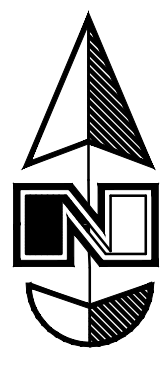
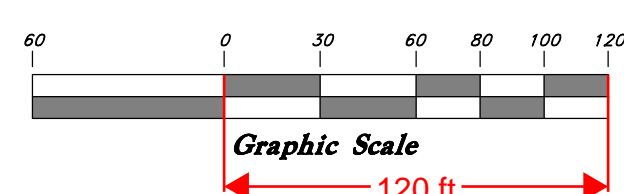




VICINITY MAP  
(Not to Scale)



Scale: 1" = 60'



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

# Winslow Farr Jr. Farm - Phase 1

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

Weber County, Utah

March 2015

## ACKNOWLEDGMENT

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

## 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 hereon 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)

Curve	Delta	Radius	Length	Chord	Chord Bearing
C100	42°56'02"	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" E
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'	N 88°58'18" E
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°05'00"	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

Future Winslow Farr Jr. Farm  
Phase No. 5

Future Winslow Farr Jr. Farm  
Phase No. 6

Common Area B  
1.448 Acres

Common Area C  
1.093 Acres

Common Area A  
1.351 Acres

N 89°23'40" W  
164.33'  
Δ = 3°26'30"  
L = 88.30'  
RC = 1470.00'  
LC = 88.29'  
S 87°09'50" W  
17.13'

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 North 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

ENGINEER:  
Great Basin Engineering North  
c/o Andy Hubbard  
5749 South 1425 East Suite 200  
Ogden, Utah 84405  
(801) 394-4515

DEVELOPER:  
Bob Favero  
2049 Bluff Ridge Drive  
Syracuse, UT 84075  
(801) 644-3706

# TENTATIVE FINAL

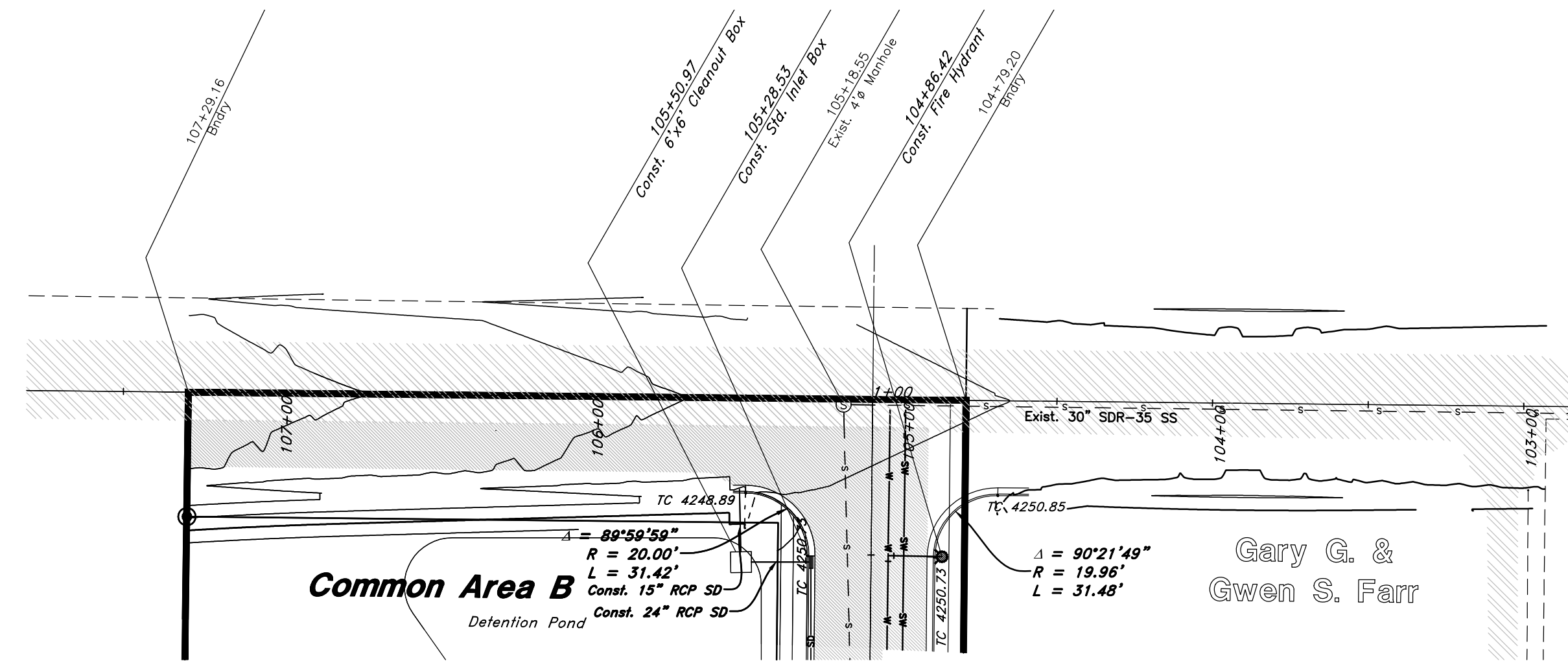
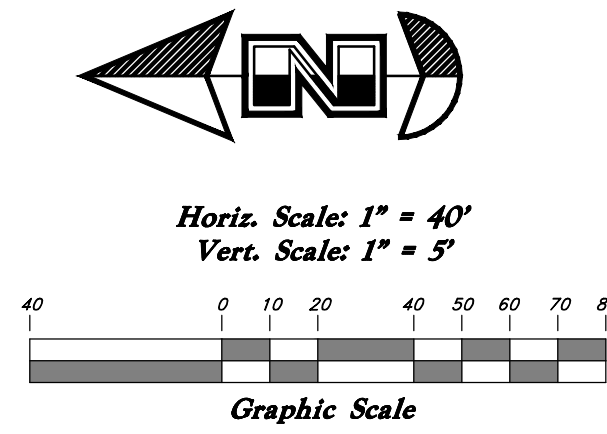
## WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_, RECORDED FOR \_\_\_\_\_

## WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY





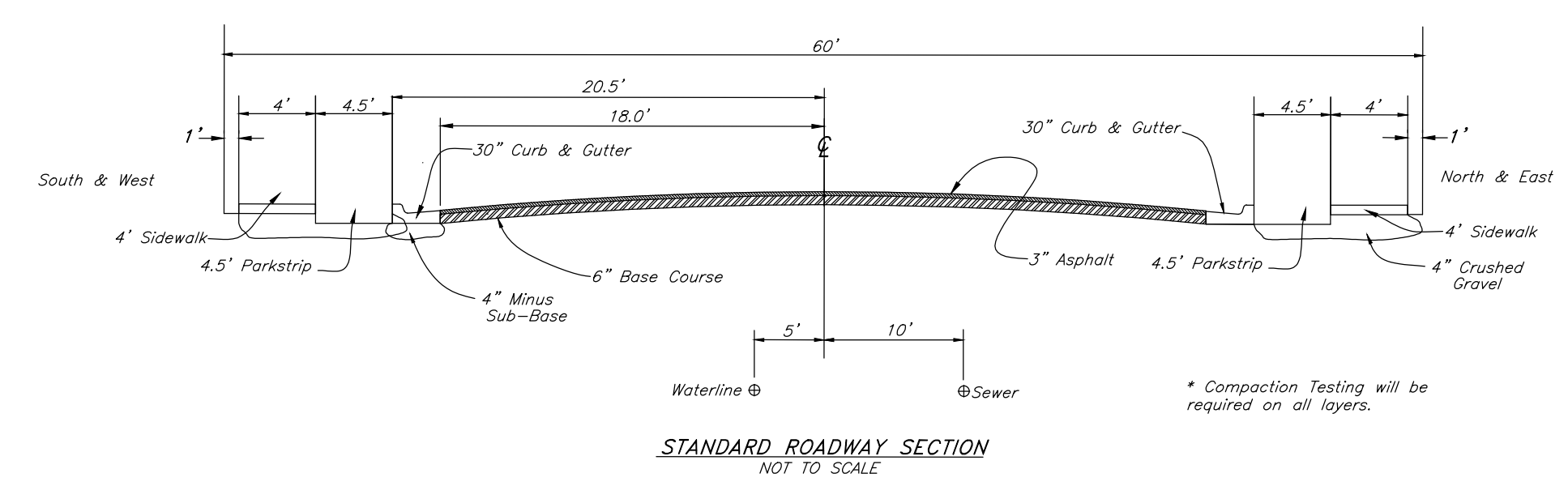
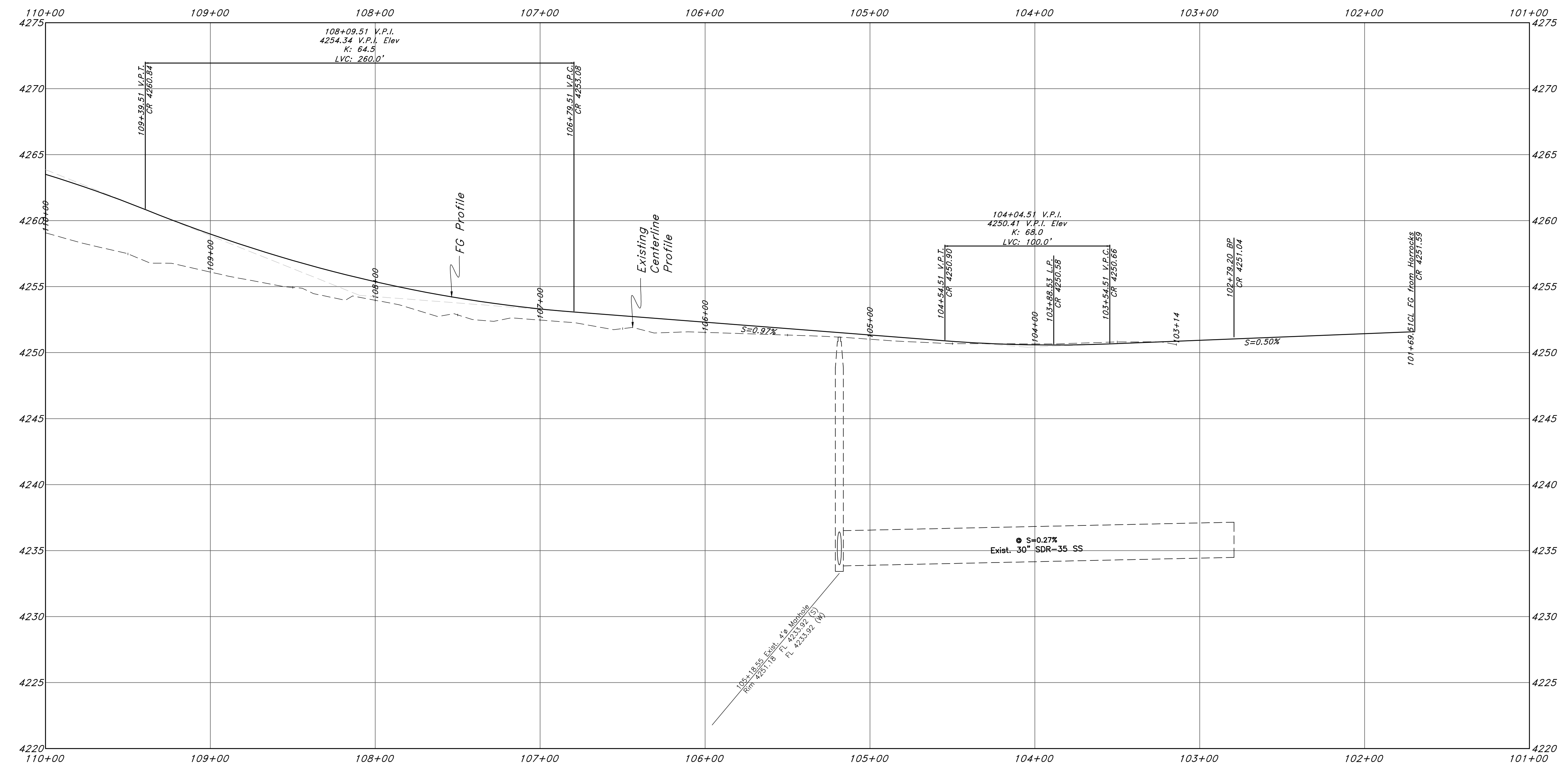
# 3500 West Street

## Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	⊙	Corrugated Metal Pipe	CMP	Existing Asphalt	
Water Manhole	⊙	Concrete Pipe	CP	New Asphalt	
Storm Drain Manhole	⊙	Reinforced Concrete Pipe	RCP	Heavy Duty Asphalt	
Cleanout	⊙	Ductile Iron	DI	Existing Concrete	
Electrical Manhole	⊙	Polyvinyl Chloride	PVC	New Concrete	
Catch Basins	⊙	Top of Asphalt	EA	Spill Curb & Gutter	
Exist. Fire Hydrant	⊙	Centerline	CL	Demo Tree	
Fire Hydrant	⊙	Flowline	FL		
Exist. Water Valve	⊙	Finish Floor	FF		
Water Valve	⊙	Top of Curb	TC		
Sanitary Sewer	—S—	Top of Wall	TW		
Culinary Water	—W—	Top of Walk	TW		
Gas Line	—G—	Top of Concrete	TCN		
Irrigation Line	—IW—	Natural Ground	NG		
Storm Drain	—SD—	Finish Grade	FG		
Telephone Line	—T—	Match Existing	ME		
Secondary Waterline	—SW—	Fire Department Connection	FDC		
Power Line	—P—	Finish Contour	FC		
Fire Line	—F—	Exist. Contour	EC		
Land Drain	—LD—	Finish Grade	FG		
Power pole	⊙	Exist. Grade	EG		
Power pole w/guy	⊙	Ridge Line	R		
Light Pole	⊙				
Fence	—x—x—				
Flowline of ditch	—				
Overhead Power line	—OHP—				

**NOTES:**  
Coordinate with Weber County on Construction Requirements for 3500 West Street.



- GENERAL NOTES:**
- All construction must meet or exceed Weber County Standards.
  - Culinary Water services will be extended 10' beyond Right-of-way line and Centered in Lots.
  - Sanitary Sewer will be extended 10' beyond the Right-of-way line 10.0' on the Downhill side of the Center of Lots.
  - Saw Cut Existing Asphalt to provide a smooth clean edge.
  - Contractor responsible to loop pressurized utility lines to maintain separation between pipes and cover over top of pipe from finished grade.

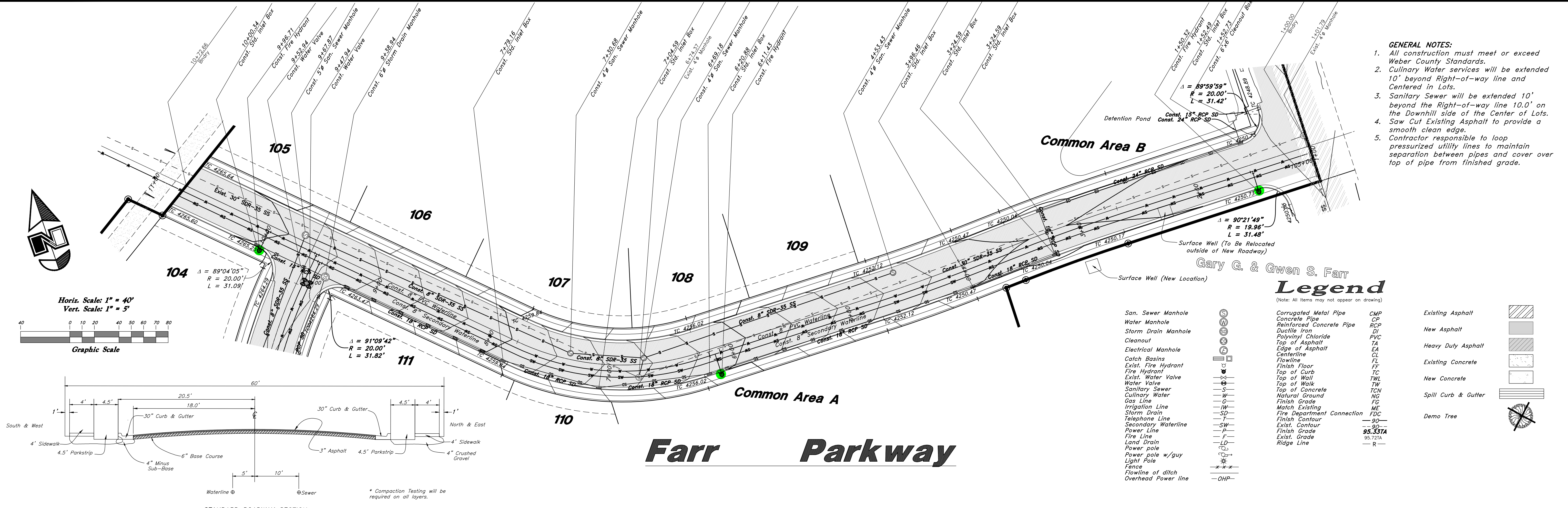
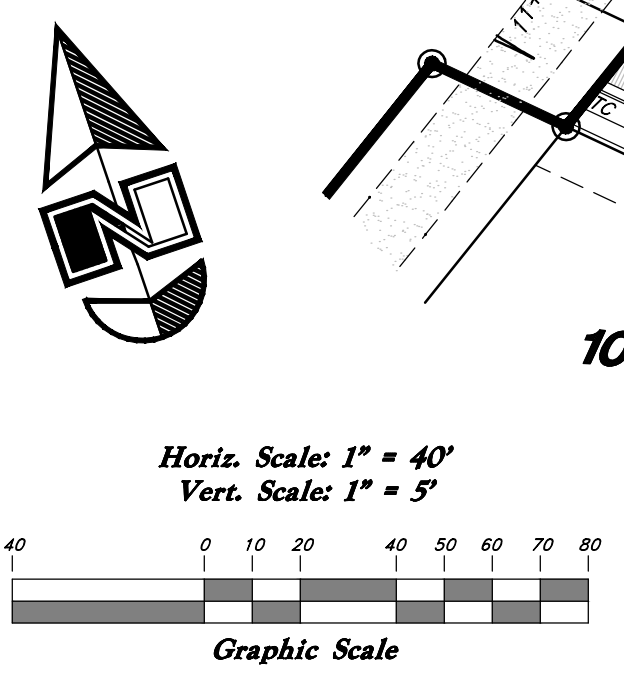
# TENTATIVE FINAL



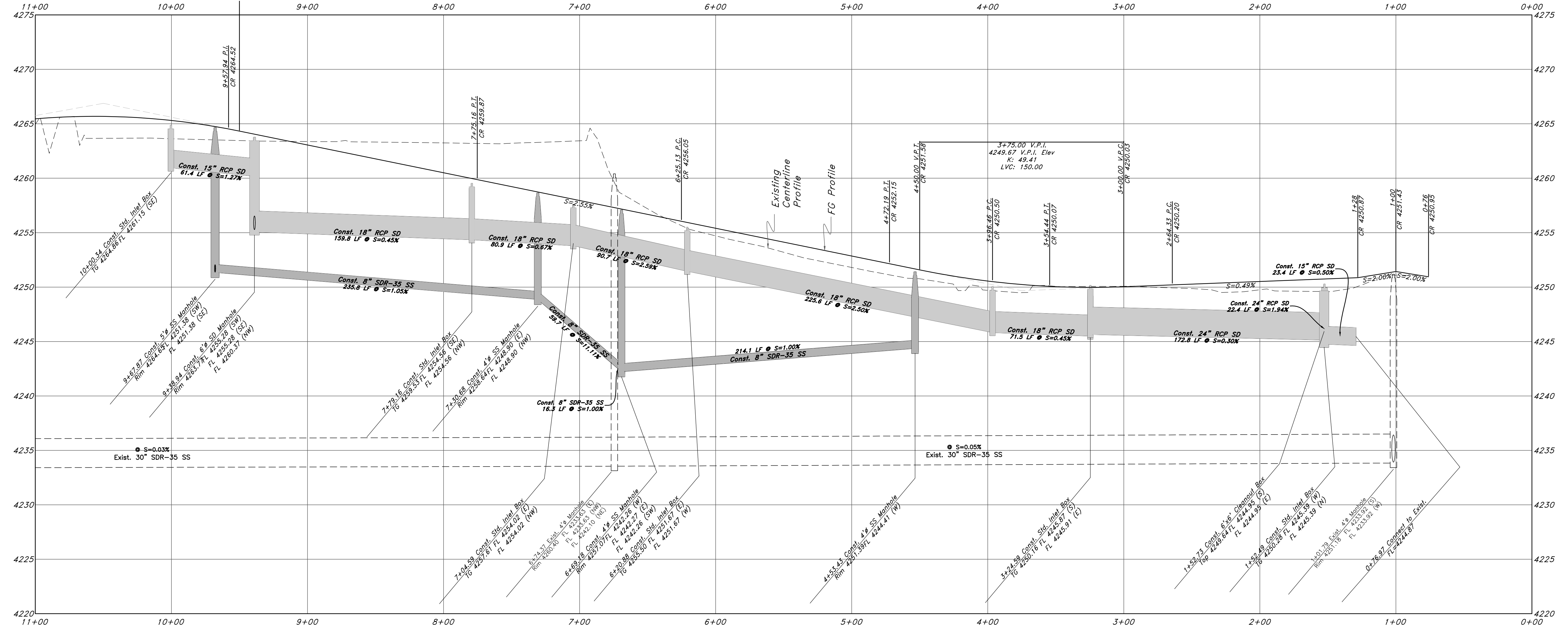
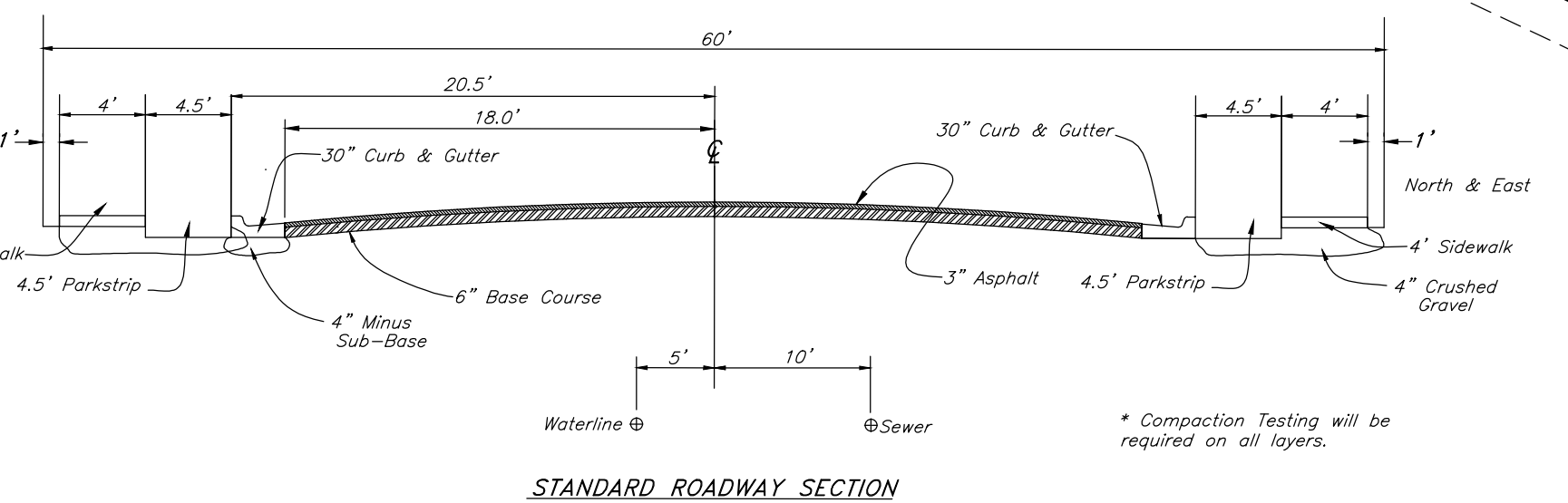
**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403  
 MAIN 801.719.4445 | FAX 801.719.4444  
 WWW.GREATBASINENGINEERING.COM

**Plan & Profile**  
**Winslow Far Jr. Farm - Phase 1**  
 2200 South 3500 West  
 Weber County, Utah  
 A part of Section 28, T6N, R2W, SL&M, U.S. Survey

9 Mar, 2015  
 SHEET NO.  
**C1**  
 02N302



- GENERAL NOTES:**
- All construction must meet or exceed Weber County Standards.
  - Culinary Water services will be extended 10' beyond Right-of-way line and Centered in Lots.
  - Sanitary Sewer will be extended 10' beyond the Right-of-way line 10.0' on the Downhill side of the Center of Lots. Saw Cut Existing Asphalt to provide a smooth clean edge.
  - Contractor responsible to loop separation utility lines to maintain separation between pipes and cover over top of pipe from finished grade.



TENTATIVE FINAL

**GREAT BASING ENGINEERING**

5746 SOUTH 1475 EAST, OGDEN, UTAH 84403  
 MAIN 8017994451 • FAX 801521-0222 • EMAIL 801392-7544  
 WWW.GREATBASINGENGINEERING.COM

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**Plan & Profile**

**Winslow Far Jr. Farm - Phase 1**

2200 South 3500 West  
 Weber County, Utah

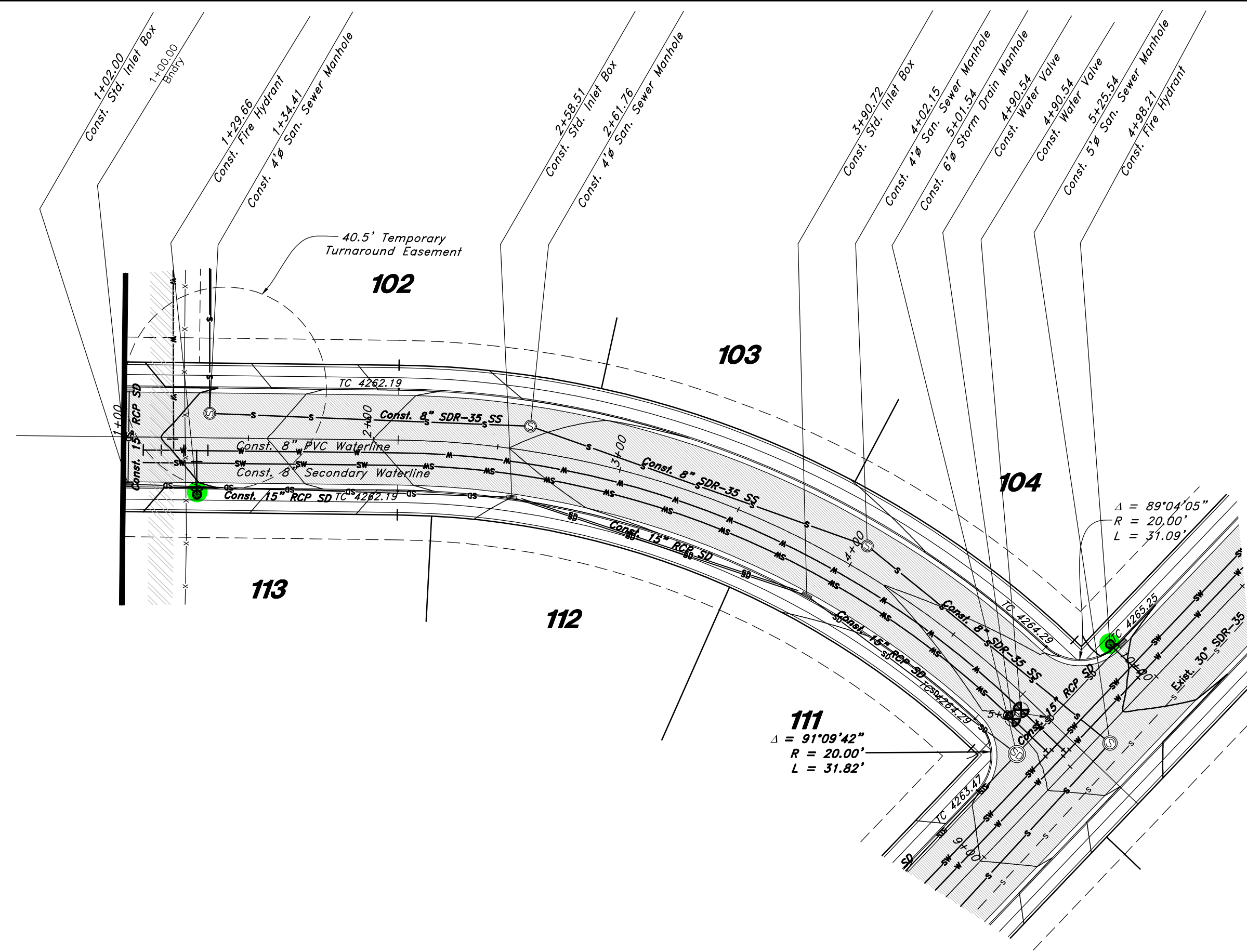
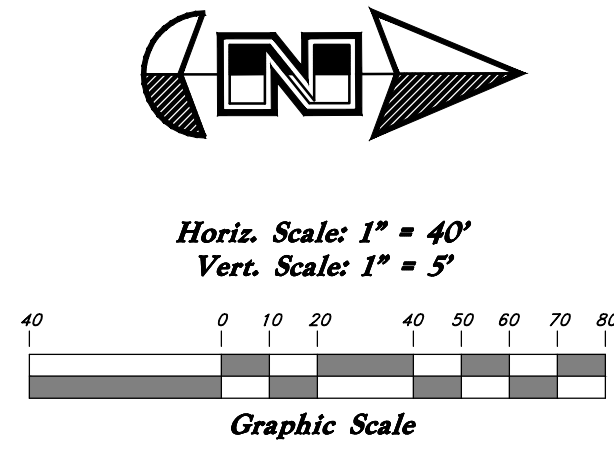
A part of Section 28, T6N, R2W, SL&M, U.S. Survey

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9 Mar, 2015

SHEET NO. **C2**

02N302

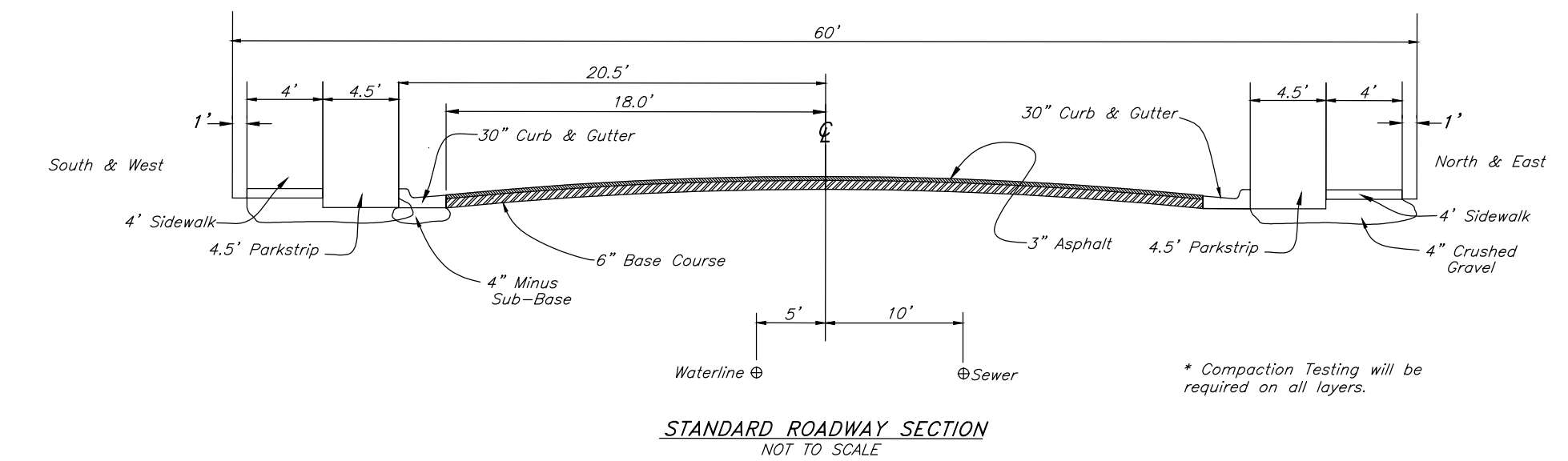
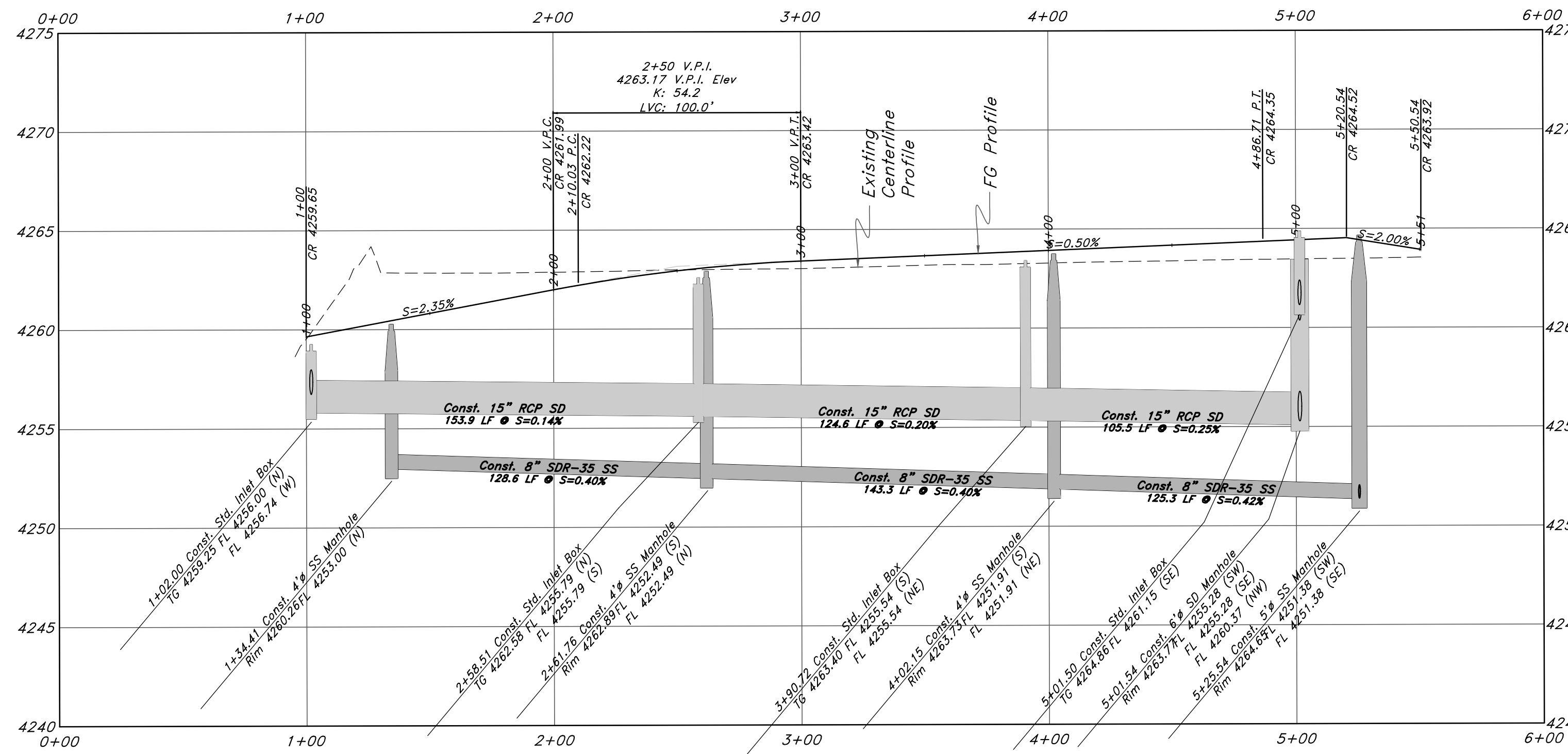


# 3600 West Street

## Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	⊙	Corrugated Metal Pipe	CMP	Existing Asphalt	
Water Manhole	⊙	Concrete Pipe	CP	New Asphalt	
Storm Drain Manhole	⊙	Reinforced Concrete Pipe	RCP	Heavy Duty Asphalt	
Cleanout	⊙	Ductile Iron	DI	Existing Concrete	
Electrical Manhole	⊙	Polyvinyl Chloride	PVC	New Concrete	
Catch Basins	⊙	Top of Asphalt	TA	Spill Curb & Gutter	
Exst. Fire Hydrant	⊙	Edge of Asphalt	EA	Demo Tree	
Fire Hydrant	⊙	Centerline	CL		
Exst. Water Valve	⊙	Flowline	FL		
Water Valve	⊙	Finish Floor	FF		
Sanitary Sewer	—	Top of Curb	TC		
Culinary Water	—	Top of Wall	TW		
Gas Line	—	Top of Walk	TW		
Irrigation Line	—	Top of Concrete	TCN		
Storm Drain	—	Natural Ground	NG		
Telephone Line	—	Finish Grade	FG		
Secondary Waterline	—	Match Existing	ME		
Power Line	—	Fire Department Connection	FDC		
Land Drain	—	Finish Contour	—90		
Power pole w/guy	⊙	Exist. Contour	—95.3374		
Light Pole	⊙	Finish Grade	—95.721A		
Fence	—	Exist. Grade	—R		
Flowline of ditch	—	Ridge Line	—R		
Overhead Power line	—				



- GENERAL NOTES:**
- All construction must meet or exceed Weber County Standards.
  - Culinary Water services will be extended 10' beyond Right-of-way line and Centered in Lots.
  - Sanitary Sewer will be extended 10' beyond the Right-of-way line 10.0' on the Downhill side of the Center of Lots.
  - Saw Cut Existing Asphalt to provide a smooth clean edge.
  - Contractor responsible to loop pressurized utility lines to maintain separation between pipes and cover over top of pipe from finished grade.

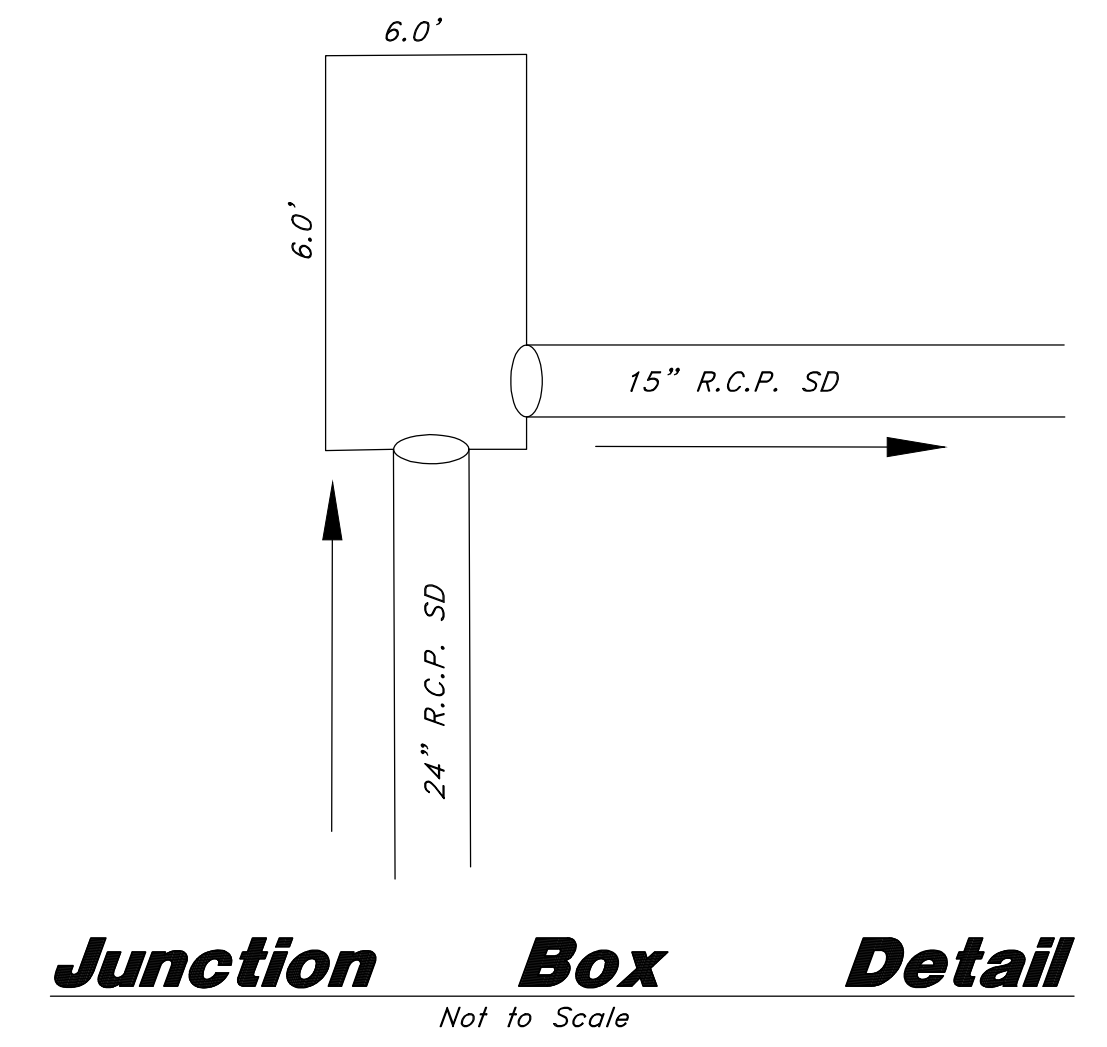
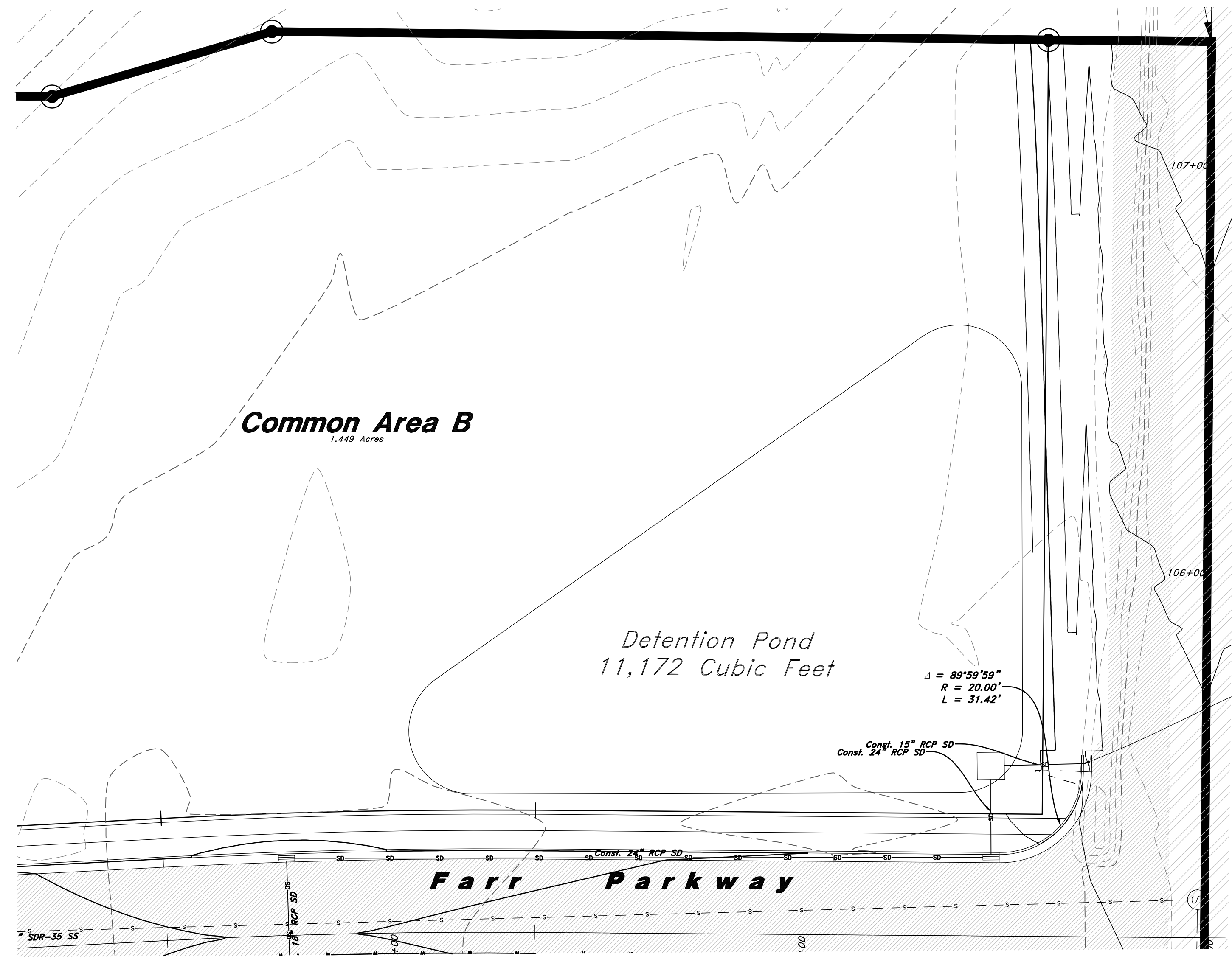
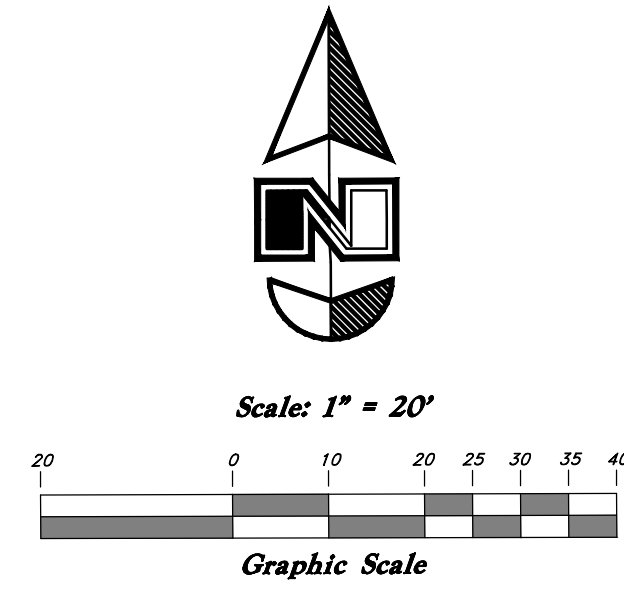
TENTATIVE FINAL



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 MAIN 801799-4451 • FAX 801521-0222  
 WWW.GREATBASINENGINEERING.COM

**Plan & Profile**  
**Winslow Far Jr. Farm - Phase 1**  
 2200 South 3500 West  
 Weber County, Utah  
 A part of Section 28, T6N, R2W, SL&M, U.S. Survey

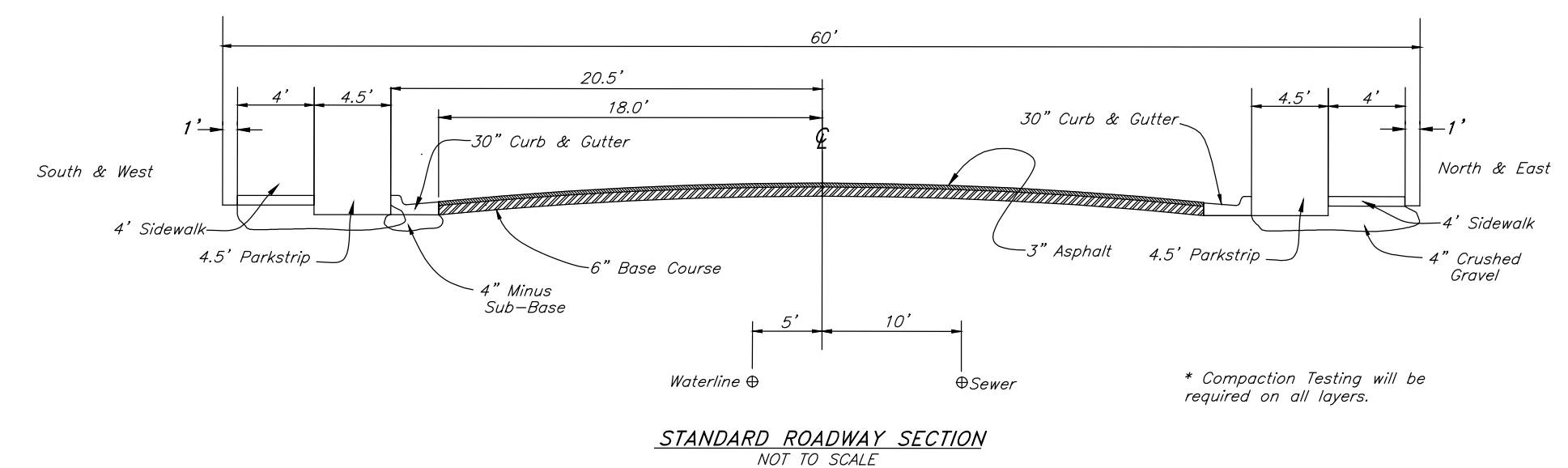
9 Mar, 2015  
 SHEET NO.  
**C3**  
 02N302



## Detention Pond Detail

Connect to Existing Box (By Others)  
Coordinate with Weber County

- GENERAL NOTES:**
- All construction must meet or exceed Weber County Standards.
  - Culinary Water services will be extended 10' beyond Right-of-way line and Centered in Lots.
  - Sanitary Sewer will be extended 10' beyond the Right-of-way line 10.0' on the Downhill side of the Center of Lots.
  - Saw Cut Existing Asphalt to provide a smooth clean edge.
  - Contractor responsible to loop pressurized utility lines to maintain separation between pipes and cover over top of pipe from finished grade.



**Legend**  
(Note: All items may not appear on drawing)

San. Sewer Manhole	⊙	Corrugated Metal Pipe	CMP	Existing Asphalt	
Water Manhole	⊙	Reinforced Concrete Pipe	RCP	New Asphalt	
Storm Drain Manhole	⊙	Ductile Iron	DI	Heavy Duty Asphalt	
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Sanitary Sewer	—S—	Top of Wall	TWL		
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Telephone Line	—T—	Match Existing	ME		
Secondary Waterline	—SW—	Fire Department Connection	FDC		
Power Line	—P—	Finish Contour	—90—		
Fire Line	—F—	Exist. Contour	—95—		
Land Drain	—LD—	Finish Grade	—95.537A—		
Power pole	⊙	Exist. Grade	—95.72TA—		
Power pole w/guy	⊙	Ridge Line	—R—		
Light Pole	⊙				
Fence	—x-x—				
Flowline of ditch	—○—				
Overhead Power line	—OHP—				

Call before you Dig  
Avoid cutting underground utility lines. It costs.

**Call 811**

1-800-862-4111

**Detention Pond Detail**  
**Winslow Far Jr. Farm - Phase 1**  
 2200 South 3500 West  
 Weber County, Utah  
 A part of Section 28, T6N, R2W, SL&M, U.S. Survey

9 Mar, 2015  
SHEET NO.  
**C4**

REV	DATE	DESCRIPTION

**GREAT BASIN ENGINEERING**  
 5746 SOUTH 1475 EAST, OGDEN, UTAH 84403  
 MAIN 801799-4451 • FAX 801799-27544  
 WWW.GREATBASINENGINEERING.COM

TENTATIVE FINAL