

Hales Estates Phase 4

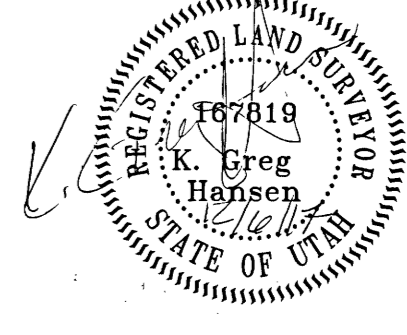
Farr West City, Weber County, Utah
A Part of the Northwest Quarter of Section 35,
Township 7 North, Range 2 West, Salt Lake Base & Meridian

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 Eight (8) Lots, know Hereafter as Hales Estates Phase 4 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 12th day of December, 2017.

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 SOUTHWEST CORNER OF HALES ESTATES SUBDIVISION PHASE 1 PARCEL A, BEING ON THE EAST BOUNDARY LINE OF MIYA MEADOWS PHASE 4 SUBDIVISION, LOCATED 1361.58 FEET NORTH 89°18'59" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 2090.38 FEET SOUTH 00°00'00" WEST AND 155.69 FEET SOUTH 01°16'22" WEST AND 234.88 FEET SOUTH 00°18'48" WEST AND 2.45 FEET SOUTH 00°07'14" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 35;

RUNNING THENCE ALONG THE SOUTH AND EAST BOUNDARY LINES OF SAID HALES ESTATES SUBDIVISION PHASE 1 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°18'53" EAST 184.23 FEET; (2) NORTH 00°15'55" WEST 95.56 FEET; THENCE NORTH 79°31'24" EAST 157.70 FEET; THENCE SOUTH 88°30'00" EAST 136.54 FEET; THENCE NORTH 01°30'00" EAST 17.14 FEET; THENCE SOUTH 88°30'00" EAST 196.75 FEET; THENCE SOUTH 1°04'39" WEST 188.82 FEET; THENCE NORTH 89°28'33" WEST 38.66 FEET; THENCE SOUTH 00°31'27" WEST 152.76 FEET TO THE NORTH BOUNDARY LINE OF EDGEWOOD ESTATES PHASE 4 SUBDIVISION; THENCE ALONG SAID NORTH BOUNDARY LINE OF EDGEWOOD ESTATES PHASE 4 AND PHASE 3 SUBDIVISIONS NORTH 89°18'50" WEST 629.34 FEET TO THE EAST BOUNDARY LINE OF MIYA MEADOWS PHASE 4 SUBDIVISION; THENCE ALONG SAID EAST BOUNDARY LINE OF MIYA MEADOWS PHASE 4 SUBDIVISION NORTH 0°07'14" EAST 203.21 FEET TO THE POINT OF BEGINNING. CONTAINING 4.40 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 4 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. WE DECLARE BINDING AND EFFECTIVE THE PLAT NOTES SHOWN HEREON. 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 2325 NORTH STREET - SAID EASEMENT SHALL INHERENTLY BE VACATED BY FUTURE PLATTING AS 2325 NORTH STREET PROGRESSES EASTWARD.

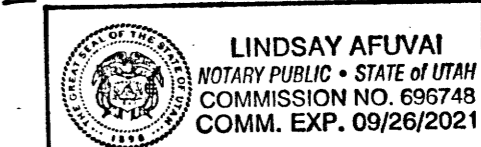
IN WITNESS WE HEREBY SET OUR SIGNATURE THIS 8th DAY OF December, 2017.

Elaine Hales
ELAINE HALES FOR HALES PROPERTY LLC NO. 2
DATE: Dec 8, 2017

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Weber

On the 8th day of December, 2017, 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 Estates LLC 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.



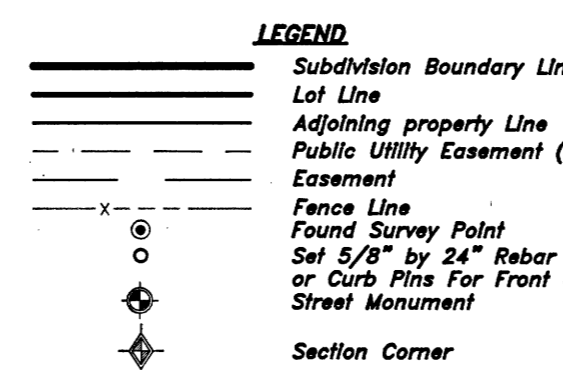
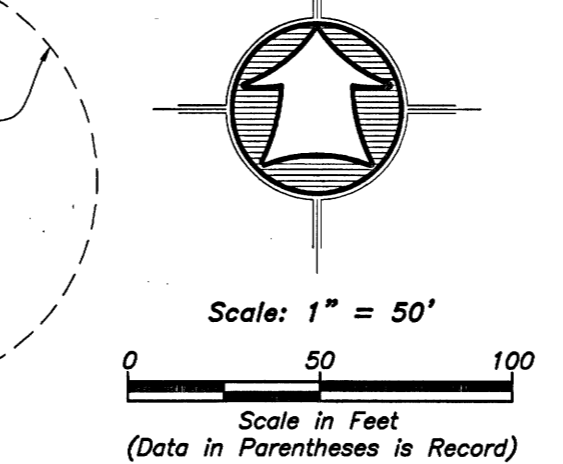
NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the 8 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 Miya Meadows Subdivisions to the west, the Existing Hales Estates Phase 1 and Phase 2 Subdivisions to the north, the Edgewood Estates Phase 3 and Phase 4 on the south and the Weber County Survey 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.

PLAT NOTES:

- All "R" or "Restricted Lots" have a restriction that the lowest finish floor elevation in the dwelling shall not be lower than the adjacent top back of curb elevation or if curb is not present, no lower than the existing ground surface. Exception to this restriction is found in the Farr West City Municipal Code Title 15 - Buildings and Construction 15.04.020, additional requirements, paragraph (K). The maximum finish floor depth for "R" Lots shall not be greater than 30 inches from existing grade and such must receive approval for a subsurface drainage system to discharge to an acceptable outlet.
- All Public Utility Easements (PUE) are 10' wide unless otherwise noted.
- IMPORTANT: The sewer laterals stubbed to the lots are at an approximate depth of 4 feet below the curb elevation - some lots are at an even shallower depth. Homeowner should assume that an individual sewer lift station will be necessary. It may be possible to sewer the upper floor by gravity. Any lift station should have a check valve(s) to prevent gravity sewer main flows from back-draining into the house. The stubbed sewer laterals flow by gravity to the gravity sewer main.

LOT NO.	ADDRESS
24-R	2527 West 2325 North
25-R	2485 West 2325 North
26-R	2447 West 2325 North
27-R	2413 West 2325 North
28-R	2319 North 2400 West
29-R	2316 North 2400 West
30-R	2316 North 2400 West
31-R	2452 West 2325 North



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 11th day of December, 2017.

By: John Stewart
Attest: Lindsay Alfvai
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 8th day of December, 2017.

Signature: Greg Shaw

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND _____ AT _____

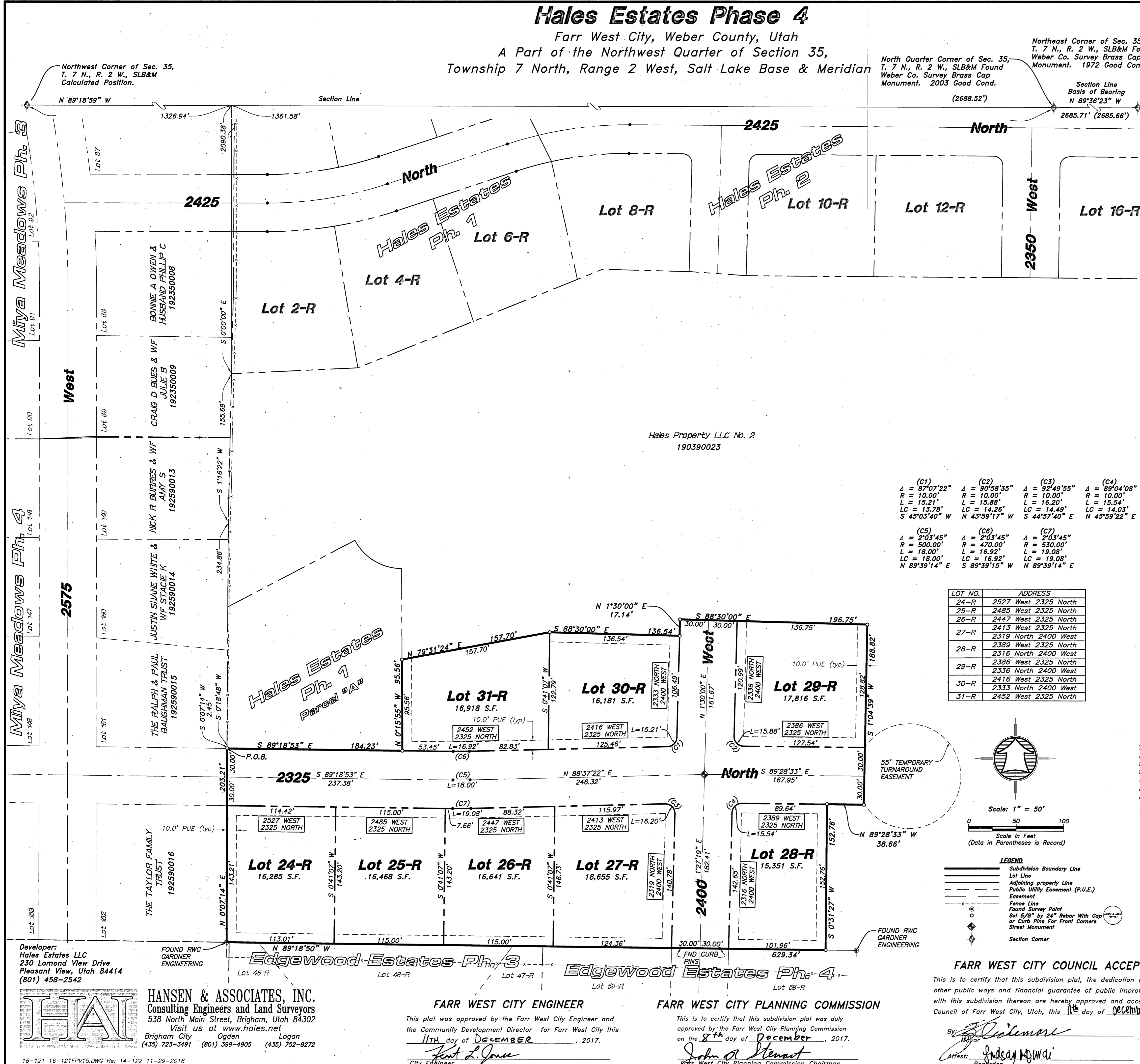
RECORDED _____ OF OFFICIAL _____

IN BOOK _____

RECORDS, PAGE _____

COUNTY RECORDER _____

BY _____ DEPUTY _____



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HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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Visit us at www.hales.net
Brigham City Ogdan Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272

FARR WEST CITY ENGINEER
This plat was approved by the Farr West City Engineer and the Community Development Director for Farr West City this 11th day of December, 2017.
City Engineer: Scott L. Jones

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 8th day of December, 2017.
Farr West City Planning Commission Chairman: John Stewart