

FINAL PLAT FOR THE PLAZA AT FARR WEST

A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M. FARR WEST, WEBER COUNTY, UTAH

SURVEYORS CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of THE PLAZA AT FARR WEST in Weber County, Utah 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 Recorders Office, and of a survey made on the ground.

Signed this 25th day of FEBRUARY, 2004

K. Greg Hansen
SURVEYOR

NARRATIVE

The purpose of this survey was to establish and set the property corners of the subdivision and the lots as shown and described hereon. The survey was ordered by Jay Wadman. The control used to establish the boundaries was the existing Weber County Surveyor Section Corner Monumentation surrounding section 23, T7N, R2W, of the SLB&M and the adjoining subdivisions with the basis of bearing being the North line of the Northwest quarter of said section assumed to bear North 89°15'20" West as currently monumented.

NOTES:

- 1. P.U.E.: Public Utility Easement. All P.U.E.'s are ten feet in width as shown by dashed lines unless otherwise specified.
- 2. NR DENOTES NON-RADIAL

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 23 AND THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 4000 NORTH STREET LOCATED NORTH 89°40'08" WEST 241.81 FEET ALONG THE NORTH LINE OF SAID SECTION 22 AND SOUTH 00°00'00" EAST 140.77 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 23; RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 88°58'19" EAST 1915.01 FEET; THENCE SOUTH 00°16'40" WEST 1029.00 FEET; THENCE SOUTH 20°28'20" EAST 1063.51 FEET TO THE NORTH LINE OF REMUDA SUBDIVISION AND GOLF COURSE PHASE 2B; THENCE ALONG THE NORTH AND EAST LINES OF SAID SUBDIVISION AND REMUDA SUBDIVISION AND GOLF COURSE PHASES 1 AND 2A THE FOLLOWING NINE (9) COURSES: (1) NORTH 77°45'50" WEST 373.78 FEET; (2) NORTH 71°34'11" WEST 255.60 FEET; (3) NORTH 54°45'49" WEST 209.21 FEET; (4) NORTH 22°54'45" WEST 818.52 FEET; (5) NORTH 65°04'22" WEST 260.83 FEET; (6) NORTH 84°12'04" WEST 231.16 FEET; (7) SOUTH 88°47'51" WEST 490.41 FEET; (8) NORTH 75°26'11" WEST 246.98 FEET; (9) NORTH 00°47'05" EAST 840.00 FEET TO THE POINT OF BEGINNING. CONTAINING 55.99 ACRES, 3 LOTS AND 1 CITY PARK.

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 THE PLAZA AT FARR WEST and hereby dedicate, grant and convey to Farr West City, Utah, all those parts or portions of said tract of land designated as PARCEL A, CITY PARK, the same to be used as a city park forever, and hereby dedicate, grant and convey to Farr West City, 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 grant and dedicate a perpetual easement over, upon and under the lands designated on the plat as city streets and public utility easements, the same to be used for the installation, maintenance and operation of public utility service lines, or for the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by Farr West City, Utah, with no buildings or structures being erected within such easements.

Signed this _____ day of _____, 2004

ACKNOWLEDGMENT

State of Utah
County of _____

On this _____ day of _____, 2004, personally appeared before me the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purpose therein mentioned.

Commission Expires _____ Notary Public

CORPORATE ACKNOWLEDGMENT

State of Utah
County of _____

On the _____ day of _____, 2004, personally appeared before me, _____ who being by me duly sworn did say that they are _____ and that said instrument was signed in behalf of said Corporation by a resolution of the Board of Directors, and _____ acknowledged to me that said Corporation executed the same.

Commission Expires _____ Notary Public

CITY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with Farr West City standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this _____ day of _____, 2004.

Signature _____

CITY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the Farr West City Ordinance applicable thereto and now in force and effect.

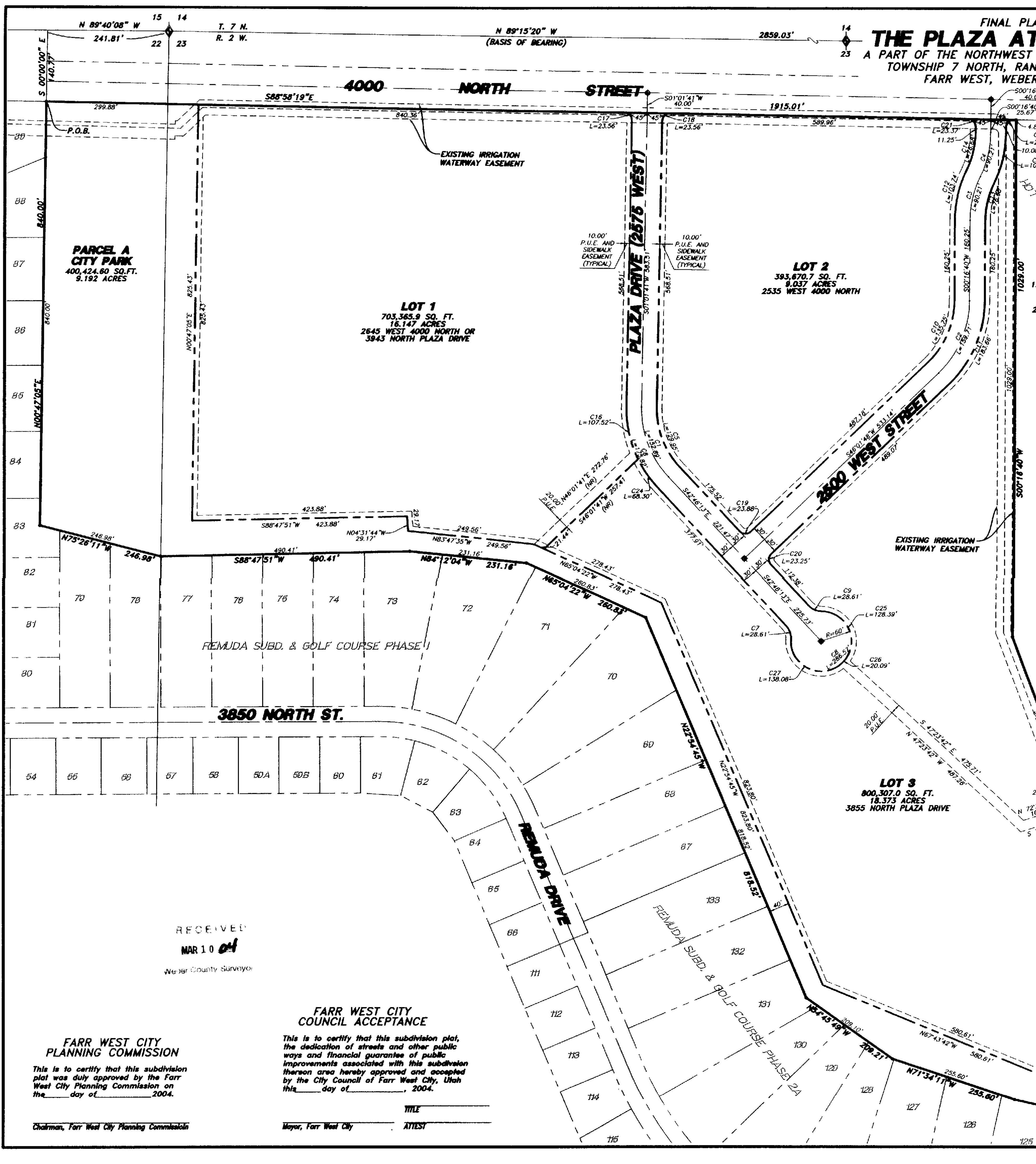
Signed this _____ day of _____, 2004.

Signature _____

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	200.00	132.99	84.40	148.19	S20°52'16"E	43°47'52"
C2	200.00	136.71	84.38	156.39	S23°08'14"E	43°45'02"
C3	200.00	80.21	45.88	88.44	S13°11'50"E	25°50'51"
C4	200.00	80.21	45.88	88.44	N13°11'50"E	25°50'51"
C5	178.00	128.83	88.34	128.81	S20°52'16"E	43°47'54"
C6	238.00	179.82	122.46	171.57	S20°52'16"E	43°47'54"
C7	35.00	26.80	15.16	27.82	N10°21'58"W	48°48'35"
C8	60.00	284.57	54.28	42.11	N47°13'47"E	273°38'11"
C9	35.00	26.81	15.16	27.82	N88°11'00"W	48°48'35"
C10	178.00	138.79	71.73	132.17	N23°08'14"E	45°45'08"
C11	238.00	183.68	97.04	178.82	N23°08'14"E	45°45'08"
C12	238.00	103.74	52.77	102.88	S13°11'50"W	25°50'51"
C13	178.00	76.88	38.00	76.03	S13°11'50"W	25°50'51"
C14	178.00	76.88	38.00	76.03	N13°11'50"E	25°50'51"
C15	238.00	103.74	52.77	102.88	N13°11'50"E	25°50'51"
C16	238.00	107.32	54.76	104.54	S12°21'50"E	28°47'03"
C17	15.00	23.56	13.00	21.21	N43°38'19"W	80°30'58"
C18	15.00	23.56	13.00	21.21	N48°01'41"E	80°00'01"
C19	15.00	23.88	13.32	21.43	N88°22'13"W	81°11'59"
C20	15.00	23.25	12.88	20.89	N81°57'47"E	88°48'02"
C21	15.00	23.57	12.88	21.07	N42°30'56"W	88°14'59"
C22	15.00	23.76	13.20	21.32	N48°38'11"E	80°45'01"
C23						
C24	238.00	88.30	34.40	88.05	S34°19'47"E	17°00'51"
C25	60.00	128.39	108.38	588°17'34"E	57°23'53"	
C26	60.00	20.88	20.00	S42°38'18"W	18°11'17"	
C27	60.00	138.08	108.38	N81°52'21"W	131°51'28"	

LEGEND:

- SUBDIVISION BOUNDARY
- PROPERTY LINE
- CENTERLINE
- STREET MONUMENT
- SET 5/8" REBAR W/ CAP



RECEIVED
MAR 10 04
Weber County Surveyor

FARR WEST CITY COUNCIL 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 area hereby approved and accepted by the City Council of Farr West City, Utah this _____ day of _____, 2004.

TITLE _____

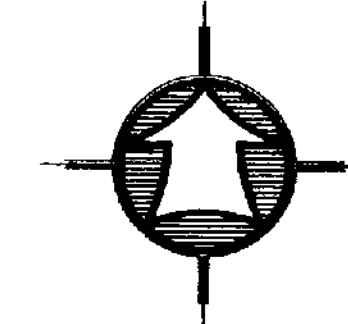
Mayor, Farr West City

FARR WEST CITY PLANNING COMMISSION

This is to certify that this subdivision plat was duly approved by the Farr West City Planning Commission on the _____ day of _____, 2004.

Chairman, Farr West City Planning Commission

HAI HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Brigham City, Utah 84302
Brigham City, Utah
(435) 733-3481 (801) 388-1885 (435) 732-8272



Scale: 1" = 100'

03-100.dwg
8-13-2003

COUNTY RECORDER	
ENTRY NO.	FEE PAID
FILED FOR RECORD AND	RECORDED AT
IN BOOK	OF OFFICIAL RECORDS, PAGE
COUNTY RECORDER	BY
DEPUTY	