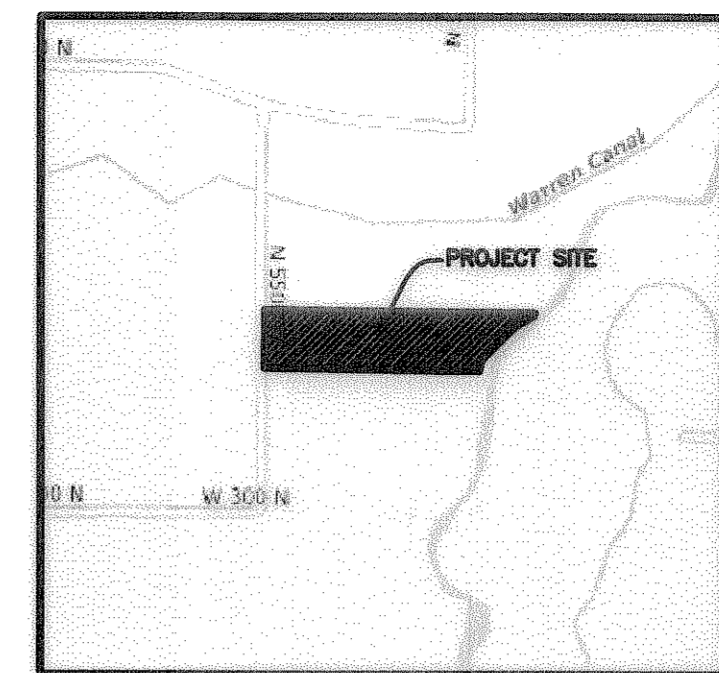


FENSTER FARM SUBDIVISION PHASE 1

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
SEPTEMBER, 2011



VICINITY MAP
NOT TO SCALE

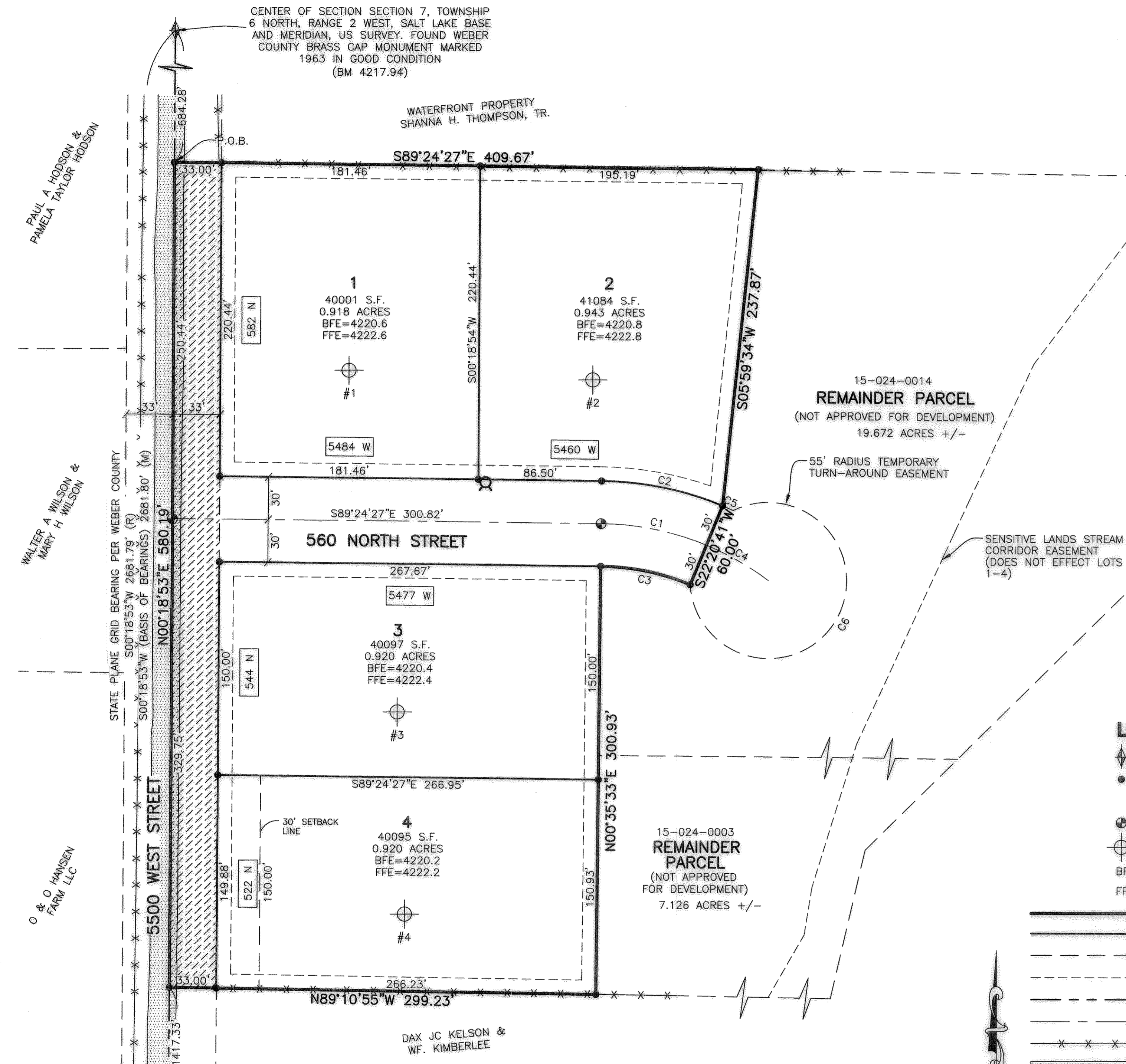
SURVEYOR'S CERTIFICATE

I, **ROBERT D. KUNZ**, 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 1** 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 25th DAY OF December, 2013

150228
UTAH LICENSE NUMBER

ROBERT D. KUNZ



CENTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY. FOUND WEBER COUNTY BRASS CAP MONUMENT MARKED 1963 IN GOOD CONDITION (BM 4217.94)

WATERFRONT PROPERTY SHANNA H. THOMPSON, TR.

1
40001 S.F.
0.918 ACRES
BFE=4220.6
FFE=4222.6

2
41084 S.F.
0.943 ACRES
BFE=4220.8
FFE=4222.8

3
40097 S.F.
0.920 ACRES
BFE=4220.4
FFE=4222.4

4
40095 S.F.
0.920 ACRES
BFE=4220.2
FFE=4222.2

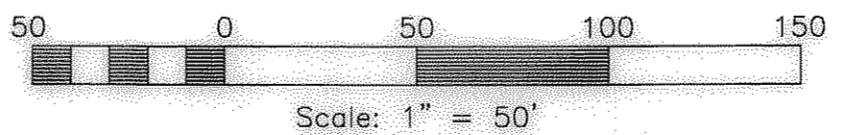
15-024-0014
REMAINDER PARCEL
(NOT APPROVED FOR DEVELOPMENT)
19.672 ACRES +/-

15-024-0003
REMAINDER PARCEL
(NOT APPROVED FOR DEVELOPMENT)
7.126 ACRES +/-

SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, US SURVEY. FOUND WEBER COUNTY BRASS CAP MARKED 1981 IN GOOD CONDITION

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	200.00'	75.93'	75.48'	38.43'	S78°31'53"E	21°45'09"
C2	230.00'	87.32'	86.80'	44.19'	S78°31'53"E	21°45'09"
C3	170.00'	64.54'	64.15'	32.66'	S78°31'53"E	21°45'09"
C4	200.00'	50.13'	50.00'	25.20'	S60°28'28"E	14°21'41"
C5	230.00'	8.12'	8.12'	4.06'	S66°38'37"E	2°01'23"
C6	55.00'	281.63'	60.40'	36.14'	N30°04'10"E	29°23'05"



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)

NOTE: 1. A FLOOD PLAIN DEVELOPMENT PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.

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 A POINT ON THE CENTERLINE OF 5500 WEST STREET, SAID POINT BEING S00°18'53"W 684.28 FEET FROM THE CENTER OF SECTION 7; THENCE S89°24'27"E 409.67 FEET; THENCE S05°59'34"W 237.87 FEET; THENCE S22°20'41"W 60.00 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 64.54 FEET, A RADIUS OF 170.00 FEET, A CHORD BEARING OF N78°31'53"W, AND A CHORD LENGTH OF 64.15 FEET; THENCE S00°35'33"W 300.93 FEET; THENCE N89°10'55"W 299.23 FEET; THENCE N00°18'53"E 580.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 201053 SQUARE FEET AND 4.616 ACRES

DEVELOPER

ALLAN KARRAS
CENTURY 21
2609 N MAIN
SUNSET, UT
80415

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS FULLY 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.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION 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 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 FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 AFFECT. 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

Webber County Recorder

Entry No. _____ Fee Paid _____
Filed For Record _____
And Recorded _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____
Weber County Recorder _____
Deputy _____

Reeve & Associates, Inc.

920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associ.com

Project Info.

Surveyor: R. KUNZ
Designer: N. ANDERSON
Begin Date: 03-10-11
Name: FENSTER FARM SUBDIVISION PHASE 1
Number: 1714-26
Revision: _____
Scale: 1"=50'
Checked: _____