

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

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 STRUCTURE = 30 MPI
38-70" SILTY CLAY LOAM, MASSIVE STRUCTURE = 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.

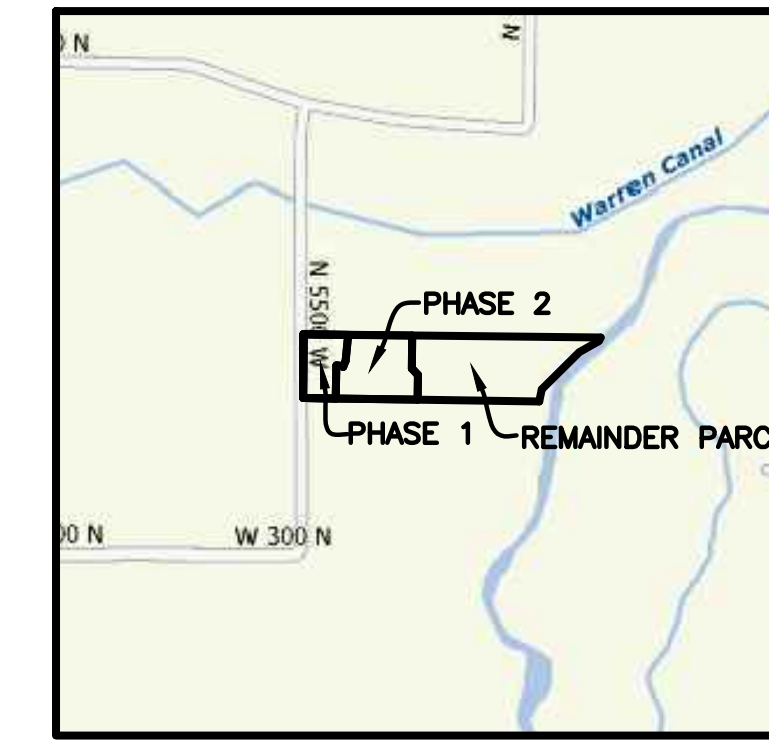
EXPLORATION PIT #4 (UTM ZONE 12 NAD 83 (12T) 0407046E 4569183N)
0-10" FINE SANDY LOAM, GRANULAR STRUCTURE
10-30" SILTY CLAY LOAM, BLOCKY STRUCTURE
30-43" SILTY CLAY LOAM, MASSIVE STRUCTURE = 48 MPI/80 MPI MB
43-64" VERY FINE SANDY LOAM, MASSIVE STRUCTURE
GROUND WATER OBSERVED AT 64 INCHES.

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
38-48" SANDY LOAM, MASSIVE STRUCTURE
48-63" 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 22, 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 ERRECTED 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/DETENTION 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 THE _____ 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

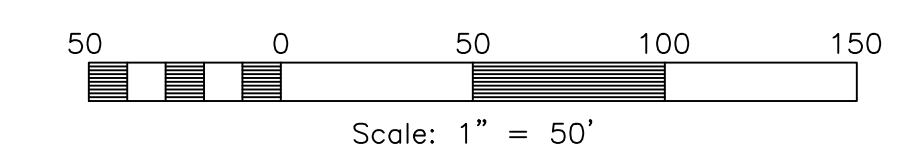
"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION."
(MD. OD. #3-82, JANUARY 26, 1982; OD., #2002-3, MARCH 05, 2002)

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
- ⊙ = 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



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, 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 582.94 FEET; THENCE S00°35'33"W 300.00 FEET; THENCE S41°41'06"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 64.15 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

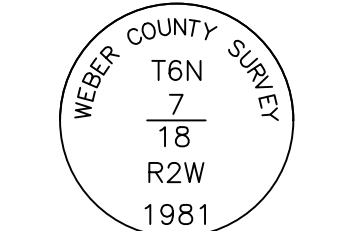
ALLAN KARRAS
CENTURY 21 2609 N MAIN
SUNSET, UT 80415

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'	148.66'	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"



MONUMENT DETAIL 1
(NOT TO SCALE)



MONUMENT DETAIL 2
(NOT TO SCALE)

THIS IS A RECOMMENDATION
Show record position for centerline monument from phase 1.

MAIL BANK LOCATION

STORM DRAIN / DETENTION EASEMENT

KEELSON TRUST 15-024-0004

STATE PLANE GRID BEARING PER WEBER COUNTY S00°18'53"W 2681.79' (R) S00°18'53"W (BASIS OF BEARINGS) 2681.80' (M) 1995.54'

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