

**PLAT NOTES:**

- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
- LOT 4 IS A DEEP LOT DEVELOPMENT- ONLY LOT 4 MAY ACCESS FROM THE ON-SITE DRIVEWAY SHOWN ON THIS PLAT. LOTS 1, 2, AND 3 ARE TO SEPARATELY ACCESS FROM HARRISVILLE ROAD.
- R - RESTRICTED LOTS 2, 3 AND 4 WILL NEED INDIVIDUAL SEWER PUMPS.
- DRIVE APPROACHES SHALL BE CONSTRUCTED TO FARR WEST CITY STANDARDS (SEE CITY STANDARDS SHEET CS-02).
- FOR LOCATIONS WHERE THE ASPHALT WILL BE CUT, IT WILL NEED TO BE RESTORED TO CITY STANDARDS, 3" A.C. WITH 12" U.T.B.C. (SEE CITY STANDARDS SHEET CS-02).
- INDIVIDUAL LOT OWNERS ARE RESPONSIBLE TO MAINTAIN STORM WATER FLOWS ON-SITE.
- HOMEOWNERS ARE ENCOURAGED TO PERFORM GEOTECHNICAL STUDY FOR CONSTRUCTION PURPOSES AND FOLLOW PARTICULAR RECOMMENDATIONS IN REGARDS TO GROUND WATER MATTERS.

# John Chugg Subdivision

Farr West City, Weber County, Utah  
A Part of the Northeast and Northwest Quarters of Section 1,  
Township 6 North, Range 2 West, Salt Lake Base & Meridian

Northwest Corner of Sec. 1,  
T. 6 N., R. 2 W., SLB&M  
Found Weber Co. Brass Cap  
Monument 2005 in good cond.

## SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, 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 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 have Hereby Subdivided said Tract Into Four (4) Lots and One (1) Parcel, know Hereafter as John Chugg Subdivision in Farr West City, Weber County, Utah, and has been Correctly Drawn to the Designated Scale and is 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.

Signed this 23rd day of Sept, 2015

K. Greg Hansen P.L.S.  
Utah Land Surveyor License No. 167819

## BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARRISVILLE ROAD LOCATED 2419.97 FEET SOUTH 89°10'32" EAST ALONG THE NORTH LINE OF SAID SECTION 1 AND 1381.10 FEET SOUTH 00°00'00" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 1; RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) IN A SOUTHEASTERLY DIRECTION TO THE LEFT OF A 756.20 FOOT RADIUS CURVE, A DISTANCE OF 195.55 FEET, CHORD BEARS SOUTH 42°24'26" EAST 195.01 FEET, HAVING A CENTRAL ANGLE OF 14°49'00" TO A POINT OF TANGENCY; AND (2) SOUTH 49°48'56" EAST 136.71 FEET TO THE NORTHWEST CORNER OF THE LYLE MAX DABB PROPERTY RECORDED AS ENTRY NO. 893109 IN THE FILES OF THE WEBER COUNTY RECORDERS OFFICE; THENCE ALONG THE BOUNDARY LINE OF SAID DABB PROPERTY THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 40°04'14" WEST 58.06 FEET (66.88 FEET BY RECORD); (2) SOUTH 47°27'12" WEST 104.19 FEET; (3) NORTH 46°21'55" WEST 77.56 FEET; AND (4) SOUTH 08°32'26" WEST 171.95 FEET (SOUTH 07°04'17" WEST SUBDIVISION BY RECORD) TO AN ANGLE POINT ON THE WEST BOUNDARY OF DABB SUBDIVISION RECORDED AS ENTRY NO. 1546453 IN THE FILES OF THE WEBER COUNTY RECORDER OFFICE; THENCE ALONG SAID WEST BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°34'20" WEST 125.79 FEET; (2) SOUTH 20°42'53" WEST 94.36 FEET; AND (3) SOUTH 08°28'43" WEST 226.60 FEET (208.76 FEET BY RECORD) TO THE NORTH BOUNDARY LINE OF THE FARR WEST CITY PROPERTY FILED AS ENTRY NO. 1682192 IN THE RECORDS OF THE WEBER COUNTY RECORDERS OFFICE; THENCE ALONG SAID NORTH BOUNDARY LINE NORTH 89°09'23" WEST 145.37 FEET TO THE PROPERTY LINE ESTABLISHED BY BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NO. \*\*\*\* IN THE RECORDS OF THE WEBER COUNTY RECORDER OFFICE; THENCE ALONG SAID BOUNDARY LINE AGREEMENT LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°03'24" EAST 310.30 FEET; (2) NORTH 02°10'42" EAST 541.52 FEET; AND (3) NORTH 71°48'53" EAST 154.66 FEET TO THE POINT OF BEGINNING. CONTAINING 4.497 ACRES.

## OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into lots as shown on this plat and name said tract John Chugg Subdivision and hereby dedicate, grant and convey to Farr West City, Weber County, Utah the western 20.0 foot and northwestern 22.0 foot of the above described parcel as shown as easements for public trails, utility and drainage purposes. Farr West City is responsible for west/northwest trail maintenance. Trail easement is for trail purposes - using for other purposes will nullify the trail easement. We also dedicate the 20 foot and 30 foot wide access and public utility easement across lot 4 as shown hereon for the benefit of Parcel "A" and for utility purposes for Lot 1 and Lot 2 and also those other certain strips as easements for utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public and private utility service lines, trails and drainage as may be authorized by the Governing Authority and the land owners. The plat notes as shown hereon are hereby declared operative and binding. In witness we have here unto set our signature this \_\_\_\_ day of \_\_\_\_\_, 2015.

John D. Chugg Molly A. Chugg

## ACKNOWLEDGMENT

State of Utah  
County of \_\_\_\_\_  
On this \_\_\_\_ day of \_\_\_\_\_, 2015, John D. Chugg and Molly A. Chugg, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of Weber, two in the State of Utah, the Signers of the Attached Owners Dedication, two in Numbers, who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

Northwest Corner of Sec. 1,  
T. 6 N., R. 2 W., SLB&M  
Found Weber Co. Brass Cap  
Monument 1979 in good cond.

Notary Public

## WEBER COUNTY RECORDER

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

## 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 \_\_\_\_\_, 2015.

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 works 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 \_\_\_\_\_, 2015.

Title \_\_\_\_\_  
Attest: \_\_\_\_\_  
Mayor, Farr West City

## NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the Four Lot and One Parcel Subdivision as Shown and Described Hereon. This Survey was Ordered by John Chugg. The Control used to Establish the Property Corners was the Existing lot corner monumentation found in the area of the Chugg Subdivision along with the Weber County Surveyor Monumentation Surrounding Section 1, Township 6 North, Range 2 West, S.L.B.&M. The basis of bearing is the North line of said Section which bears South 89°10'32" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

## 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 \_\_\_\_\_, 2015.  
Signature \_\_\_\_\_

## CITY ENGINEER

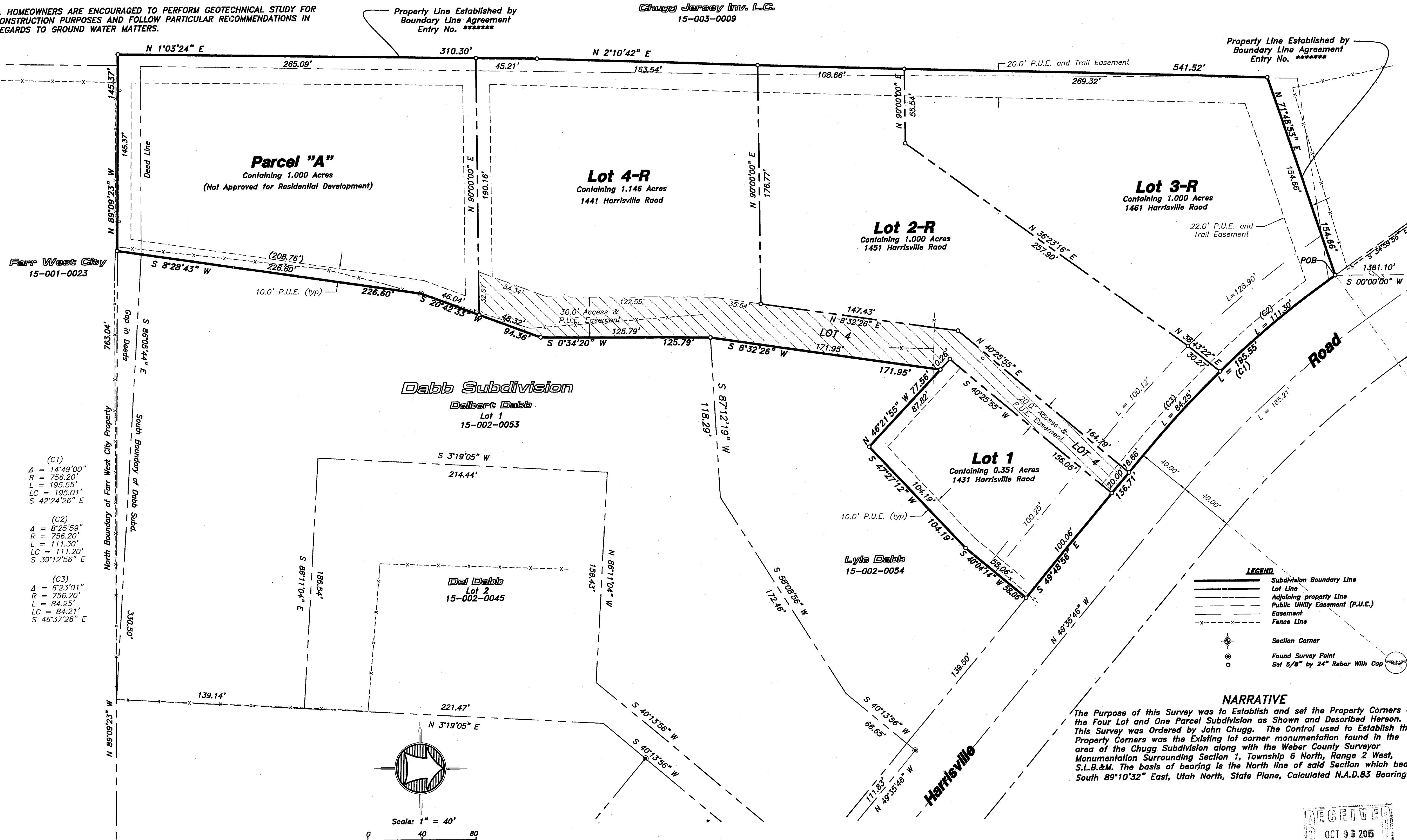
I hereby certify that the required public improvement standards and drawings for this subdivision conform with Farr West City standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this \_\_\_\_ day of \_\_\_\_\_, 2015.  
Signature \_\_\_\_\_

## 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 the 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 \_\_\_\_\_, 2015.

Weber County Surveyor



Developer:  
John Chugg  
1591 Harrisville Road  
Farr West, Utah 84404  
(801) 660-9767

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