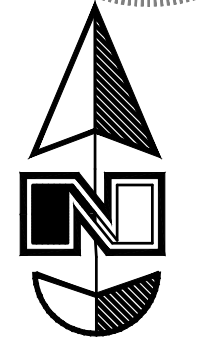
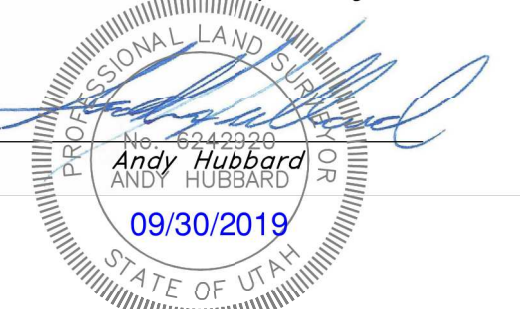


Favero's Legacy Cluster Subdivision - Phase 2

A part of the Southeast Quarter of Section 28, T6N, R2W, SLB&M, U.S. Survey
Weber County, Utah
September 2019

SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License 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 herein this plat of Favero's Legacy Cluster Subdivision - Phase 2 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 _____, 2019.
6242920
License No.



Scale: 1" = 60'

Graphic Scale

Legend

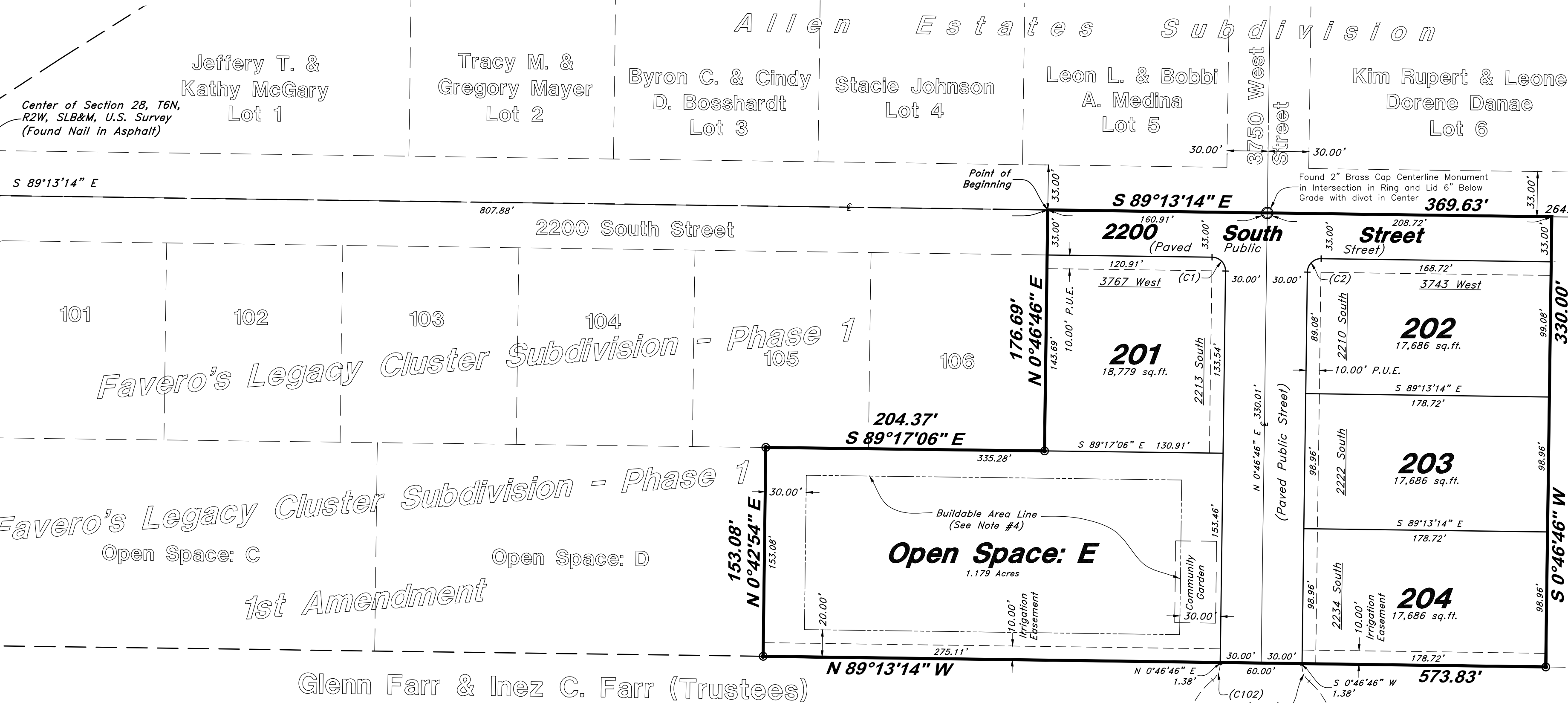
- ⊕ Monument to be set
- ⊙ Found Centerline Monument (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- P&DE Public Utility & Drainage Easement
- - - Fence
- Buildable Area
- Set Hub & Tack
- ⊙ Extension of Property
- ▲ Set 5/8" x 24" Long Rebar & Cap w/ Lathe

Southeast Corner of the Southeast 1/4 of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found Weber County 3" Brass Cap Monument 6" Below Surface in Ring and collar, dated 2018, in good condition)



VICINITY MAP
(Not to Scale)

West Quarter Corner of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found Weber County 3" Brass Cap Monument 5" below asphalt, dated 2004, in good condition)



DESCRIPTION

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 Northeast corner of Favero's Legacy Cluster Subdivision - Phase 1 (Book 81, Page 12) said point is 807.88 feet South 89°13'14" East along the Section Line from the Center of said Section 28; and running thence South 89°13'14" East 369.63 feet; thence South 0°46'46" West 330.00 feet; thence North 89°13'14" West 573.83 feet to the Easterly Line of Favero's Legacy Cluster Subdivision - Phase 1 - 1st Amendment (Book 83, Page 56); thence North 0°42'54" East 153.08 feet along said Easterly Line to the South Boundary line of Favero's Legacy Cluster Subdivision - Phase 1 (Book 81, Page 12); thence along said South and East Boundary lines the following two (2) courses: (1) South 89°17'06" East 204.37 feet and (2) North 0°46'46" East 176.69 feet to the point of beginning.

Contains 3.519 Acres

CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
(C1)	90°00'00"	10.00	15.71	14.14'	S 44°13'14" E
(C2)	90°00'00"	10.00	15.71	14.14'	S 45°46'46" W
(C100)	49°59'41"	15.00	13.09	12.68'	S 24°13'04" E
(C101)	279°59'23"	55.00	268.77	70.71'	N 89°13'14" W
(C102)	49°59'41"	15.00	13.09	12.68'	N 25°46'37" E

Southwest Corner of the Southeast 1/4 of Section 28, T6N, R2W, SLB&M, U.S. Survey (Found Weber County 3" Brass Cap Monument flush with the road, dated 1963, in good condition)

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 has been satisfied. The approval for 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 _____, 2019.

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 effect.

Signed this _____ day of _____, 2019.

Weber County Attorney

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 _____, 2019.

Chairman, Weber County Planning Commission

OVERALL DEVELOPMENT INFORMATION

10	Total Lots
8.919 Acres	Total Site
3.179 Acres	3 Open Space Parcels
35.6%	Total Open Space (30% Required)
11.10%	Requested Bonus Density
1.03%	Additional Lot Density Shown

ACKNOWLEDGMENT

State of Utah } ss
County of _____

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

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

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 _____, 2019.

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 this _____ day of _____, 2019

Chairman, Weber County Commission

Attest: _____

Title: _____

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 _____ day of _____, 2019

Weber County Engineer

NOTES

- Property is subject to a 20.0 foot wide Storm Drain Easement of an undisclosed location per Storm Water Document Entry #2710617.
- Open Space parcels within this development which are less than ten (10) acres in area may only be owned by an owner of a lot within this development.
- The open space parcel owner, whether an individual or an association, shall use, manage, and maintain the owner's parcel in a manner that is consistent with the approved Open Space Preservation Plan.
- Building Size within the Buildable Area of the Open Space Lot is limited by Restrictions within the Open Space Preservation Plan.

NARRATIVE

This Subdivision Plat was requested by Mr. Bob Favero for the purpose of creating four (4) residential Lots and one (1) Open Space Parcel.

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.

Property corners will be set as depicted on this plat once the construction is complete.

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.

The Northerly Line was established by honoring the 2200 South Right-of-Way Line, which follows the bearing along the Centerline and Monument Line between the Center and the East Quarter Corner of Section 28.

The Easterly Line was established by honoring the LDS Church Property.

The Southerly Line was established by honoring the Glenn Farr and Inez C. Farr Trustees Property.

The Westerly Line was established by honoring the Favero's Legacy Cluster Subdivision - Phase 1.

AGRICULTURE OPERATION AREA NOTE

Agriculture is the preferred use in the agriculture zones. Agriculture 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).

Plats with lots which include "buildable areas" shall include the following notification on the final plat:
"Notice to Purchasers of Lots with Designated Building Areas. Lots with designated building areas have been approved subject to the condition that building development shall take place only within such designated areas." WCO 106-1-8(c)(4)a.

OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown on the plat and name said tract Favero's Legacy Cluster Subdivision - Phase 2 and do hereby grant and convey to the subdivision lot (unit) owners association, all those parts or portions of said tract of land designated as Open Space parcels to be used for agricultural, recreational and open space purposes and grant and dedicate to Weber County a perpetual right and easement on and over the Open Space parcels for agriculture preservation easements to guarantee to Weber County that the Open Space parcels remain open and undeveloped except for approved agricultural, recreational, and open space purposes except to be used and maintained by the owner of said parcel(s) for approved agricultural purposes, and also do grant and dedicate a perpetual right and easement over, upon and under the lands designated herein as public utility easements, the same to be used for the maintenance and operation of public utility service line and storm drainage facilities, whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements, and further 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.

Signed this _____ Day of _____, 2019.

- Robert L. Favero -
Robert L. Favero - Owner

- Roger K. Favero -
Roger K. Favero - Owner

- Giovanni D. Favero -
Giovanni D. Favero - Owner

Giovanni D. Favero - Owner

UPDATE ADDRESSES

ENGINEER:
Great Basin Engineering, Inc.
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
Ed Green
2150 North Valley View Drive
Layton, Utah, 84040
(801) 540-3400

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY

