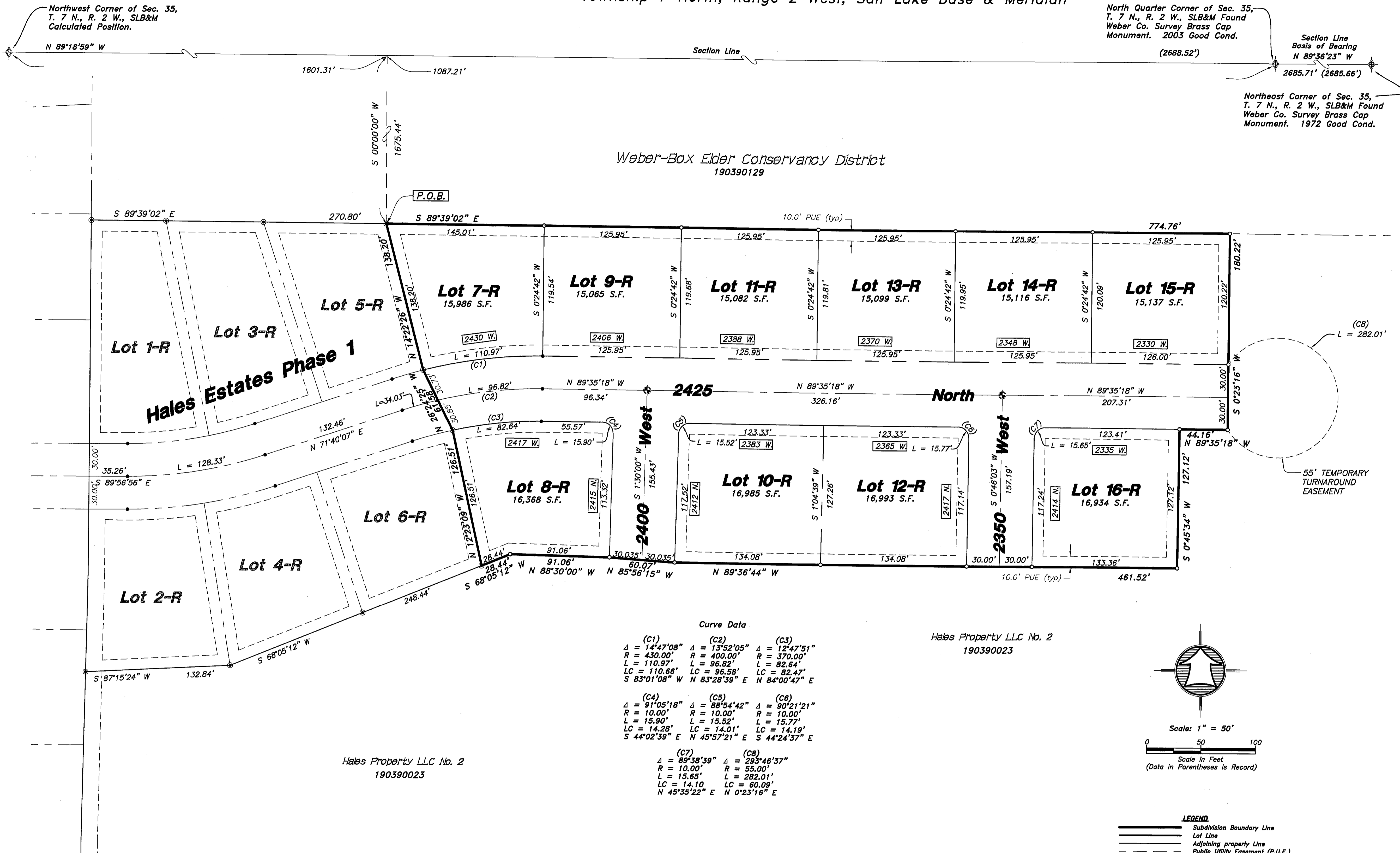


Hales Estates Phase 2

Farr West City, Weber County, Utah
A Part of the Northwest Quarter of Section 35,
Township 7 North, Range 2 West, Salt Lake Base & Meridian



Curve Data

(C1)	(C2)	(C3)
$\Delta = 144.7708"$	$\Delta = 13.9205"$	$\Delta = 12.4751"$
$R = 430.00'$	$R = 400.00'$	$R = 370.00'$
$L = 110.97'$	$L = 96.82'$	$L = 82.64'$
$LC = 110.66'$	$LC = 96.58'$	$LC = 82.47'$
$S 83^{\circ}01'08" W$	$N 83^{\circ}28'39" E$	$N 84^{\circ}00'47" E$

(C4)	(C5)	(C6)
$\Delta = 91.0518"$	$\Delta = 88.5442"$	$\Delta = 90.2121"$
$R = 10.00'$	$R = 10.00'$	$R = 10.00'$
$L = 15.90'$	$L = 15.52'$	$L = 15.77'$
$LC = 14.28'$	$LC = 14.01'$	$LC = 14.19'$
$S 44^{\circ}02'39" E$	$N 45^{\circ}57'21" E$	$S 44^{\circ}24'37" E$

(C7)	(C8)
$\Delta = 89.5839"$	$\Delta = 289.4637"$
$R = 10.00'$	$R = 35.00'$
$L = 15.65'$	$L = 282.01'$
$LC = 14.10'$	$LC = 60.09'$
$N 45^{\circ}35'22" E$	$N 0^{\circ}23'16" E$

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 Heretofore Subdivided said Tract into ten (10) Lots, know hereafter as Hales Estates Phase 2 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 19th day of AUGUST, 2016.



BOUNDARY DESCRIPTION

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

BEGINNING AT THE NORTHEAST CORNER OF HALES ESTATES SUBDIVISION PHASE 1 BEING ON THE SOUTH BOUNDARY LINE OF THE WEBER-BOX ELDER CONSERVANCY DISTRICT PROPERTY RECORDED AS ENTRY NO. 1725674 IN THE FILES OF THE WEBER COUNTY RECORDER, LOCATED 1087.21 FEET NORTH 89°18'59" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 1875.44 FEET SOUTH 00°00'00" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 35;

RUNNING THENCE SOUTH 89°39'02" EAST 774.76 FEET ALONG SAID SOUTH BOUNDARY LINE; THENCE SOUTH 00°23'16" WEST 180.22 FEET; THENCE NORTH 89°35'18" WEST 44.16 FEET; THENCE SOUTH 00°45'34" WEST 127.12 FEET; THENCE NORTH 89°36'44" WEST 461.52 FEET; THENCE NORTH 85°56'15" WEST 60.07 FEET; THENCE NORTH 88°30'00" WEST 91.06 FEET; THENCE SOUTH 68°05'12" WEST 28.44 FEET TO THE SOUTHEAST CORNER OF HALES ESTATES SUBDIVISION PHASE 1; THENCE ALONG THE EAST BOUNDARY LINE OF SAID HALES ESTATES SUBDIVISION PHASE 1 THE FOLLOWING THREE (3) COURSES: (1) NORTH 12°23'09" WEST 126.51 FEET; (2) NORTH 26°24'25" WEST 61.58 FEET; AND (3) NORTH 14°22'26" WEST 138.20 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES.

OWNERS DEDICATION

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 AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT HALES ESTATES PHASE 2, AND HEREBY DEDICATE, GRANT AND CONVEY, IN PERPETUITY, PURSUANT TO THE PROVISIONS OF 17-27A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION, 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 DEDICATE TO FARR WEST CITY THOSE CERTAIN STRIPS SHOWN AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY, DRAINAGE AND IRRIGATION PURPOSES AS SHOWN HEREON - THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES INCLUDING PROVISION FOR DRAINAGE AND IRRIGATION LINES, AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY. BEING ALSO THE PERTINENT OWNERS OF LAND OUTSIDE THE PLATTED SUBDIVISION BOUNDARIES, WE HEREBY DEDICATE THE 55-FOOT RADIUS TEMPORARY TURNAROUND EASEMENT AT THE END OF 2425 NORTH STREET - SAID EASEMENT SHALL INHERENTLY BE VACATED BY FUTURE PLATTING AS 2425 NORTH STREET PROGRESSES EASTWARD. WE DECLARE BINDING AND EFFECTIVE THE PLAT NOTES SHOWN HEREON.

IN WITNESS WE HEREBY SET OUR SIGNATURE THIS _____ DAY OF _____, 2016.

ELAINE HALES FOR HALES PROPERTY LLC NO. 2

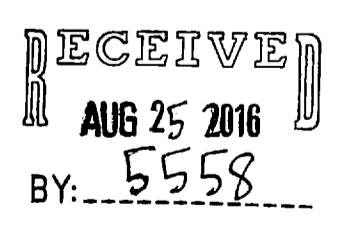
DATE:

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Weber

On the _____ day of _____, 2016, personally appeared before me, the undersigned notary public in and for said state and county, ELAINE HALES, being duly sworn, acknowledged to me that she is the majority owner(s) of Hales PROPERTY LLC NO. 2 and that she signed the above owner's dedication, who duly acknowledged to me that she signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary public



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 24th day of August, 2016.

By: [Signature]
Attest: [Signature]
Recorder

Farr West ATTORNEY

I certify that the requirements of all applicable statutes and ordinances prerequisite by the state of Utah and the ordinances of Farr West City of the foregoing plat and dedications have been complied with. Dated this 24th day of August, 2016.

Signature

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

Developer:
Hales Estates LLC
230 Lomond View Drive
Pleasant View, Utah 84414
(801) 458-2542

PLAT NOTES:

1. Lot 'R' (Restriction) designations are that site may be subject to high ground water. All future homeowners should employ recommendations of geotechnical study by ADEC, project no. 1141128 dated January 7, 2015. Notes: Full-depth basements are strongly discouraged. Homeowner is advised to seek professional advice for 2-foot to 4-foot partial basement depths.

FARR WEST CITY ENGINEER

This plat was approved by the Farr West City Engineer and the Community Development Director for Farr West City this 25th day of August, 2016.

Kurt L. Jones
City Engineer

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 19th day of August, 2016.

John R. Stewart
Farr West City Planning Commission Chairman

HAI HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272

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