

Winslow Farr Jr. Farm - Phase 1

A part of Section 28, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

March 2015

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate 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 a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Winslow Farr Jr. Farm - Phase 1 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 found or placed as represented on this plat.

Signed this _____ day of _____, 2015.

6242920
License No.

Andy Hubbard

OWNERS DEDICATION

We, the undersigned, Owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets, as shown on this plat and name said tract of land Winslow Farr Jr. Farm - Phase 1 and hereby dedicate, grant and convey to Weber County, Utah all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips for easements for public utilities and drainage purposes, as shown hereon, the same to be used for installation, maintenance and operation of public utility service lines and drainage, as may be authorized by Weber County, with no buildings or structures being erected within such easements.

Signed this _____ Day of _____, 2015.

- Bob Favero -

- Gary Farr -

Bob Favero - Owner

Gary Farr - Owner

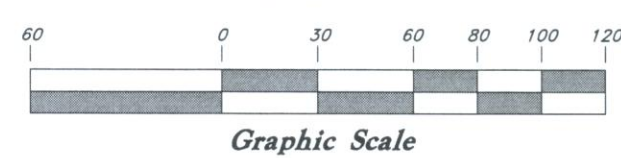
East Quarter corner of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument)
DATE?
CORRECTED?



VICINITY MAP
(Not to Scale)



Scale: 1" = 60'



Graphic Scale

NARRATIVE

This Subdivision Plat was requested by Mr. Bob Favero for the purpose of creating 14 residential lots and 3 common areas, A, B, & C? Brass Cap Monuments were found at the East 1/4 corner and the Southeast corner of Section 28, T6N, R2W, SLB&M.

A line bearing South 0°36'20" West between these two monuments was used as the basis of bearings.

Properly corners will be marked as depicted on this plat once the construction is complete.

IF CURB & GUTTER IS INSTALLED - RIVETS WILL BE SET IN XXX ON THE EXTENSION - - - -
IF CURB & GUTTER IS DEFERRED, THE FRONT PROP. CARS WILL BE REQUIRED TO HAVE P/C'S SET

Legend

- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- P&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- Set Nail & Washer
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

State of Utah } ss
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2015 by Bob Favero.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

ACKNOWLEDGMENT

State of Utah } ss
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____ 2015 by Gary Farr.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

Curve	Delta	Radius	Length	Chord	Chord Bearing
C100	42°56'07"	369.21'	276.68'	270.25'	S 22°17'32" W
C101	42°58'49"	200.00'	150.03'	146.54'	N 67°43'49" W
C102	3°36'57"	1200.00'	75.73'	75.72'	S 88°58'18" W
C103	3°26'30"	1500.00'	90.11'	90.09'	S 88°53'05" W

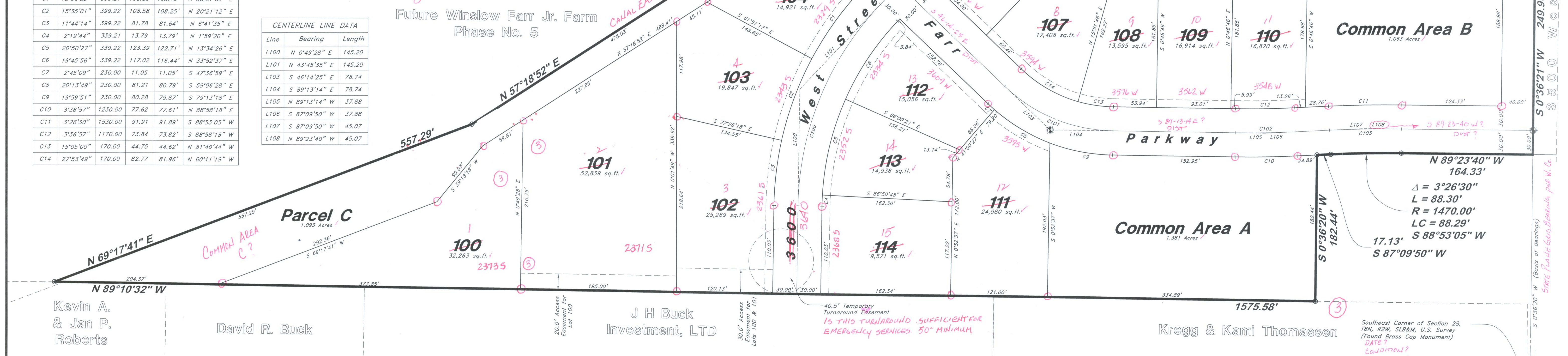
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	15°36'52"	399.21	108.80	108.46'	N 35°57'09" E
C2	15°35'01"	399.22	108.58	108.25'	N 20°21'12" E
C3	11°44'14"	399.22	81.78	81.64'	N 6°41'35" E
C4	2°19'44"	339.21	13.79	13.79'	N 1°59'20" E
C5	20°50'27"	339.22	123.39	122.71'	N 13°34'26" E
C6	19°45'56"	339.22	117.02	116.44'	N 33°52'37" E
C7	2°45'09"	230.00	11.05	11.05'	S 47°36'59" E
C8	20°13'49"	230.00	81.21	80.79'	S 59°06'28" W
C9	19°59'51"	230.00	80.28	79.87'	S 79°13'18" E
C10	3°36'57"	1230.00	77.62	77.61'	S 88°58'18" W
C11	3°26'30"	1530.00	91.91	91.89'	S 88°53'05" W
C12	3°36'57"	1170.00	73.84	73.82'	S 88°58'18" W
C13	15°03'00"	170.00	44.75	44.62'	N 81°40'44" W
C14	27°53'49"	170.00	82.77	81.96'	N 60°11'19" W

Line	Bearing	Length
L100	N 0°49'28" E	145.20
L101	N 43°45'35" E	145.20
L103	S 46°14'25" E	78.74
L104	S 89°13'14" E	78.74
L105	N 89°13'14" W	37.88
L106	S 87°09'50" W	37.88
L107	S 87°09'50" W	45.07
L108	N 89°23'40" W	45.07

- 1 CENTERLINE ROAD DATA REQUIRED
- 2 ROAD DEDICATION OF 3500 WEST? (LASELED & HATCHED)
- 3 SHOW ANY STRUCTURES AT OR WITHIN 30' OF ANY BOUNDARY LINE
- 4 AGRICULTURAL ZONE NOTE REQUIRED
- 5 TEMPORARY TURNAROUND VERBIAGE TO BE INCLUDED IN OWNER DEDICATION. SEE ATTACHED
- 6 IS A P.U.E. REQUIRED FOR LOTS 100 & 101- (SEE ENGINEERING)
- 7 NUMBER ALL LOTS CONSECUTIVELY - STARTING WITH LOT 1 AND ENDING WITH LOT 81
- 8 Street Designations - See attached letter

Future Winslow Farr Jr. Farm Phase No. 5

Future Winslow Farr Jr. Farm Phase No. 6



Kevin A. & Jan P. Roberts

David R. Buck

J H Buck Investment, LTD

Kregg & Kami Thomassen

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 _____, 2015.

Chairman, Weber County Planning Commission

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 _____, 2015.

Chairman, Weber County Commission

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 monument 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 _____, 2015.

Weber County Surveyor

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 _____, 2015.

Director - Weber Morgan Health Department

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Weber County Engineer

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 effect.
Signed this _____ day of _____, 2015.

Weber County Attorney

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian:
Beginning at a point 891.53 feet South 00°36'21" West along the Section line from the East Quarter corner of said Section; and running thence South 00°36'21" West 249.96 feet along the section line; thence North 89°23'40" West 164.33 feet to a point of curve; thence Westerly along the arc a 1,470.00 foot radius curve to the left a distance of 88.30 feet (Central Angle equals 03°26'30", and Long Chord bears South 88°53'05" West 88.29 feet); thence South 87°09'50" West 17.13 feet; thence South 00°36'20" West 182.44 feet; thence North 89°10'32" West 1,575.58 feet; thence North 69°17'41" East 557.29 feet; thence North 57°18'52" East 478.03 feet; thence South 46°14'25" East 30.86 feet; thence North 57°18'52" East 236.59 feet; thence South 46°14'25" East 231.90 feet; thence South 89°13'14" East 252.68 feet; thence North 73°41'41" East 56.24 feet; thence South 89°14'44" East 230.55 feet to the point of beginning.
Contains 12.935 Acres ✓

WEBER COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
RECORDED _____	FILED FOR RECORD AND AT _____
IN BOOK _____	OF OFFICIAL RECORDS, PAGE _____
FOR _____	RECORDED _____
WEBER COUNTY RECORDER	
BY: _____	DEPUTY _____



TENTATIVE FINAL