

# EDGEWOOD ESTATES PHASE 3

## PART OF THE SOUTHWEST 1/4 OF SECTION 35, T7N, R2W, SLB&M

### FARR WEST CITY, WEBER COUNTY, UTAH

JUNE 2015

WEST 1/4 SECTION 35, T7N, R2W, SLB&M WEBER COUNTY SURVEYOR BRASS CAP MONUMENT SET IN 1981 GOOD CONDITION

TAYLOR FAMILY TRUST  
19-258-0016



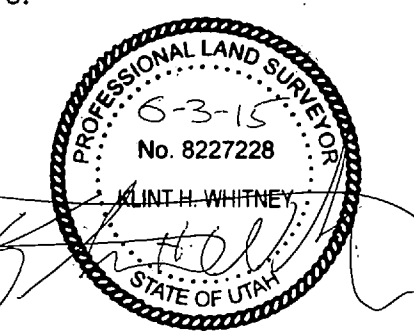
LOT	ADDRESS
LOT R-43	2235 NORTH
LOT R-44	2251 NORTH
LOT R-45	2265 NORTH
LOT R-46	2283 NORTH
LOT R-47	2268 NORTH
LOT R-48	2254 NORTH
LOT R-49	2238 NORTH
LOT R-50	2442 WEST
LOT R-51	2489 WEST
LOT R-52	2461 WEST
LOT R-53	2433 WEST

Curve #	Length	Radius	Delta	Chord
C1	16.49	10.50	90.000	N46° 31' 46"E - 14.85
C2	22.83	25.00	52.330	N24° 38' 09"W - 22.05
C3	29.39	65.00	25.905	N37° 50' 53"W - 29.14
C4	94.39	65.00	83.206	N16° 42' 28"E - 86.32
C5	71.95	65.00	63.421	S89° 58' 43"E - 68.33
C6	94.83	65.00	83.590	S16° 28' 22"E - 86.64
C7	32.37	65.00	28.537	S39° 35' 27"W - 32.04
C8	22.83	25.00	52.330	S27° 41' 40"W - 22.05
C9	16.49	10.50	90.000	S43° 28' 14"E - 14.85
C10	322.94	65.00	284.660	N88° 28' 14"W - 79.44

**SURVEYOR'S CERTIFICATE**

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 3<sup>RD</sup> DAY OF JUNE, 2015.



**PHASE 3 BOUNDARY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF SECTION 35 TOWNSHIP 7 NORTH RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 20 OF THE EDGEWOOD ESTATES SUBDIVISION PHASE 1, BEING LOCATED SOUTH 89° 18' 53" EAST 1328.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 35; RUNNING THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER SOUTH 89° 18' 53" EAST 329.50 FEET; THENCE SOUTH 01° 30' 00" WEST 447.56 FEET; THENCE SOUTH 88° 28' 14" EAST 85.17 FEET; THENCE SOUTH 01° 31' 46" WEST 60.00 FEET; THENCE SOUTH 01° 27' 33" WEST 123.43 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE PLAIN CITY CANAL CO.; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88° 37' 47" WEST 363.90 FEET TO THE EAST BOUNDARY LINE OF EDGEWOOD ESTATES PHASE 1; THENCE ALONG SAID EAST BOUNDARY LINE THE FOLLOWING (5) FIVE COURSES: (1) NORTH 01° 27' 33" EAST 124.44 FEET; (2) THENCE NORTH 01° 31' 46" EAST 60.00 FEET; (3) THENCE NORTH 88° 28' 14" WEST 47.77 FEET; (4) THENCE NORTH 01° 31' 46" EAST 226.24 FEET; (5) THENCE NORTH 00° 41' 07" EAST 216.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 212,577.40 SQ.FT. OR 4.88 ACRES.

**OWNER'S DEDICATION**

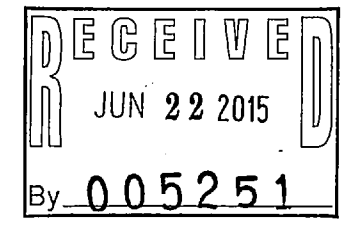
I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

**EDGEWOOD ESTATES PHASE 3**

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 GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE, CANAL MAINTENANCE AND CANAL SLOPE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES 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 3<sup>RD</sup> DAY OF JUNE, 2015

*Brett Satterthwaite*  
BRETT SATTERTHWAITE  
PRESIDENT  
VALEO MANAGEMENT



**NARRATIVE:** THE PURPOSE OF THIS SURVEY WAS TO CREATE A 10 LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY VALEO MANAGEMENT. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION SURROUNDING SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. THE PLAIN CITY IRRIGATION CO. PROPERTY WAS DETERMINED BY PHYSICAL MEASUREMENT AND CO-INCIDES WITH MEASUREMENTS REPRESENTED IN THE FARR WEST FARMS SUBDIVISION #3. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35 WHICH BEARS NORTH 1°00'00" EAST WEBER COUNTY GRID BEARING.

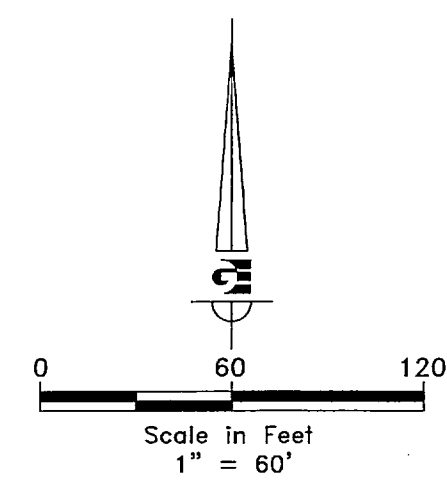
**NOTES:**

- UTILITY EASEMENTS ARE INDICATED BY DASHED LINES. WIDTHS AS NOTED.
- ALL EASEMENTS TO BE USED FOR IRRIGATION WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES.
- #5 REBAR WITH CAP SET AT BACK LOT CORNERS. COPPER RIVET TO BE SET IN CURB AT LOT LINE EXTENSION.
- ZONING: R-15 BUILDING SETBACK: 30' REAR, 30' FRONT, 10'-14' ALT. SIDE YARD, 30' CORNER LOT STREET SIDE, 15' CORNER INTERIOR SIDE.
- "NOTICE TO PURCHASERS OF RESTRICTED "R" LOTS": LOTS DESIGNATED BY THE LETTER "R" BEFORE THE LOT NUMBER ARE RESTRICTED LOTS AND BASEMENTS ARE RESTRICTED TO 24" MAXIMUM DEPTH BELOW TOP BACK OF CURB ELEVATION. WINDOW WELLS AND HOME ENTRANCES TO BE LOCATED A MIN. OF 1.0' ABOVE THE TOP BACK OF CURB ELEVATION. LOT FRONTAGE IS TO BE GRADED AT MIN. OF 3.0 % FROM FRONT OF HOUSE TO R.O.W.

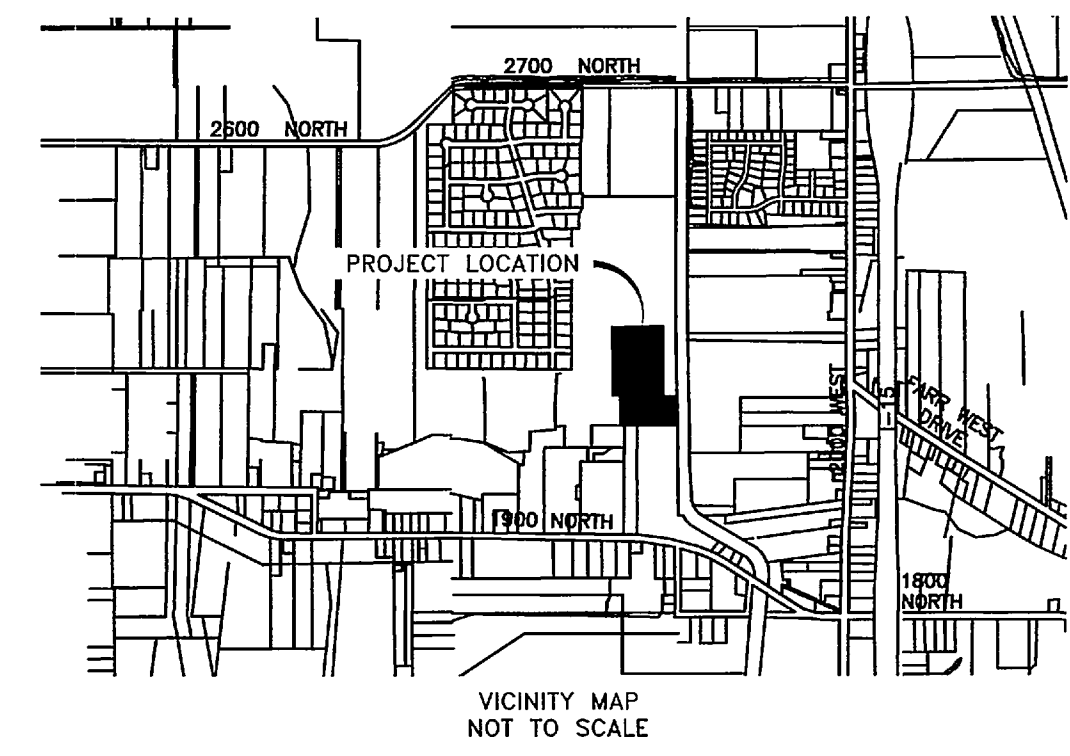
- LEGEND**
- ◆ WEBER COUNTY SECTION CORNER MONUMENT (AS NOTED)
  - ◆ CENTER LINE MONUMENT (TO BE INSTALLED)
  - 5/8"x24" REBAR AND CAP MARKED "GARDNER ENGINEERING"
  - SETBACK LINE
  - 10' PUBLIC UTILITY EASEMENT
  - BOUNDARY LINE
  - CENTER LINE OF RIGHT OF WAY

ZONING: R-15

BUILDING SETBACKS:  
30' REAR AND REAR  
10'-14' ALT. SIDE YARD  
30' CORNER LOT STREET SIDE  
15' CORNER LOT INTERIOR SIDE



DEVELOPER: VALEO MANAGEMENT 1080 SOUTH DEPOT DR. OGDEN, UTAH 84404



**FARR WEST 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.

*Dawn Shao*  
Dawn Shao  
CITY ATTORNEY

17 June 2015  
DATE

**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 17<sup>th</sup> DAY OF JUNE 2015

*John A. Stewart*  
John A. Stewart  
CHAIRMAN, FARR WEST CITY PLANNING COMMISSION

**FARR WEST CITY ENGINEER**

I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

JUNE 18 2015  
DATE

*Dean S. Oyler*  
Dean S. Oyler  
CITY ENGINEER

**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 ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF FARR WEST CITY, UTAH

THIS 17<sup>th</sup> DAY OF JUNE 2015

*Michael L. Hendry*  
Michael L. Hendry  
MAYOR, FARR WEST CITY

ATTEST: *Juday Abwai*  
Juday Abwai  
CITY RECORDER

**ACKNOWLEDGMENT**

STATE OF UTAH }  
COUNTY OF WEBER } SS

ON THIS 3<sup>RD</sup> DAY OF JUNE, 2015, PERSONALLY

APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, BRETT SATTERTHWAITE, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS PRESIDENT OF VALEO MANAGEMENT AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION IN BEHALF OF SAID CORPORATION, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

*Michael L. Hendry*  
MICHAEL L. HENDRY  
Notary Public - State of Utah  
Commission # 675501  
COMM. EXP. 03-28-2018

STAMP

*Brett Satterthwaite*  
BRETT SATTERTHWAITE  
PRESIDENT  
VALEO MANAGEMENT

Prepared By:

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

**COUNTY RECORDER**

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