

Hales Estates Phase 3

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

Northwest Corner of Sec. 35,
T. 7 N., R. 2 W., SLB&M
Calculated Position.

N 89°18'59" W

North Quarter Corner of Sec. 35,
T. 7 N., R. 2 W., SLB&M Found
Weber Co. Survey Brass Cap
Monument. 2003 Good Cond.

(2688.52')

Section Line
Basis of Bearing
N 89°36'23" W
2685.71' (2685.66')

Northeast Corner of Sec. 35,
T. 7 N., R. 2 W., SLB&M Found
Weber Co. Survey Brass Cap
Monument. 1972 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 55, 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 seven (7) lots, know hereafter as Hales Estates Phase 3 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 17th day of December, 2016.

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



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 PHASE 2 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 312.42 FEET NORTH 89°18'59" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 1670.92 FEET SOUTH 00°00'00" WEST FROM THE NORTHWEST QUARTER CORNER OF SAID SECTION 35;

RUNNING THENCE SOUTH 89°39'02" EAST 296.15 FEET ALONG SAID SOUTH BOUNDARY LINE TO THE WEST LINE OF THE WILLARD CANAL RIGHT OF WAY; THENCE ALONG SAID CANAL RIGHT OF WAY SOUTH 00°47'43" WEST 503.80 FEET; THENCE NORTH 89°12'17" WEST 205.00 FEET; THENCE NORTH 00°47'43" EAST 71.51 FEET; THENCE NORTH 89°12'17" WEST 133.87 FEET; THENCE NORTH 0°45'34" EAST 122.35 FEET TO THE SOUTHEAST CORNER OF HALES ESTATES PHASE 2; THENCE ALONG THE EAST BOUNDARY LINE OF SAID HALES ESTATES PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) NORTH 0°45'34" WEST 127.12 FEET; (2) SOUTH 89°35'18" EAST 44.16 FEET; AND (3) NORTH 0°23'16" EAST 180.22 FEET TO THE POINT OF BEGINNING. CONTAINING 3.510 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 3 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 TEMPORARY HAMMERHEAD TURNAROUND EASEMENT AT THE END OF 2300 WEST STREET AS SHOWN HEREON - SAID EASEMENT SHALL INHERENTLY BE VACATED BY FUTURE PLATTING AS 2300 WEST STREET PROGRESSES SOUTHWARD. 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: _____

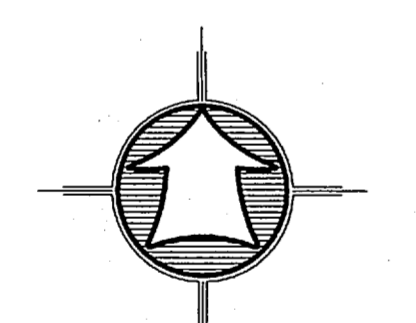
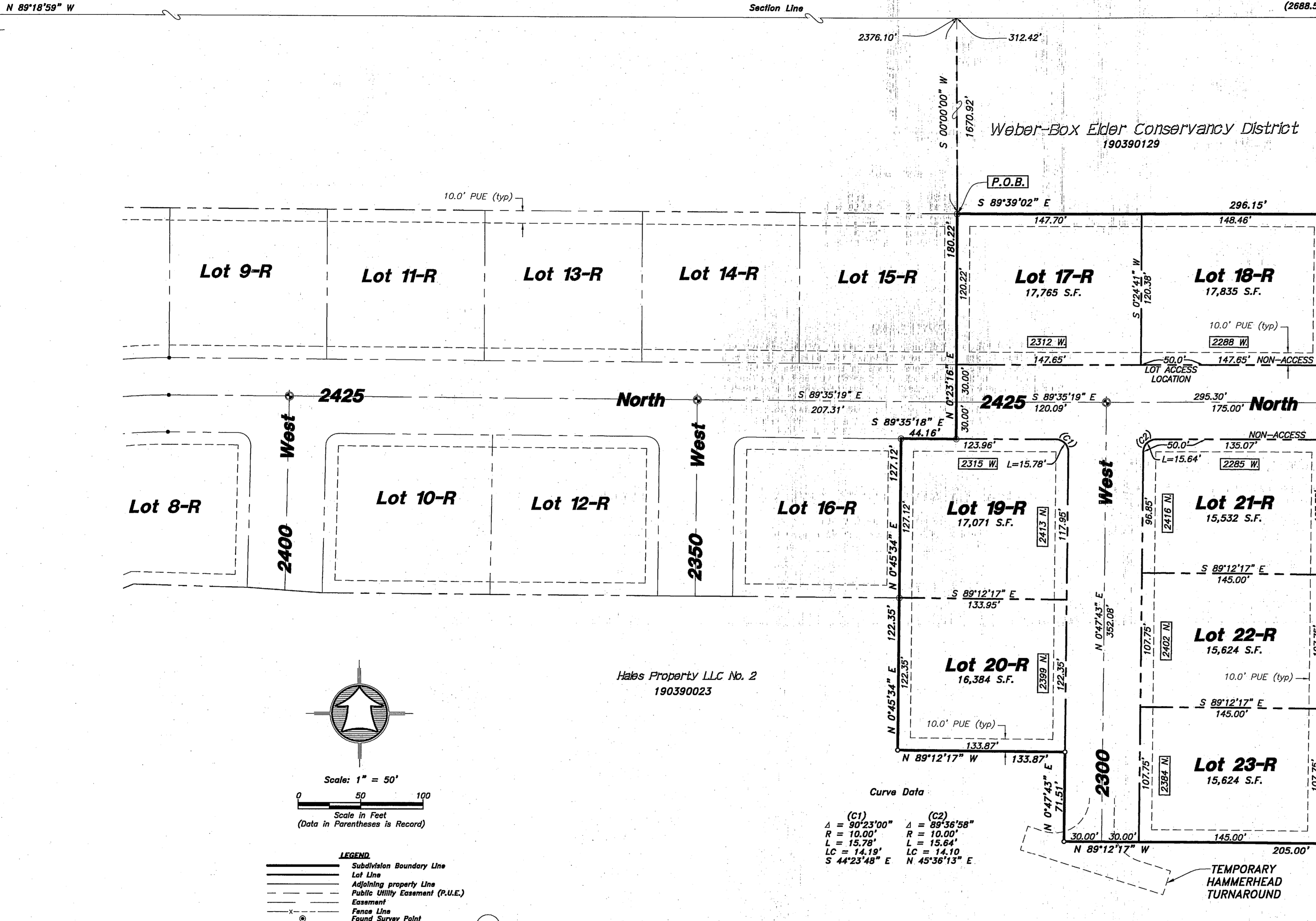
CORPORATE ACKNOWLEDGMENT

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

RECEIVED
JAN 05 2017
BY: [Signature]



Scale: 1" = 50'
Scale in Feet
(Data in Parentheses is Record)

- LEGEND**
- Subdivision Boundary Line
 - Lot Line
 - Adjoining property Line
 - Public Utility Easement (P.U.E.)
 - Easement
 - Fence Line
 - Found Survey Point
 - Set 5/8" by 24" Rebar With Cap or Curb Pins For Front Corners
 - Street Monument
 - Section Corner

Curve Data

(C1)	(C2)
Δ = 90°23'00"	Δ = 89°36'58"
R = 10.00'	R = 10.00'
L = 15.78'	L = 15.64'
LC = 14.19'	LC = 14.10'
S 44°23'48" E	N 45°36'13" E

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the seven lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Brent Hales. The Control used to Establish the Property Corners was the Existing Myia Meadows Subdivisions to the west and the Weber County Surveyor Monumentation Surrounding Section 35, Township 7 North, Range 2 West, S.L.B.&M. The basis of bearing is the North line of the Northeast Quarter of said Section which bears North 89°36'23" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

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 _____ day of _____, 2016.

By: _____
Mayor
Attest: _____
Recorder

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 _____, 20____.

Farr West City Planning Commission Chairman

FARR WEST CITY ENGINEER

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

City Engineer

- PLAT NOTES:**
- Lot 'R' (Restriction) designations are that site may be subject to high ground water. All future homeowners should employ recommendations of geotechnical study by AGECS, project no. 1141128 dated January 7, 2015. Note: Full-depth basements are strongly discouraged. Homeowner is advised to seek professional advice for 2-foot to 4-foot partial basement depths.
 - Lot access is restricted as shown for lots 18-R and 21-R - such may be modified in future per City concurrence.

Developer:
Hales Property LLC No. 2
230 Lamond View Drive
Pleasant View, Utah 84414
(801) 458-2542

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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