

HERITAGE WEST PHASE 3
 PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 FARR WEST CITY, COUNTY OF WEBER, STATE OF UTAH, DECEMBER 2015
 (BASIS OF BEARING)
 S01° 00' 00" W

BOUNDARY DESCRIPTION
 A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER, POINT ALSO BEING ON THE EASTERLY BOUNDARY LINE OF MOUNTAIN WEST MEADOWS PHASE 1, AND ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 2075 NORTH STREET, BEING LOCATED SOUTH 01°00'00" WEST 1553.30 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 89°26'41" EAST 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 2700 WEST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 1°00'00" EAST 195.02 FEET TO THE SOUTHWEST CORNER OF HERITAGE WEST SUBDIVISION PHASE 2; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SUBDIVISION SOUTH 89°00'00" EAST 368.82 FEET TO THE SOUTHEASTERLY CORNER OF SAID SUBDIVISION, IN COMMON WITH THE WESTERLY BOUNDARY LINE OF HERITAGE WEST SUBDIVISION PHASE 1; THENCE ALONG THE BOUNDARY LINE OF SAID PHASE 1 THE FOLLOWING SEVEN (7) COURSES: (1) THENCE SOUTH 0°42'31" EAST 184.80 FEET; (2) THENCE SOUTH 21°06'52" WEST 60.00 FEET; (3) THENCE SOUTH 62°53'03" EAST 32.78 FEET; (4) THENCE ALONG THE ARC OF A CURVE TO THE LEFT 164.82 FEET, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 24°51'01", AND WHICH CHORD BEARS SOUTH 81°18'32" EAST 163.53 FEET; (5) THENCE NORTH 86°15'56" EAST 37.12 FEET; (6) THENCE SOUTH 3°50'54" WEST 145.32 FEET; (7) THENCE SOUTH 67°23'34" EAST 96.59 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SEASONS ESTATES SUBDIVISION; THENCE ALONG SAID WESTERLY BOUNDARY LINE SOUTH 3°36'18" WEST 152.25 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE SOUTH 1°36'47" WEST 181.78 FEET; THENCE NORTH 89°33'11" WEST 394.05 FEET; THENCE SOUTH 1°39'23" WEST 15.22 FEET; THENCE NORTH 87°09'12" WEST 329.96 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTHWEST QUARTER IN COMMON WITH THE EASTERLY BOUNDARY LINE OF MOUNTAIN WEST MEADOWS PHASE 1; THENCE ALONG SAID LINE NORTH 1°00'00" EAST 565.76 FEET TO THE POINT OF BEGINNING, CONTAINING 448,056 SQ. FT. OR 10.286 ACRES AND 15 LOTS.

DETENTION BASIN PARCEL BOUNDARY DESCRIPTION
 A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER, POINT ALSO BEING ON THE EASTERLY BOUNDARY LINE OF MOUNTAIN WEST MEADOWS PHASE 1, BEING LOCATED SOUTH 01°00'00" WEST 1688.30 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE SOUTH 89°26'01" EAST 111.76 FEET; THENCE SOUTH 89°26'01" EAST 111.25 FEET; THENCE SOUTH 71°28'03" EAST 79.40 FEET; THENCE SOUTH 71°25'33" EAST 109.29 FEET; THENCE SOUTH 76°26'34" EAST 126.47 FEET; THENCE SOUTH 87°23'44" EAST 110.00 FEET TO THE SOUTH WEST CORNER OF LOT R14, HERITAGE WEST SUBDIVISION PHASE 1; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT SOUTH 87°23'34" EAST 96.59 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SEASONS ESTATES SUBDIVISION; THENCE ALONG THE SAID BOUNDARY LINE SOUTH 3°36'18" WEST 152.25 FEET; THENCE CONTINUING ALONG SAID BOUNDARY LINE SOUTH 1°36'47" WEST 181.78 FEET; THENCE NORTH 89°33'11" WEST 394.05 FEET; THENCE SOUTH 1°39'23" WEST 15.22 FEET; THENCE NORTH 87°09'12" WEST 329.96 FEET TO A POINT ON THE WESTERLY LINE OF SAID SOUTHWEST QUARTER IN COMMON WITH THE EASTERLY BOUNDARY LINE OF MOUNTAIN WEST MEADOWS PHASE 1; THENCE ALONG SAID LINE NORTH 1°00'00" EAST 110.44 FEET TO THE POINT OF BEGINNING, CONTAINING 153,076 SQ. FT. OR 3.584 ACRES.

- NOTES:**
- NO. 5 REBAR WITH CAP SET AT REAR LOT CORNERS, NAIL AND WASHER TO BE SET IN CURB AT LOT LINE EXTENSION.
 - R-15 BUILDING SETBACK: 30' FRONT AND REAR; 10' SIDE YARD, 20' CORNER LOT STREET SIDE.
 - 10' PUBLIC UTILITY EASEMENT (P.U.E.) TYPICAL UNLESS OTHERWISE SPECIFIED.
 - THIS PARCEL FALLS WITHIN FLOOD ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SURAGE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, FEMA MAP #49057C0200E, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
 - 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 THE TOP BACK OF CURB ELEVATION AT THE CENTER OF THE LOT. WINDOW WELLS AND HOME ENTRANCES TO BE LOCATED A MINIMUM OF 1.0 FEET ABOVE THE TOP BACK OF CURB AT THE CENTER OF THE LOT. LOT FRONTAGE IS TO BE GRADED A MINIMUM OF 3.0% FROM THE FRONT OF THE HOUSE TO THE STREET RIGHT-OF-WAY.

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 PLAN AND NAME SAID TRACT:

HERITAGE WEST 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 THROUGHFARES 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, 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 ERRECTED WITHIN SUCH EASEMENTS. ALSO GRANT AND DEDICATE TO FARR WEST CITY, WEBER COUNTY, UTAH THE LANDS DEFINED AS DETENTION BASIN PARCEL TO BE USED AS A DETENTION BASIN, TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY LINES AND STORM DRAINAGE FACILITIES.

SIGNED THIS THE 13 DAY OF January, 2016
 BRETT SATTERTHWAITE, PRESIDENT
 VALEO MANAGEMENT CORP.

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

STATE OF UTAH)
 COUNTY OF WEBER) SS
 ON THIS 13 DAY OF January, 2016.
 NOTARY PUBLIC

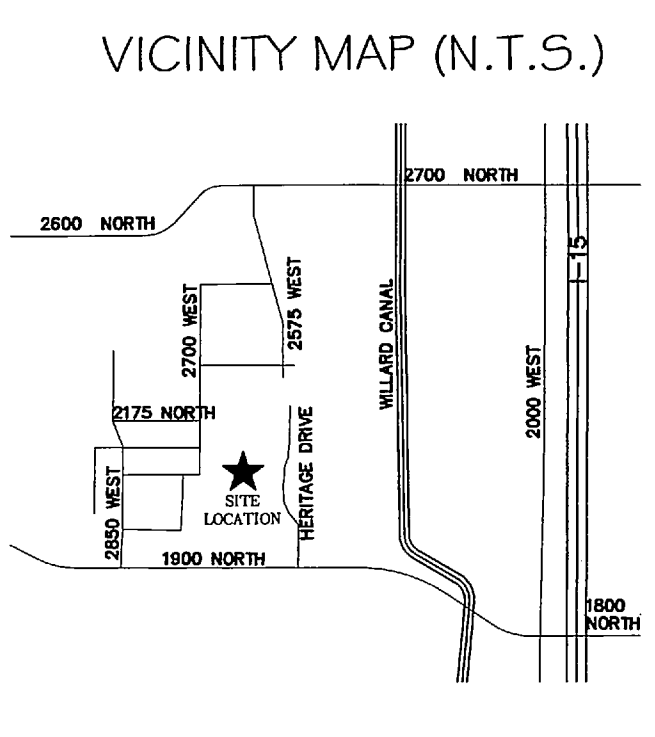
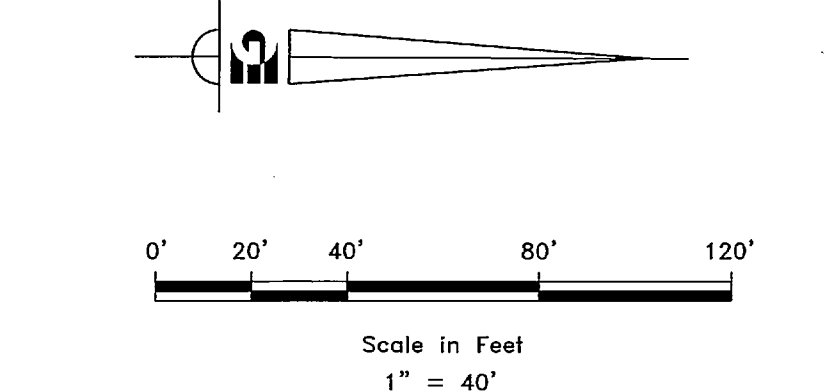
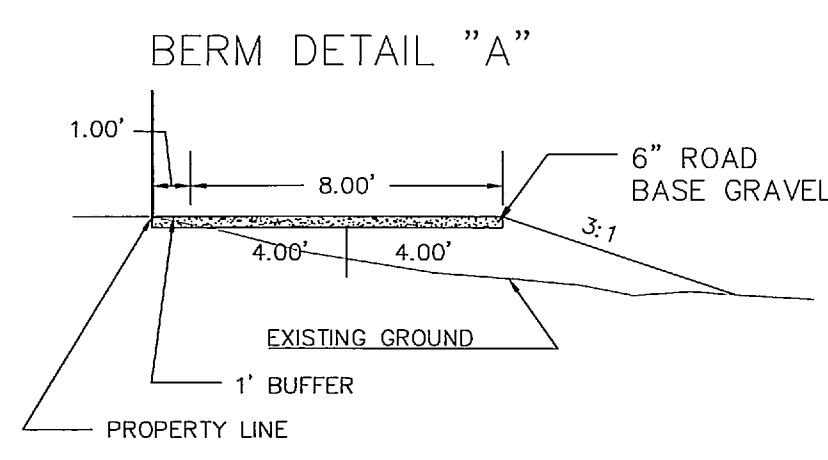
MICHAEL L. HENDRY
 Notary Public - State of Utah
 Commission # 675501
 COMM. EXP. 03-28-2018

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 SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR 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; AND LOT WIDTHS AND AREAS MEET THE CURRENT REQUIREMENTS OF PLAIN CITY CITY ZONING ORDINANCE.

SIGNED THIS 3RD DAY OF December, 2015.
 DEVELOPER: VALEO MANAGEMENT 1080 SOUTH DEPOT DR. OGDEN, UTAH
 COUNTY RECORDER

Curve Table

Curve #	Length	Radius	Delta	CHORD	CHD LENGTH
C1	125.53	350.00	20°32'58"	N79°09'32"W	124.86
C2	164.82	380.00	24°51'01"	S81°18'32"E	163.53
C3	67.13	380.00	10°07'17"	S88°40'24"E	67.04
C4	92.68	380.00	13°58'27"	S76°37'32"E	92.45
C5	5.00	380.00	0°45'17"	S69°15'40"E	5.00
C6	114.77	320.00	20°32'58"	S79°09'32"E	114.16
C7	85.76	380.00	12°55'50"	S82°58'06"E	85.58
C8	50.53	380.00	7°37'08"	S72°41'37"E	50.49
C9	136.29	380.00	20°32'58"	N79°09'32"W	135.56
C10	246.37	55.00	256°39'28"	N39°49'41"W	86.29
C11	36.21	55.00	37°43'29"	N69°38'19"E	35.56
C12	116.60	55.00	121°27'43"	N09°57'17"W	95.96
C13	43.04	55.00	44°50'21"	S86°53'41"W	41.95
C14	50.52	55.00	52°37'55"	S38°09'33"W	48.77
C15	13.38	10.00	76°39'19"	S50°10'15"W	12.40
C16	16.57	10.50	90°28'14"	S44°12'54"E	14.91



- LEGEND**
- WEBER COUNTY MONUMENT
 - SET 24" REBAR AND CAP GARDNER ENGINEERING
 - SET CENTERLINE MONUMENT
 - PROPERTY LINE
 - ADJACENT PARCEL
 - ROAD CENTERLINE
 - SECTION LINE
 - PUBLIC UTILITY EASEMENT (P.U.E.)
 - BERM

FARR WEST CITY PLANNING COMMISSION
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE FARR WEST CITY PLANNING COMMISSION ON THIS 27TH DAY OF January, 2016
 BY: John A. Stewart
 CHAIRMAN, FARR WEST CITY PLANNING COMMISSION

FARR WEST CITY COUNCIL
 THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF FARR WEST CITY, UTAH
 THIS 27TH DAY OF January, 2016
 BY: Shelby Moore
 MAYOR

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.
 THIS 26 DAY OF January, 2016
 BY: Ryan Shaw
 CITY ATTORNEY

FARR WEST CITY ENGINEER
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
 THIS 13TH DAY OF JANUARY, 2016
 BY: Kent L. Jones
 CITY ENGINEER

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

ENTRY NO. _____ FEE PAID _____
 RECORDED _____ AT IN _____ BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____
 COUNTY RECORDER
 DEPUTY