 \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

## WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

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

WEBER-MORGAN HEALTH DEPARTMENT

## Webster County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
At \_\_\_\_\_ Filed For Record \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ in Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Revision: \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder  
\_\_\_\_\_ Deputy.