

FENSTER FARM SUBDIVISION PHASE 2

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

OCTOBER, 2018

SOIL TEST PIT INFORMATION

CENTER OF SECTION SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 3" WEBER COUNTY BRASS CAP MONUMENT IN 6" CONCRETE COLUMN 6" BELOW GROUND MARKED 1963 IN GOOD CONDITION (IBM 4217.94) (SEE MONUMENT DETAIL 2)

EXPLORATION PIT #1 (UTM ZONE 12 NAD 83 (12T) 0406877E 4569193N) 0-2" LOAM, GRANULAR STRUCTURE 2-26" SILTY CLAY LOAM, BLOCKY STRUCTURE 26-37" SILTY CLAY LOAM, MASSIVE STRUCTURE = 120 MPI/75MPI MB 37-62" FINE SANDY LOAM, MASSIVE STRUCTURE GROUND WATER OBSERVED AT 62 INCHES.

EXPLORATION PIT #2 (UTM ZONE 12 NAD 83 (12T) 0406941E 4569185N) 0-6" VERY FINE SANDY LOAM, MASSIVE STRUCTURE 6-38" SANDY LOAM, MASSIVE=30 MPI 38-70" SILTY CLAY LOAM, MASSIVE=7 MPI UNCHARACTERISTIC GROUND WATER OBSERVED AT 70 INCHES.

EXPLORATION PIT #3 (UTM ZONE 12 NAD 83 (12T) 0406998E 4569181N) 0-17" FINE SANDY LOAM, GRANULAR STRUCTURE 17-33" FINE SANDY LOAM, MASSIVE STRUCTURE 33-42" CLAY LOAM, MASSIVE STRUCTURE = 34 MPI 42-64" FINE SANDY LOAM, MASSIVE STRUCTURE GROUND WATER OBSERVED AT 64 INCHES.

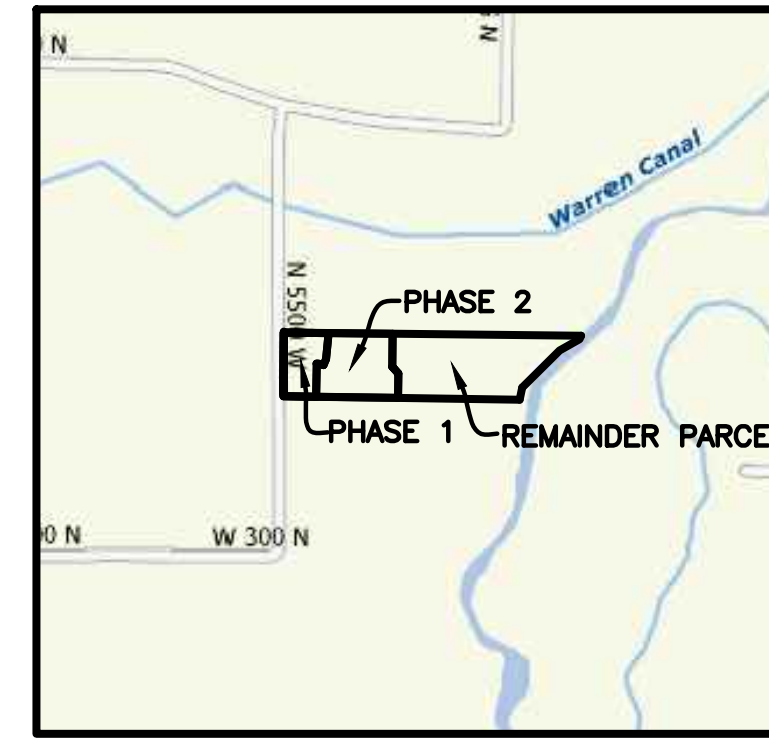
EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 (12T) 0407046E 4569183N) 0-10" FINE SANDY LOAM, GRANULAR STRUCTURE 10-30" SILTY CLAY LOAM, BLOCKY STRUCTURE 30-43" SILTY CLAY LOAM, MASSIVE STRUCTURE = 48 MPI/80 MPI MB 43-64" VERY FINE SANDY LOAM, MASSIVE GROUND WATER OBSERVED AT 64 INCHES.

EXPLORATION PIT #5 (UTM ZONE 12 NAD 83 (12T) 0407058E 4569243N) 0-6" FINE SANDY LOAM, GRANULAR STRUCTURE 6-23" SILTY CLAY LOAM, BLOCKY STRUCTURE = 24 MPI 23-67" FINE SANDY LOAM, MASSIVE STRUCTURE GROUND WATER OBSERVED AT 67 INCHES.

EXPLORATION PIT #6 (UTM ZONE 12 NAD 83 (12T) 0407016E 4569243N) 0-6" FINE SANDY LOAM, GRANULAR STRUCTURE 6-24" SILTY CLAY LOAM, BLOCKY STRUCTURE = 14 MPI UNCHARACTERISTIC 24-44" FINE SANDY LOAM, MASSIVE STRUCTURE 44-77" VERY FINE SANDY LOAM, MASSIVE STRUCTURE GROUND WATER OBSERVED AT 77 INCHES.

EXPLORATION PIT #7 (UTM ZONE 12 NAD 83 (12T) 0406972E 4569244N) 0-6" FINE SANDY LOAM, GRANULAR STRUCTURE 6-25" SILTY CLAY LOAM, BLOCKY STRUCTURE=96 MPI/70 MPI MB 25-38" VERY FINE SANDY LOAM, MASSIVE STRUCTURE 38-46" SANDY LOAM, MASSIVE STRUCTURE 46-63" VERY FINE SANDY LOAM, MASSIVE STRUCTURE GROUND WATER OBSERVED AT 63 INCHES.

EXPLORATION PIT #8 (UTM ZONE 12 NAD 83 (12T) 0406929E 4569251N) 0-6" FINE SANDY LOAM, GRANULAR STRUCTURE 6-23" SILTY CLAY LOAM, BLOCKY STRUCTURE 23-67" FINE SANDY LOAM, MASSIVE STRUCTURE GROUND WATER OBSERVED AT 67 INCHES.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, ACCORDANCE WITH TITLE 58, CHAPTER 27, 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 2** 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 2**, 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 ERECTED WITHIN SUCH EASEMENTS AND HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNER AND ALSO TO DEDICATE THE STORM DRAIN/RETENTION EASEMENT ON LOT 12 TO WEBER COUNTY FOR MAINTENANCE PURPOSES, SAID EASEMENT TO BE OWNED AND MAINTAINED BY OWNER OF LOT 12.

SIGNED THIS _____ DAY OF _____, 20____.

NAME/TITLE _____ FOR: PETER B DEVELOPMENT LLC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON _____ 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 _____

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."
(MD. OD. #3-82, JANUARY 26, 1982; OD., #2002-3, MARCH 05, 2002)

Reeve & Associates, Inc.

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com

Project Info.	
Surveyor:	T. HATCH
Designer:	N. ANDERSON
Begin Date:	10-16-18
Name:	FENSTER FARM SUBDIVISION PHASE 2
Number:	1714-26
Revision:	1"=50'
Scale:	1"=50'
Checked:	

NOTE
RECOMMENDATIONS IN THE GEOTECHNICAL STUDY NEED TO BE FOLLOWED

A Monument Improvement Agreement is required to be executed prior to final approval.
Prior to approval of phases 2 and/or 3 the centerline monuments per the 2014 Monument Improvement Agreement must be constructed to County Standard and approved as such by this office.

LEGEND

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

Scale: 1" = 50'

15-024-0014
REMAINDER PARCEL
(NOT APPROVED FOR DEVELOPMENT)
14.768 ACRES +/-
SEE VICINITY MAP

15-024-0003
REMAINDER PARCEL
(NOT APPROVED FOR DEVELOPMENT)
3.584 ACRES +/-
SEE VICINITY MAP

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 EAST LINE WAS DETERMINED BY THE CLIENT AS A DIVISION LINE BETWEEN PHASES. 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:

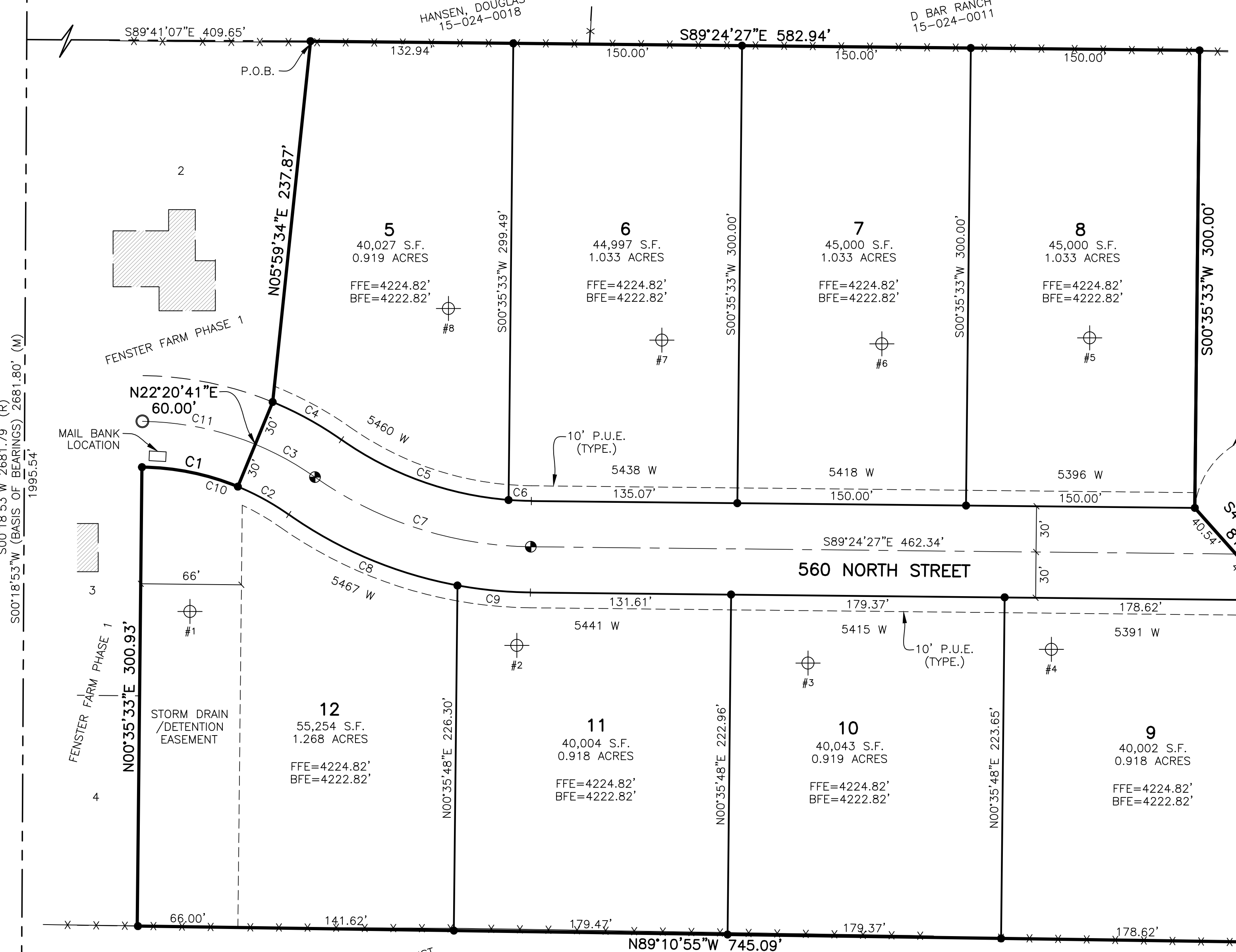
BEGINNING AT THE NORTHEAST CORNER OF LOT 2 OF FENSTER FARM PHASE 1 AND MORE OR LESS ON AN EXISTING FENCELINE, SAID POINT BEING S00°18'53"W 686.26 FEET AND S89°41'07"E 409.65 FEET FROM THE CENTER OF SECTION 7; THENCE S89°24'27"E MORE OR LESS ALONG SAID FENCE LINE 582.94 FEET; THENCE S00°35'33"W 300.00 FEET; THENCE S41°41'50"E 81.05 FEET; THENCE S00°35'48"W 224.34 FEET; THENCE N89°10'55"W 745.09 FEET TO THE SOUTHEAST CORNER OF LOT 4 OF FENSTER FARMS PHASE 1; THENCE ALONG THE EASTERLY LINE OF FENSTER FARMS PHASE 1 THE FOLLOWING FOUR (4) COURSES: (1) N00°35'33"E 300.93 FEET; (2) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 64.54 FEET, A DELTA ANGLE OF 21°45'09", A CHORD BEARING OF S78°31'53"E, A RADIAL BEARING OF S00°35'33"W, AND A CHORD LENGTH OF 64.54 FEET; (3) N22°20'41"E 60.00 FEET; AND (4) N05°59'34"E 237.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 389816 SQUARE FEET OR 8.949 ACRES MORE OR LESS

DEVELOPER
ALLAN KARRAS
CENTURY 21 2609 N MAIN
SUNSET, UT 80415

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	170.00'	64.54'	64.15'	32.66'	S78°31'53"E	21°45'09"
C2	170.00'	38.10'	38.02'	19.13'	S61°14'03"E	12°50'31"
C3	200.00'	44.83'	44.73'	22.51'	S61°14'03"E	12°50'31"
C4	230.00'	51.55'	51.44'	25.88'	S61°14'03"E	12°50'31"
C5	220.00'	117.89'	116.48'	60.40'	S70°09'52"E	30°42'10"
C6	220.00'	14.94'	14.94'	7.47'	S87°27'42"E	3°53'31"
C7	250.00'	150.95'	148.86'	77.85'	S72°08'37"E	34°35'40"
C8	280.00'	120.97'	120.03'	61.44'	S67°11'24"E	24°45'13"
C9	280.00'	48.09'	48.03'	24.10'	S84°29'14"E	9°50'27"
C10	170.00'	102.64'	101.09'	52.94'	S72°06'37"E	34°35'40"
C11	200.00'	75.93'	75.48'	38.43'	S78°31'53"E	21°45'09"



SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 3" WEBER COUNTY BRASS CAP MONUMENT IN 6" CONCRETE COLUMN 3" BELOW GROUND MARKED 1961 IN GOOD CONDITION (SEE MONUMENT DETAIL 2)

KEELSON TRUST 15-024-0004

MONUMENT DETAIL 1
(NOT TO SCALE)

MONUMENT DETAIL 2
(NOT TO SCALE)

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 WORKS 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 EFFECT. 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

Webster County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____ Filed For Record _____
At _____ in Book _____
Of The Official Records, Page _____
Number: _____
Revision: _____
Scale: _____
Checked: _____

Webster County Recorder

Deputy.