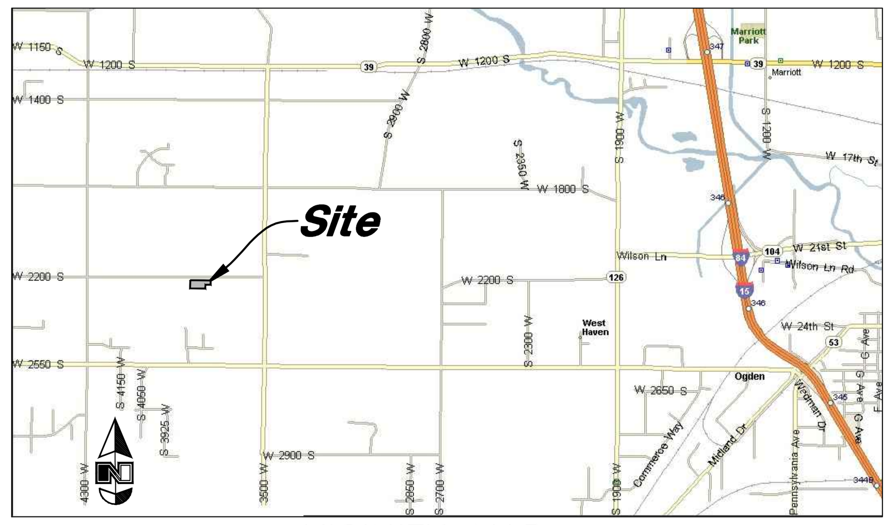
Favero's Legacy Cluster Subdivision - Phase 1

A part of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
October 2016



VICINITY MAP
(Not to Scale)

Legend

- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- A will be set Nail in Curb @ Extension of Property
- Set 5/8"x 24" Long Rebar & Cap w/ Lathe

Scale: 1" = 60'

Graphic Scale

NARRATIVE

This Subdivision Plat was requested by Mr. Bob Favero for the purpose of creating seven (6) residential Lots and two (2) Open Space Parcels.

Brass Cap Monuments were found at the East Quarter 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.

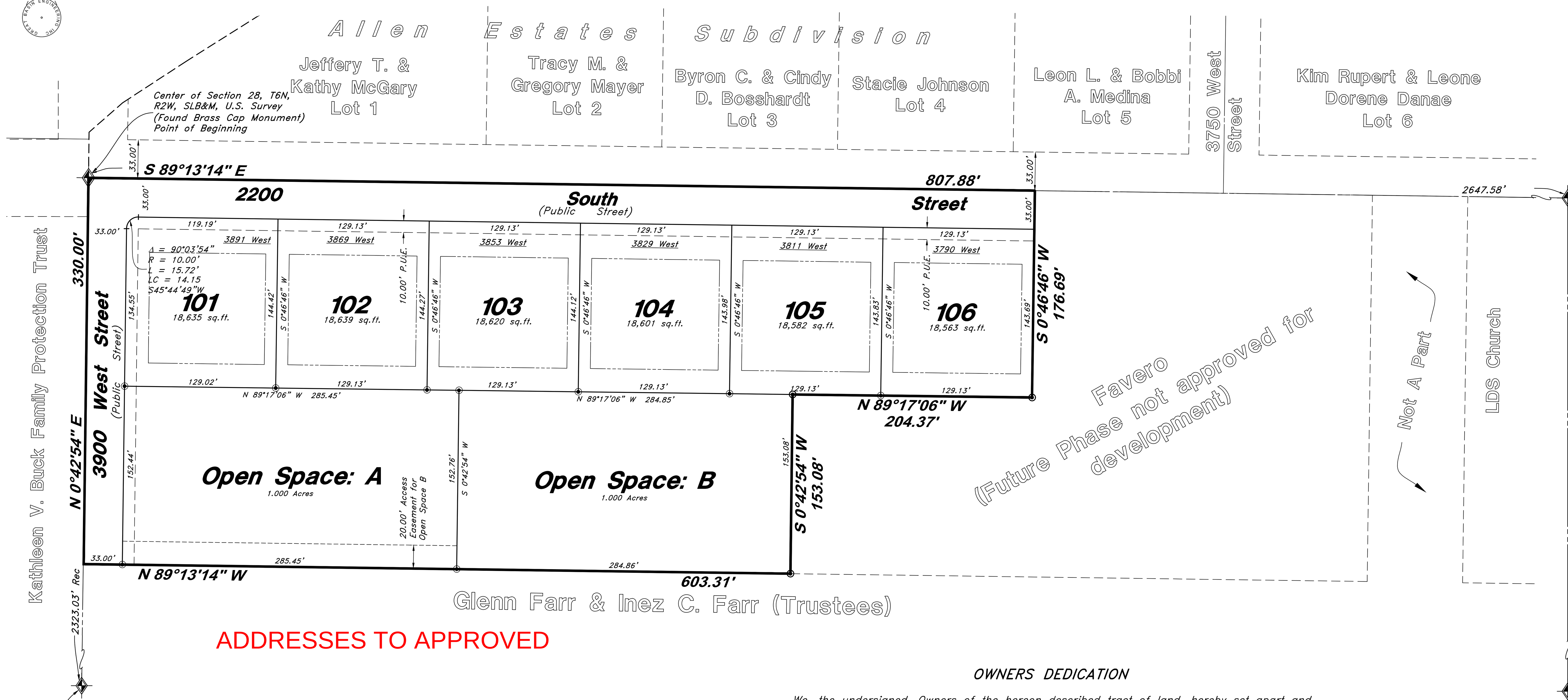
Property Corners were monumented as depicted on this plat.

If Curb and Gutter is installed, "Rivets will be set in the Top Back of Curb on the extension of the Property Line.

If Curb and Gutter is deferred, the front Property Corners will be required to have Rebar and Cap set.

NOTE

1. Property is subject to a 20.0 foot wide Storm Drain Easement of an undisclosed location per Storm Water Document Entry #2710617.



South Quarter Corner of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found Brass Cap Monument)

ADDRESSES TO APPROVED

AGRICULTURAL NOTE

Agriculture is the preferred use in the agriculture zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restrictions on the basis that it interferes with activities of future residents of this subdivision.

FLOOD PLAIN

This property lies entirely within flood zone X (unshaded) as shown on the FEMA Flood Insurance Rate Map for Weber County, Utah, Community Panel Number 49057C0425E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance flood plain" (no shading)

ACKNOWLEDGMENT

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this________ day of ____________ 2016 by Robert L. Favero, Roger K. Favero and Giovanni D. Favero.

Residing At:____________________
Commission Number:____________________
Commission Expires:____________________

____
A Notary Public commissioned in Utah

____
Print Name

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 Favero's Legacy Cluster Subdivision – 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 designated as Public Utility Easements (P.U.E.) 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.

We also hereby dedicate, and grant to the Owners of Open Space B, all those parts or portions of said tract of land designated as Access Easement for Open Space B, the same to be used for vehicular and pedestrian access.

Signed this ________ Day of ______________________, 2016.

– Robert L. Favero –

____
Robert L. Favero – Owner

– Roger K. Favero –

____
Roger K. Favero – Owner

– Giovanni D. Favero –

____
Giovanni D. Favero – Owner

DESCRIPTIONS

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:

Beginning at the Center of said Section 28, and running thence South 89°13'14" East 807.88 feet along the Section line; thence South 0°46'46" West 176.69 feet; thence North 89°17'06" West 204.37 feet; thence South 0°42'54" West 153.08 feet; thence North 89°13'14" West 603.31 feet to the Quarter Section line; thence North 0°42'54" East 330.00 feet along said Quarter Section line to the point of beginning.

Contains 5.400 Acres

SURVEYOR'S CERTIFICATE

II, Andy Hubbard, do hereby certify that I am a 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 Favero's Legacy Cluster Subdivision – 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. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Weber County Zoning Ordinance.

Signed this _____ day of _____________, 2016

6242920
License No.

Andy Hubbard

Professional Land Surveyor No. 6242920 Andy Hubbard State of Utah 10/27/2016

TAYLOR WEST WEBER WATER

This is to certify that this subdivision plat was duly approved by Taylor West Weber Water.
Signed this ______ day of ________________, 2016.

____
Taylor West Weber Water

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 ________________, 2016.

____
Chairman, Weber County Planning Comission

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 __________________, 2016.

____
Weber County Surveyor

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.
Signed this ______ of ______________________, 2016

____
Weber County Engineer

HOOPER WATER IMPROVEMENT DISTRICT

This is to certify that this subdivision plat was duly approved by Hooper Water Improvement District.
Signed this ______ day of ________________, 2016.

____
Hooper Water Improvement District

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 ____________________, 2016.

____
Chairman, Weber County Comission

Attest: ____________________

Title: ____________________

WEBER–MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigate by this office and are approved for on–site wastewater disposal systems.
Signed this ______ day of __________________, 2016.

____
Director – Weber Morgan Health Department

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 ________________, 2016.

____
Weber County Attorney

ENGINEER:
Great Basin Engineering, Inc.
c/o Andy Hubbard
5746 South 1475 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 __________ FILED FOR RECORD AND RECORDED__________, AT __________ IN BOOK__________ OF OFFICIAL RECORDS, PAGE__________. RECORDED FOR____________________

____
WEBER COUNTY RECORDER

BY:____________________
DEPUTY

GREAT BASIN ENGINEERING INC
5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544
www.greatbasinengineering.com