

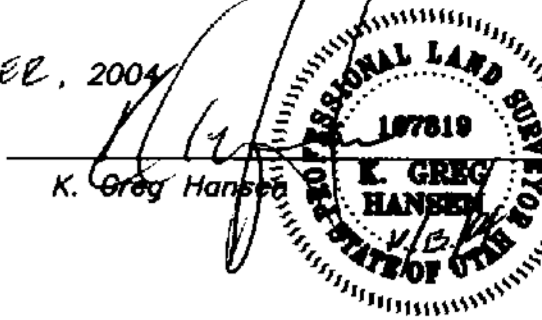
FINAL PLAT FOR  
**HERITAGE RANCH SUBDIVISION**  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 1  
 TOWNSHIP 6 NORTH, RANGE 2 WEST, SLB&M  
 FARR WEST, WEBER COUNTY, UTAH

003348

**SURVEYORS CERTIFICATE**

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of **HERITAGE RANCH SUBDIVISION** 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 13<sup>th</sup> day of OCTOBER, 2004



**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

**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.

Mayor, Farr West City  
 TITLE  
 ATTEST

**BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 2 WEST SALT LAKE BASE & MERIDIAN.  
 BEGINNING AT A POINT WHICH IS LOCATED NORTH 00°37'40" EAST 1013.50 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER; RUNNING THENCE ALONG SAID SECTION LINE NORTH 00°37'40" EAST 661.43 FEET TO THE SOUTH LINE OF WILLARD CANAL; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°06'36" EAST 359.10 FEET (358.40 FEET RECORD); (2) SOUTH 60°50'28" EAST 1310.89 FEET; (3) SOUTH 43°41'21" EAST 551.49 FEET TO THE GRANTORS EAST PROPERTY LINE; THENCE ALONG SAID PROPERTY LINE SOUTH 07°20'16" WEST 381.92 FEET TO GRANTORS SOUTH PROPERTY LINE; THENCE ALONG SAID SOUTH PROPERTY LINE THE FOLLOWING SIX (6) COURSES: (1) NORTH 88°24'43" WEST 1178.11 FEET; (2) NORTH 00°53'34" EAST 507.59 FEET (501.69 FEET RECORD); (3) NORTH 60°53'26" WEST 278.58 FEET; (4) NORTH 42°05'05" WEST 165.57 FEET; (5) NORTH 79°44'45" WEST 138.38 FEET; (6) SOUTH 71°04'22" WEST 193.40 FEET TO THE POINT OF BEGINNING. CONTAINING 34.03 ACRES AND 18 LOTS.

**OWNERS DEDICATION**

We the undersigned owners of the heron described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said tract **HERITAGE RANCH SUBDIVISION** and hereby dedicate, grant and convey to Farr West City, Weber County, 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 dedicate to Weber County those certain strips or easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage as may be authorized by Farr West City.

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 \_\_\_\_\_ of \_\_\_\_\_ and that said instrument was signed in behalf of said Corporation by a resolution of its 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.

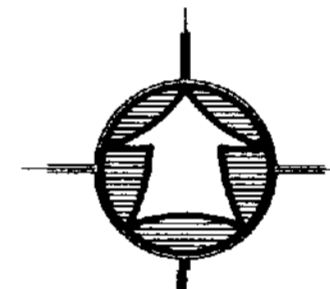
Signature \_\_\_\_\_

LOT NO.	ADDRESS BLOCK
LOT 1	
LOT 2	
LOT 3	
LOT 4	
LOT 5	
LOT 6	
LOT 7	
LOT 8	
LOT 9	
LOT 10	
LOT 11	
LOT 12	
LOT 13	
LOT 14	
LOT 15	
LOT 16	
LOT 17	
LOT 18	

CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	135.00	92.99	48.43	81.78	N 71°03'00" E 39°28'00"
C2	215.00	112.22	57.42	110.95	N 69°16'08" E 29°54'16"
C3	80.00	18.79	9.44	18.74	S 72°21'19" E 13°27'16"
C4	220.00	229.06	126.14	218.86	S 49°16'18" E 59°39'22"
C5	270.00	233.91	124.86	226.86	S 44°15'40" E 49°38'11"
C6	225.00	95.12	48.28	84.41	S 56°38'04" E 24°13'03"
C7	100.00	70.91	37.41	68.08	S 30°21'21" E 43°08'38"
C8	100.00	514.16	—	200.00	S 00°00'00" E 180°00'00"
C9	100.00	157.08	100.00	141.42	N 45°00'00" W 90°00'00"
C10	105.00	72.33	37.66	70.81	N 71°03'00" E 39°28'00"
C11	245.00	125.87	64.35	124.49	N 69°02'02" E 29°26'02"
C12	195.00	131.55	68.36	128.07	N 61°52'15" E 36°19'07"
C13	95.00	25.10	12.62	25.03	N 49°40'07" E 15°08'18"
C14	50.00	56.48	31.68	53.53	N 24°52'36" E 64°43'22"
C15	50.00	41.39	21.87	40.22	S 31°12'05" E 47°25'58"
C16	95.00	75.92	40.12	73.83	S 30°12'21" E 45°47'16"
C17	50.00	61.06	34.99	57.34	S 44°06'52" E 69°26'08"
C18	280.00	280.30	143.34	248.70	S 49°16'18" E 59°39'22"
C19	240.00	207.92	110.99	201.48	S 44°15'40" E 49°38'11"
C20	255.00	107.81	54.72	107.01	S 56°38'04" E 24°13'03"
C21	80.00	47.08	24.94	46.06	S 67°21'19" E 43°08'38"
C22	130.00	408.41	—	260.00	S 00°00'00" E 180°00'00"
C23	130.00	191.51	117.71	174.51	N 47°52'28" W 84°19'04"
C24	195.00	215.77	120.43	204.93	N 37°22'51" W 62°21'49"
C25	130.00	159.90	138.74	281.84	N 44°15'40" E 49°38'11"
C26	190.00	292.49	184.13	284.45	N 63°32'58" W 38°12'06"
C27	95.00	80.80	43.03	78.39	N 63°18'22" W 48°43'50"

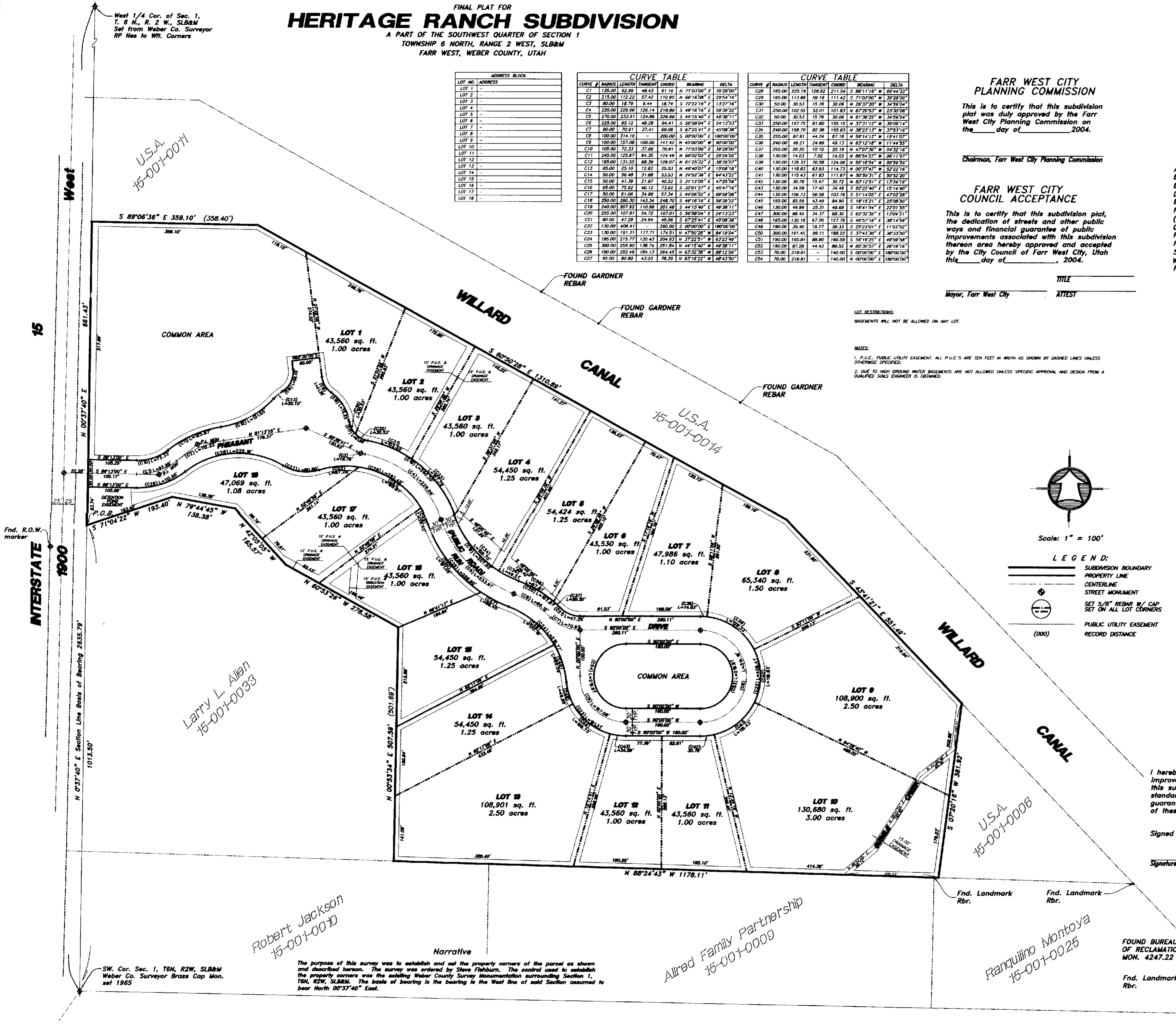
CURVE TABLE					
CURVE #	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C28	185.00	225.19	126.92	211.54	S 86°11'16" W 69°44'33"
C29	185.00	113.68	59.19	117.42	S 71°03'00" W 39°28'00"
C30	50.00	30.53	15.28	30.06	N 24°32'00" W 34°50'04"
C31	250.00	102.55	52.01	101.83	N 67°20'53" W 23°30'08"
C32	50.00	30.53	15.28	30.06	N 61°36'25" W 34°50'04"
C33	250.00	157.75	81.60	155.15	N 37°31'12" W 36°29'14"
C34	240.00	158.70	82.38	155.83	N 36°23'13" W 37°23'16"
C35	255.00	87.81	44.24	87.18	N 89°14'12" W 19°11'02"
C36	240.00	49.21	24.49	49.13	N 63°12'18" W 11°44'55"
C37	255.00	20.20	10.10	20.19	N 47°07'30" W 04°32'16"
C38	130.00	129.33	70.58	124.06	N 55°18'54" W 30°59'29"
C39	130.00	118.83	63.93	114.73	N 00°37'40" E 30°52'16"
C40	130.00	115.43	61.83	111.67	N 50°59'31" E 30°52'20"
C41	130.00	30.79	15.47	30.72	N 83°12'51" E 13°54'19"
C42	130.00	34.59	17.40	34.48	S 82°22'40" E 15°14'48"
C43	130.00	106.23	56.58	103.76	S 91°14'05" E 47°02'28"
C44	130.00	106.23	56.58	103.76	S 91°14'05" E 47°02'28"
C45	185.00	85.59	43.49	84.80	S 16°15'21" E 20°08'30"
C46	130.00	49.89	25.31	49.68	S 16°41'54" E 22°01'35"
C47	300.00	88.40	44.37	88.30	S 62°32'35" E 13°04'21"
C48	185.00	120.18	67.00	122.76	S 49°57'16" E 38°14'58"
C49	180.00	39.40	19.77	39.33	S 25°23'01" E 11°52'52"
C50	300.00	191.45	99.11	188.22	S 37°43'30" E 36°33'50"
C51	180.00	165.81	88.60	160.59	S 56°18'25" E 49°59'58"
C52	180.00	87.28	44.43	86.52	N 05°30'37" E 38°19'16"
C53	70.00	219.91	—	140.00	S 00°00'00" E 180°00'00"
C54	70.00	219.91	—	140.00	N 00°00'00" E 180°00'00"

LOT RESTRICTIONS:  
 BASEMENTS WILL NOT BE ALLOWED ON ANY LOT.  
 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. DUE TO HIGH GROUND WATER BASEMENTS ARE NOT ALLOWED UNLESS SPECIFIC APPROVAL AND DESIGN FROM A QUALIFIED SOILS ENGINEER IS OBTAINED.



Scale: 1" = 100'

- LEGEND:**
- SUBDIVISION BOUNDARY
  - PROPERTY LINE
  - CENTERLINE
  - STREET MONUMENT
  - SET 5/8" REBAR W/ CAP SET ON ALL LOT CORNERS
  - PUBLIC UTILITY EASEMENT
  - RECORD DISTANCE



West 1/4 Cor. of Sec. 1, T. 6 N., R. 2 W., SLB&M  
 Set from Weber Co. Surveyor RP Hea to Wh. Corners

U.S.A. 15-001-0011

U.S.A. 15-001-0014

U.S.A. 15-001-0006

INTERSTATE 15

1900

Fnd. R.O.W. marker

SW. Cor. Sec. 1, T6N, R2W, SLB&M  
 Weber Co. Surveyor Brass Cap Mon. set 1965

Robert Jackson  
 15-001-0010

Alfred Family Partnership  
 15-001-0009

Ranquillino Montoya  
 15-001-0025

FOUND BUREAU OF RECLAMATION MON. 4247.22

Fnd. Landmark Rbr.

Fnd. Landmark Rbr.

Fnd. Landmark Rbr.

RECEIVED  
 OCT 19 04  
 Weber County Surveyors

003348

04-109.dwg  
 03-25-2004

COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_

COUNTY RECORDER  
 BY \_\_\_\_\_ DEPUTY

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Brigham City, Utah 84302  
 Brigham City Ogden Logan  
 (435) 733-3481 (801) 399-1005 (435) 732-8272