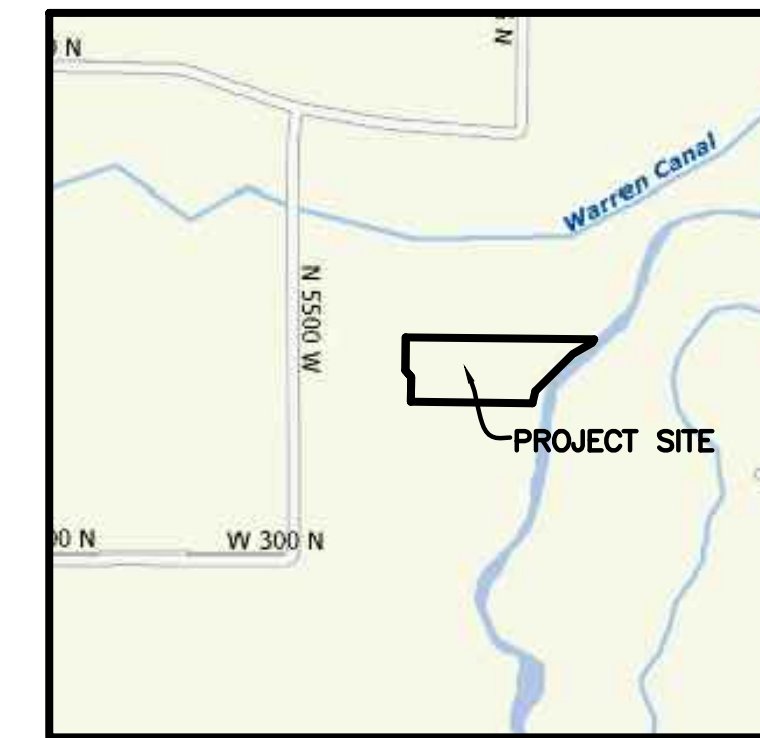


# FENSTER FARM SUBDIVISION PHASE 3

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  
JANUARY, 2020

## DEVELOPER

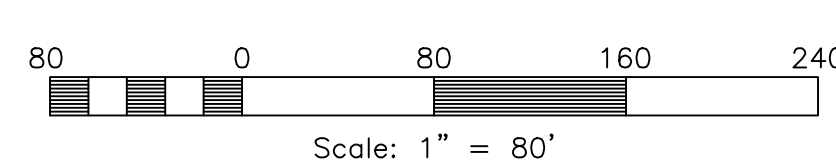
ALLAN KARRAS  
CENTURY 21  
2609 N MAIN  
SUNSET, UT 80415



VICINITY MAP  
NOT TO SCALE

## LEGEND

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



## NOTE

RECOMMENDATIONS IN THE GEOTECHNICAL STUDY NEED TO BE FOLLOWED

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

## 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 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

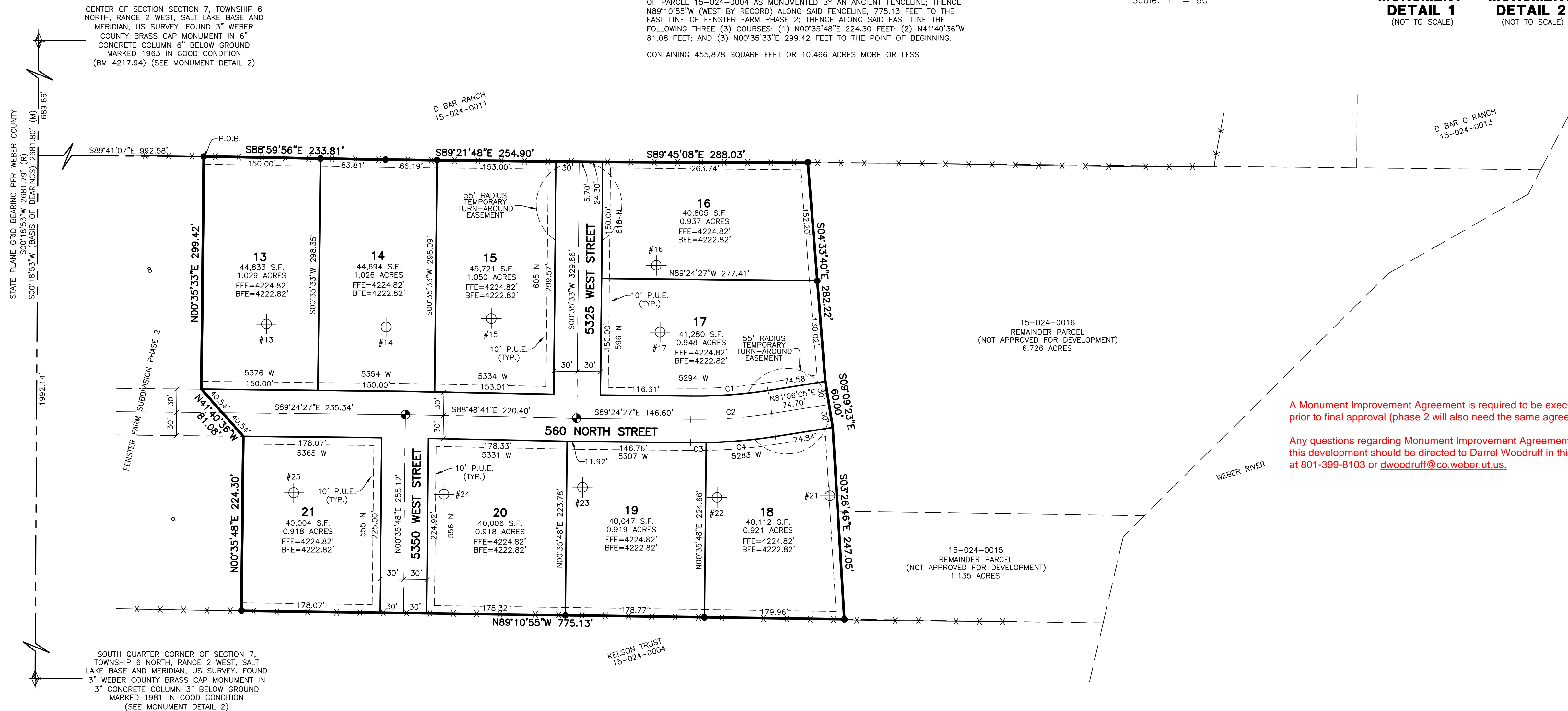
PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON AN EXISTING FENCE LINE, SAID POINT BEING S00°18'53\" W 689.66 FEET AND S89°41'07\" E 992.58 FEET FROM THE CENTER OF SECTION 7. THENCE ALONG SAID EXISTING FENCELINE THE FOLLOWING THREE (3) COURSES: (1) S88°59'56\" E 233.81 FEET; (2) S89°21'48\" E 254.90 FEET; AND (3) S89°45'08\" E 288.03 FEET; THENCE S04°33'40\" E 282.22 FEET; THENCE S09°09'23\" E 60.00 FEET; THENCE S03°26'46\" E 247.05 FEET TO THE NORTH LINE OF PARCEL 15-024-0004 AS MONUMENTED BY AN ANCIENT FENCELINE; THENCE N89°10'55\" W (WEST BY RECORD) ALONG SAID FENCELINE, 775.13 FEET TO THE EAST LINE OF FENSTER FARM PHASE 2; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: (1) N00°35'48\" E 224.30 FEET; (2) N41°40'36\" W 81.08 FEET; AND (3) N00°35'33\" E 299.42 FEET TO THE POINT OF BEGINNING. CONTAINING 455,878 SQUARE FEET OR 10.466 ACRES MORE OR LESS

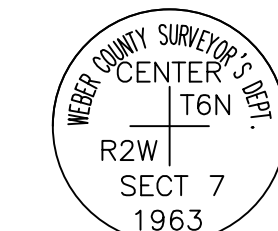
## CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	599.91'	99.37'	99.26'	49.80'	N85°50'49\" E	9°29'28\"
C2	630.00'	104.36'	104.24'	52.30'	N85°50'49\" E	9°29'28\"
C3	660.00'	20.10'	20.10'	10.05'	N89°43'12\" E	1°44'41\"
C4	660.00'	89.23'	89.16'	44.68'	N84°58'28\" E	7°44'48\"

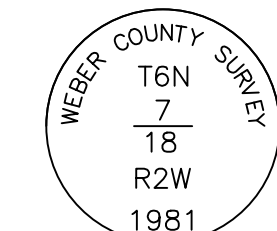
CENTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 3\" WEBER COUNTY BRASS CAP MONUMENT IN 6\" CONCRETE COLUMN 6\" BELOW GROUND MARKED 1963 IN GOOD CONDITION (BM 4217.94) (SEE MONUMENT DETAIL 2)



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 3\" CONCRETE COLUMN 3\" BELOW GROUND MARKED 1981 IN GOOD CONDITION (SEE MONUMENT DETAIL 2)



MONUMENT DETAIL 1  
(NOT TO SCALE)

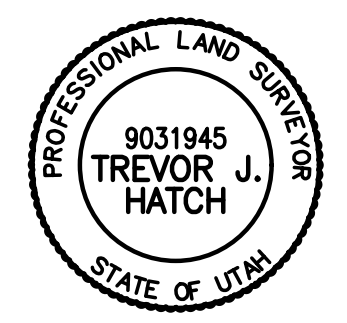


MONUMENT DETAIL 2  
(NOT TO SCALE)

## SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN 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 3** 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 3**, 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 WHICH EVER 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 IRRIGATION EASEMENT TO WEBER COUNTY FOR IRRIGATION AND DRAINAGE PURPOSES, SAID EASEMENT TO BE OWNED AND MAINTAINED BY LOT OWNERS.

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

A Monument Improvement Agreement is required to be executed prior to final approval (phase 2 will also need the same agreement).

Any questions regarding Monument Improvement Agreements for this development should be directed to Darrel Woodruff in this office at 801-399-8103 or [dwoodruff@co.weber.ut.us](mailto:dwoodruff@co.weber.ut.us).

## Reeve & Associates, Inc.

5160 S 1500 W, RIVERDALE, UTAH 84405  
TEL: (801) 621-3100 FAX: (801) 621-2666 [www.reeve-assoc.com](http://www.reeve-assoc.com)

**Project Info.**  
Surveyor: T. HATCH  
Designer: N. ANDERSON  
Begin Date: 12-14-18  
Name: FENSTER FARM SUBDIVISION PHASE 3  
Number: 1714-26  
Revision: 8-28-19 NA  
Scale: 1\" = 80\"  
Checked: \_\_\_\_\_

<p><b>WEBER COUNTY PLANNING COMMISSION APPROVAL</b></p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS _____ DAY OF _____, 20____.</p> <p style="text-align: center;">_____ CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p><b>WEBER COUNTY ENGINEER</b></p> <p>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____.</p> <p style="text-align: center;">_____ WEBER COUNTY ENGINEER</p>	<p><b>WEBER COUNTY COMMISSION ACCEPTANCE</b></p> <p>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 _____, 20____.</p> <p style="text-align: center;">_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p style="text-align: center;">ATTEST</p>	<p><b>WEBER COUNTY SURVEYOR</b></p> <p>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____.</p> <p style="text-align: center;">_____ WEBER COUNTY SURVEYOR</p>	<p><b>WEBER COUNTY ATTORNEY</b></p> <p>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 _____, 20____.</p> <p style="text-align: center;">_____ WEBER COUNTY ATTORNEY</p>	<p><b>WEBER-MORGAN HEALTH DEPARTMENT</b></p> <p>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____.</p> <p style="text-align: center;">_____ WEBER-MORGAN HEALTH DEPARTMENT</p>	<p><b>Weber County Recorder</b></p> <p>Entry No. _____ Fee Paid _____ Filed For Record _____ And Recorded, _____ At _____ in Book _____ Of The Official Records, Page _____ Recorded For: _____ _____ Weber County Recorder _____ Deputy.</p>
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