

FENSTER FARM SUBDIVISION PHASE 4

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
AUGUST, 2020

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 ALONG AN EXISTING FENCELINE AS SHOWN ON A SURVEY BY C.L.S. (R.O.S. #1972). 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 16 OF FENSTER FARM SUBDIVISION PHASE 3, SAID POINT BEING S00°18'53"W 693.56 FEET AND S89°41'07"E 1769.31 FEET FROM THE CENTER OF SECTION 7; THENCE ALONG SAID EXISTING FENCELINE THE FOLLOWING FIVE (5) COURSES: (1) S89°45'08"E 90.36 FEET; (2) N88°24'05"E 4.29 FEET; (3) S89°24'27"E 21.72 FEET; (4) S89°05'29"E 302.68 FEET; AND (5) N89°40'10"E 103.21 FEET; THENCE S89°24'25"E 419.90 FEET; THENCE S27°12'44"W 35.09 FEET; THENCE S89°22'53"W 207.03 FEET; THENCE S45°11'12"W 480.12 FEET; THENCE S13°06'29"W 113.92 FEET; THENCE N89°10'55"W 332.81 FEET TO THE SOUTHEAST CORNER OF LOT 22 OF FENSTER FARM SUBDIVISION PHASE 3; THENCE ALONG THE EAST LINE OF FENSTER FARM SUBDIVISION PHASE 3; THE FOLLOWING THREE (3) COURSES: (1) N03°26'46"W 247.05 FEET; (2) N09°09'23"W 60.00 FEET; AND (3) N04°33'40"W 282.22 FEET TO THE POINT OF BEGINNING.

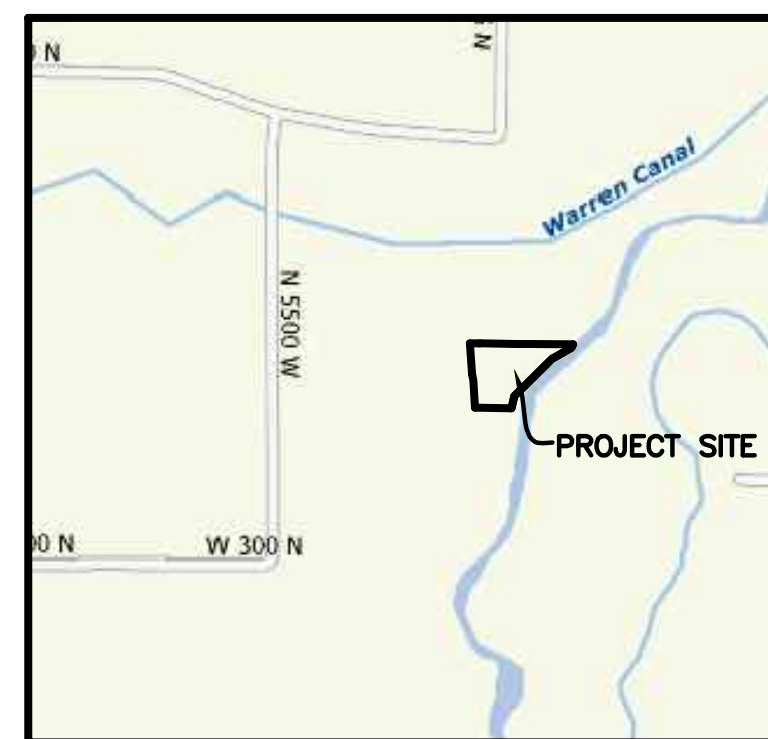
CONTAINING 341790 SQUARE FEET OR 7.846 ACRES MORE OR LESS.

AGRICULTURAL STATEMENT

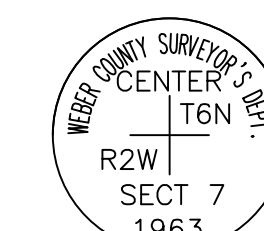
"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES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

LEGEND

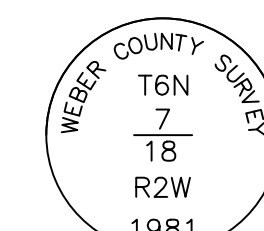
- = SECTION CORNER
- = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"
- = SOIL PERCOLATION HOLE
- = CENTERLINE MONUMENT
- = FINISHED FLOOR ELEVATION
- = BASE FLOOD ELEVATION
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD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



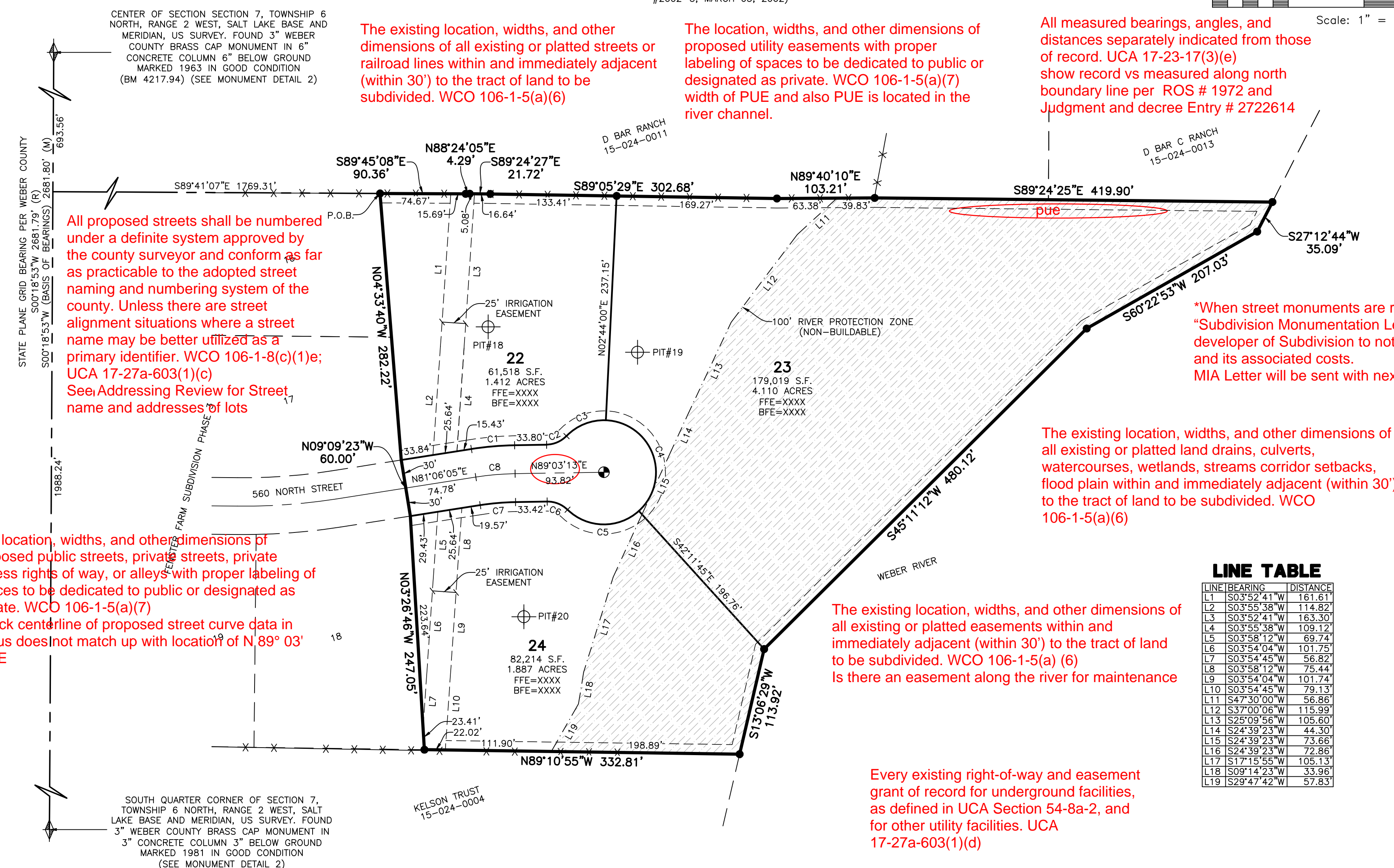
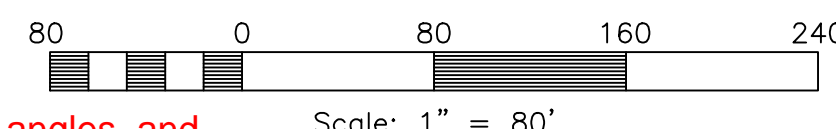
VICINITY MAP
NOT TO SCALE



MONUMENT
DETAIL 1
(NOT TO SCALE)



MONUMENT
DETAIL 2
(NOT TO SCALE)



The existing location, widths, and other dimensions of all existing or platted streets or railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The location, widths, and other dimensions of proposed utility easements with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7) width of PUE and also PUE is located in the river channel.

All measured bearings, angles, and distances separately indicated from those of record. UCA 17-23-17(3)(e) show record vs measured along north boundary line per ROS # 1972 and Judgment and decree Entry # 2722614

All proposed streets shall be numbered under a definite system approved by the county surveyor and conform as far as practicable to the adopted street naming and numbering system of the county. Unless there are street alignment situations where a street name may be better utilized as a primary identifier. WCO 106-1-8(c)(1)(e); UCA 17-27a-603(1)(c) See Addressing Review for Street name and addresses of lots

The location, widths, and other dimensions of proposed public streets, private streets, private access rights of way, or alleys with proper labeling of spaces to be dedicated to public or designated as private. WCO 106-1-5(a)(7) Check centerline of proposed street curve data in radius does not match up with location of N 89° 03' 13" E

"When street monuments are required, send "Subdivision Monumentation Letter" to developer of Subdivision to notify of the MIA and its associated costs. MIA Letter will be sent with next review

The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6) Is there an easement along the river for maintenance

Every existing right-of-way and easement grant of record for underground facilities, as defined in UCA Section 54-8a-2, and for other utility facilities. UCA 17-27a-603(1)(d)

EXPLORATION TEST PIT INFO.

EXPLORATION PIT #18 (UTM ZONE 12 NAD 83 (12T) 0407349E 4569255N) 0-10" FINE SANDY LOAM, GRANULAR STRUCTURE, 0.5 GPD/SQ FT
10-36" CLAY LOAM, BLOCKY STRUCTURE, 0.4 GPD/SQ FT (E)(H) = 80 MPI
36-112" SILTY CLAY LOAM, MASSIVE STRUCTURE, (E)(H) = 98 MPI

EXPLORATION PIT #19 (UTM ZONE 12 NAD 83 (12T) 0407397 E 4569253 N) 0-12" SANDY LOAM, GRANULAR STRUCTURE, 0.65 GPD/SQ FT
12-60" SANDY LOAM, WEAKLY MASSIVE STRUCTURE, 0.45 GPD/SQ FT
60-96" LOAMY SAND, SINGLE GRAIN STRUCTURE, 0.9 GPD/SQ FT (E)

EXPLORATION PIT #20 (UTM ZONE 12 NAD 83 (12T) 0407359 E 4569162 N) 0-10" SANDY LOAM, GRANULAR STRUCTURE, 0.65 GPD/SQ FT
10-72" SANDY LOAM, WEAKLY MASSIVE STRUCTURE, 0.45 GPD/SQ FT
72-110" LOAMY SAND, SINGLE GRAIN STRUCTURE, 0.9 GPD/SQ FT (E)

The location of percolation test holes on each lot. WCO 106-1-5(a)(10)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S03°52'41"W	161.61
L2	S03°55'38"W	114.82
L3	S03°52'41"W	163.30
L4	S03°53'58"W	109.12
L5	S03°58'12"W	69.74
L6	S03°54'04"W	101.75
L7	S03°54'45"W	56.82
L8	S03°58'12"W	75.44
L9	S03°54'04"W	101.74
L10	S03°54'45"W	79.13
L11	S47°30'00"W	56.86
L12	S37°00'06"W	115.99
L13	S25°09'56"W	105.60
L14	S24°39'23"W	44.30
L15	S24°39'23"W	73.66
L16	S24°39'23"W	72.86
L17	S17°15'55"W	105.13
L18	S09°14'23"W	33.96
L19	S29°47'42"W	57.83

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	330.00	45.80	45.77	22.94	N85°04'39"E	75°7'09"
C2	30.00	23.52	22.92	12.40	N66°35'43"E	44°55'00"
C3	55.00	46.11	44.77	24.51	N68°09'17"E	48°02'08"
C4	55.00	130.20	101.86	134.88	S20°00'42"E	135°37'54"
C5	55.00	83.06	75.39	51.77	N88°55'50"W	86°31'50"
C6	30.00	23.71	23.10	12.51	N68°18'21"W	45°12'52"
C7	270.00	37.47	37.44	18.77	S85°04'39"W	75°7'09"
C8	300.00	41.64	41.61	20.85	N85°04'39"E	75°7'09"

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, 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 4** 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 BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

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 4**, 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 ALSO TO DEDICATE THE IRRIGATION EASEMENT TO WEBER COUNTY FOR IRRIGATION AND DRAINAGE PURPOSES, SAID EASEMENT TO BE OWNED AND MAINTAINED BY LOT OWNERS.

SIGNED THIS _____ DAY OF _____, 20____.

Owner's Dedication Certificate shall include the following Private Land Drain Easements dedication as applicable:
"Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation."
WCO 106-7-1
if this is a irrigation Easement need to be dedicated to irrigation company or check with engineering

NAME/TITLE _____ FOR: PETER B DEVELOPMENT LLC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____) S.S.

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 _____

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 _____

Weber County Recorder

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