

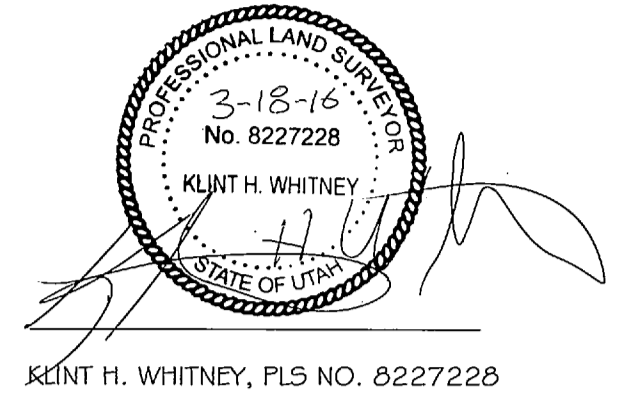
EDGEWOOD ESTATES PHASE 4

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

FARR WEST CITY, WEBER COUNTY, UTAH

MARCH 2016

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 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.
 SIGNED THIS 18TH DAY OF MARCH, 2016.

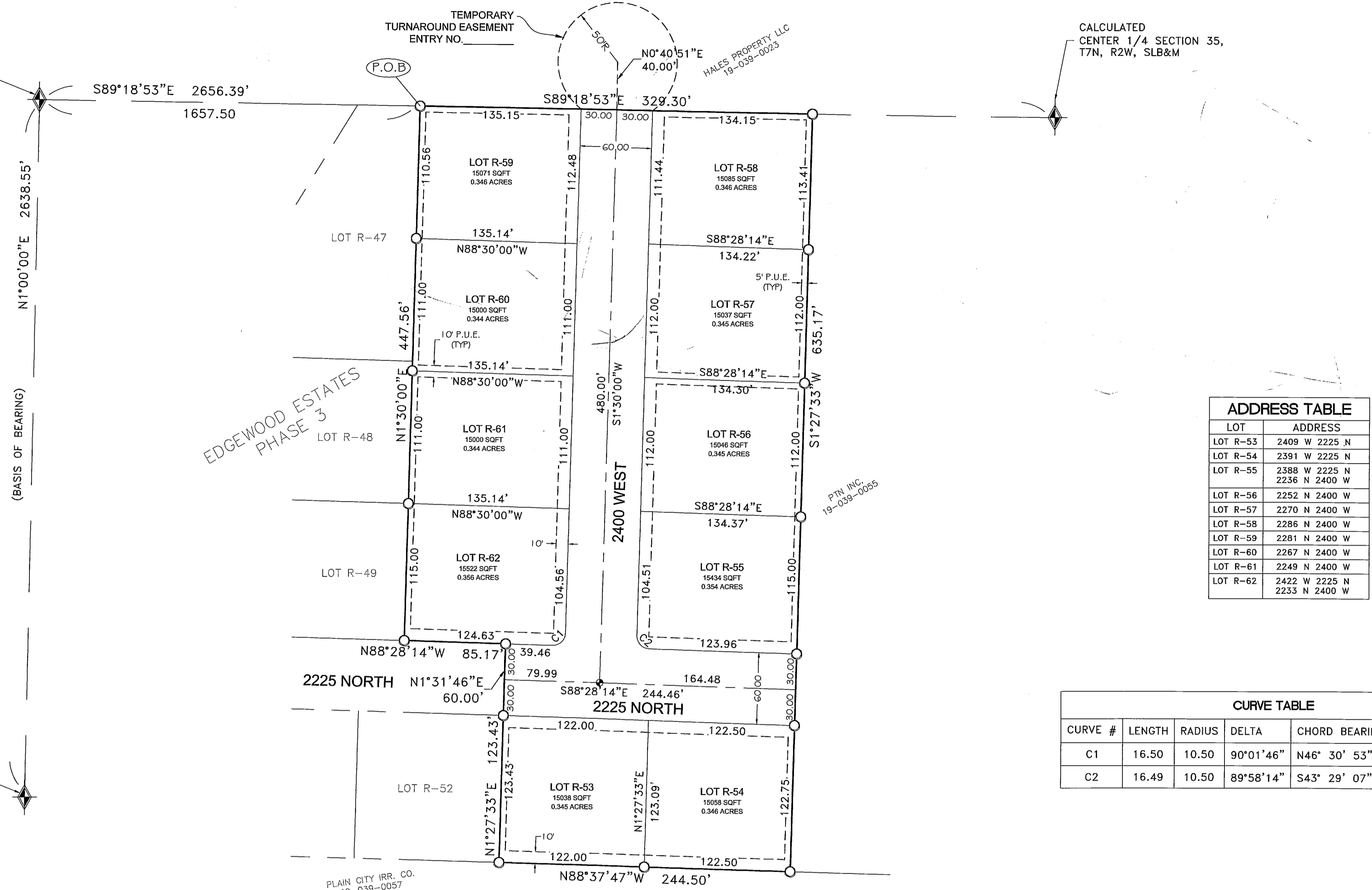


PHASE 4 BOUNDARY DESCRIPTION

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 47 OF THE EDGEWOOD ESTATES SUBDIVISION PHASE 3, BEING LOCATED SOUTH 89°18'53" EAST 1657.50 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 329.30 FEET; THENCE SOUTH 1°27'33" WEST 635.17 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 244.50 FEET TO THE EAST BOUNDARY LINE OF EDGEWOOD ESTATES PHASE 3; THENCE ALONG SAID EAST BOUNDARY LINE THE FOLLOWING (4) FOUR COURSES: (1) NORTH 01°27'33" EAST 123.43 FEET; (2) THENCE NORTH 01°31'46" EAST 60.00 FEET; (3) THENCE NORTH 88°28'14" WEST 85.17 FEET; (4) THENCE NORTH 01°30'00" EAST 447.56 FEET TO THE POINT OF BEGINNING.
 CONTAINING 193,005 SQ. FT. OR 4.43 ACRES.

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

CALCULATED CENTER 1/4 SECTION 35, T7N, R2W, SLB&M



ADDRESS TABLE

LOT	ADDRESS
LOT R-53	2409 W 2225 N
LOT R-54	2391 W 2225 N
LOT R-55	2388 W 2225 N 2236 N 2400 W
LOT R-56	2252 N 2400 W
LOT R-57	2270 N 2400 W
LOT R-58	2286 N 2400 W
LOT R-59	2281 N 2400 W
LOT R-60	2267 N 2400 W
LOT R-61	2249 N 2400 W
LOT R-62	2422 W 2225 N 2233 N 2400 W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	16.50	10.50	90°01'46"	N46° 30' 53"E	14.85
C2	16.49	10.50	89°58'14"	S43° 29' 07"E	14.85

RECEIVED
 APR 20 2016
 BY: 5441

OWNER'S DEDICATION

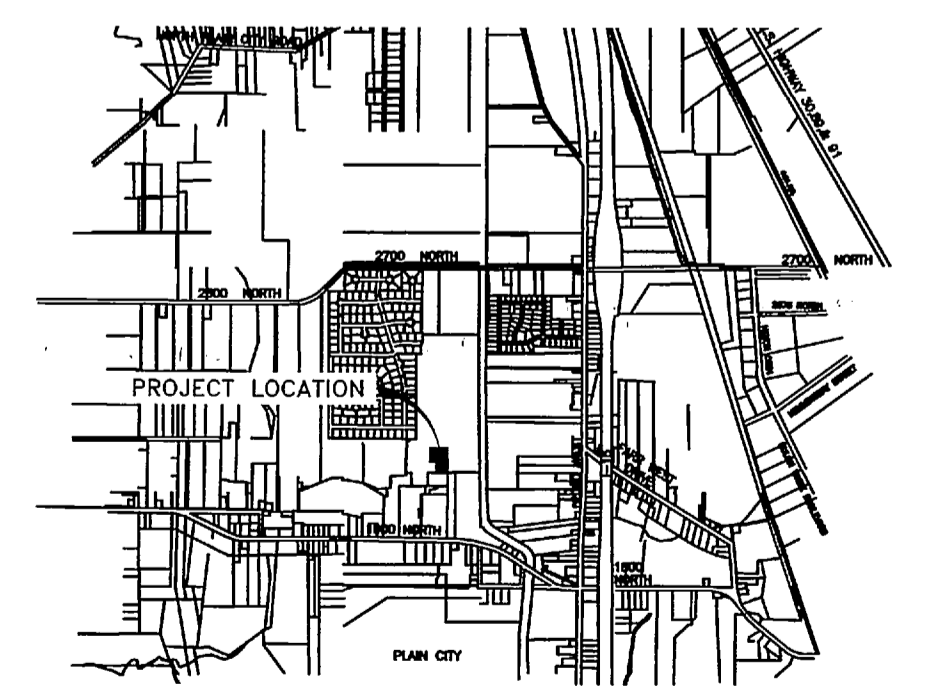
I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

EDGEWOOD ESTATES PHASE 4

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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE 18TH DAY OF MARCH, 2016

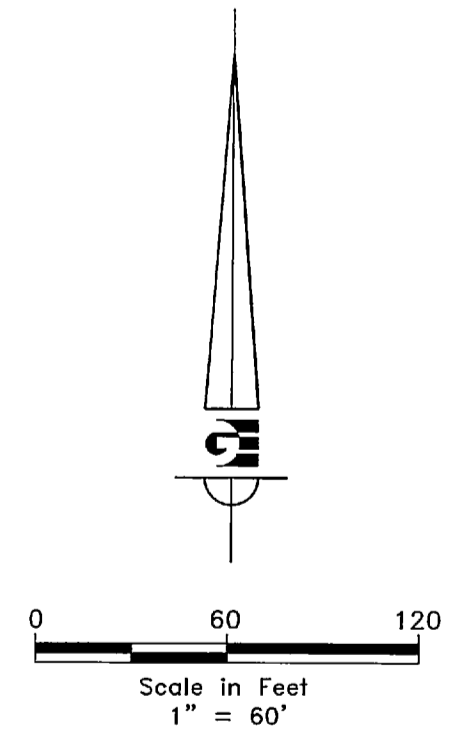
Brett Satterthwaite
 BRETT SATTERTHWAITE
 PRESIDENT
 VALEO MANAGEMENT



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 COINCIDES 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"
 - ADJOINER PARCEL
 - 10' PUBLIC UTILITY EASEMENT
 - BOUNDARY LINE
 - CENTER LINE OF RIGHT OF WAY



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.

April, 2016
 DATE
Ryan Shaw
 CITY ATTORNEY

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 31ST DAY OF MAR, 2016

John R Stewart
 CHURMAN, 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.

March 29, 2016
 DATE
Kent L Jones
 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 20TH DAY OF MARCH, 2016

Richard
 MAYOR, FARR WEST CITY
 ATTEST: *Sunday Abuwai*
 CITY RECORDER

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF WEBER } SS
 ON THIS 18 DAY OF MARCH, 2016, 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 # 675601
 COMM. EXP. 03-28-2018
 STAMP
[Signature]
 NOTARY PUBLIC

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

COUNTY RECORDER

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

Prepared By:

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