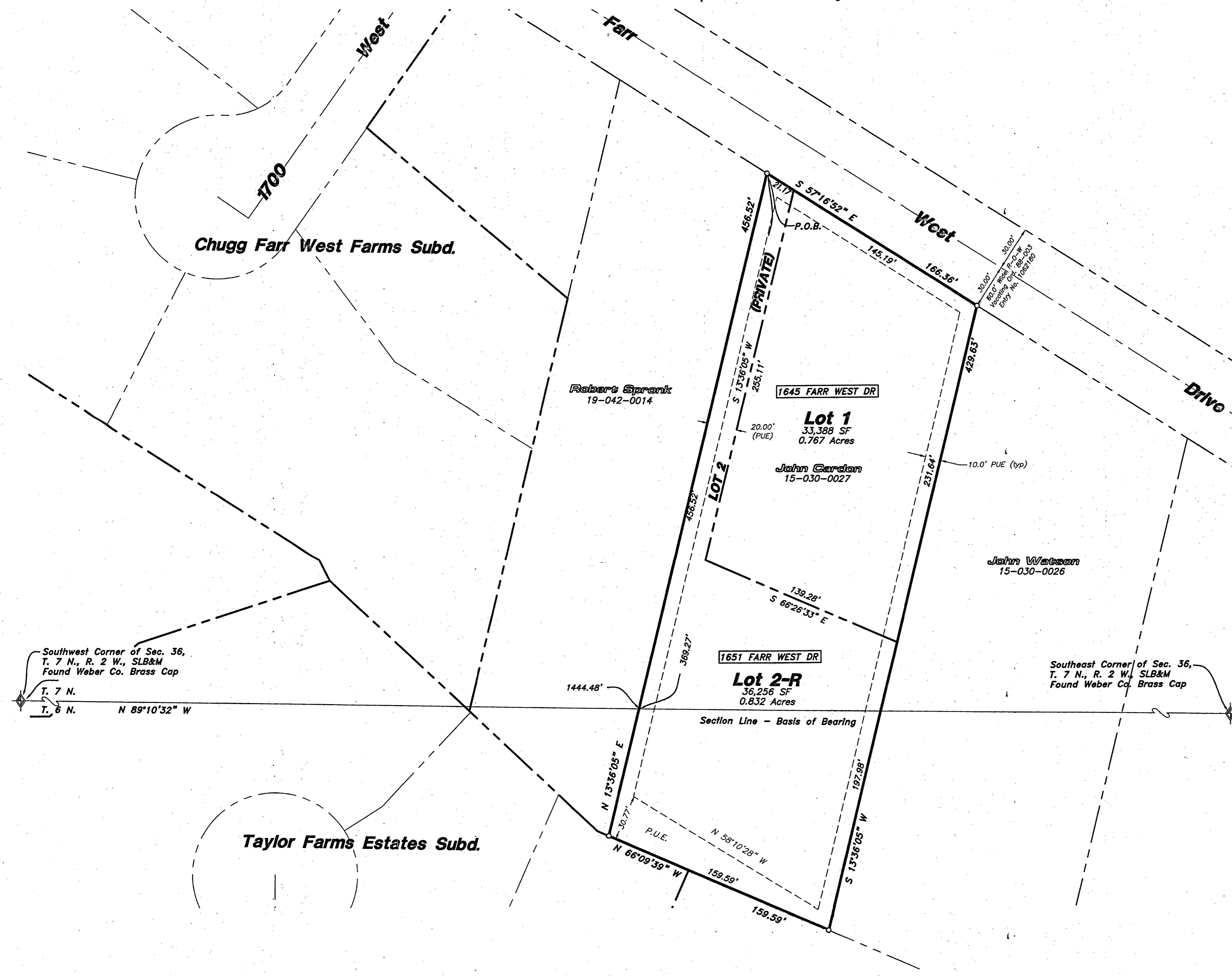


FINAL PLAT
Cardon's Cove Subdivision
 Farr West City, Weber County, Utah
 A Part of the Southwest Quarter of Section 36,
 Township 7 North, Range 2 West, Salt Lake Base & Meridian
 and a Part of the Northwest Quarter of Section 1,
 Township 6 North, Range 2 West, Salt Lake Base & Meridian



PLAT NOTES:

- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
- PINEVIEW WATER IS PRESENT ALONG SOUTH SIDE OF FARR WEST DRIVE. PINEVIEW SECONDARY WATER TO BE INSTALLED IN FUTURE BY LOT 2 OWNER. NOTE: SUCH MUST BE INSTALLED FOR CULINARY WATER SERVICE TO BE OPERATIVE BY BONA VIST AWATER DISTRICT.
- SEWER LATERAL TO BE INSTALLED BY FUTURE LOT 2 HOMEOWNER - EXISTING SEWER MAIN IS LOCATED ALONG SOUTHERLY LINE OF LOT 2.
- NOTE: SEWER LATERAL IS NOT TO TIE DIRECTLY INTO SEWER MANHOLE BUT MUST INCORPORATE A "WYE" CONNECTION.
- WATER: BONA VISTA WATER MAIN IS ALONG NORTH SIDE OF FARR WEST DRIVE. WATER SERVICE TO BE INSTALLED IN FUTURE BY LOT 2 HOMEOWNER. NOTE: IF SERVICE LINE IS NOT BORED AND STREET CROSSING IS EMPLOYED, SAWCUTTING, TRENCH RESTORATION, AND ASPHALTING WILL BE REQUIRED TO CITY STANDARDS.
- FIRE PROTECTION: PRIOR TO BUILDING PERMIT ISSUANCE, THE FUTURE LOT 2 HOMEOWNER MUST DEVELOP A FIRE MARSHAL-ACCEPTABLE PLAN. SUCH MAY WELL INVOLVE THE INSTALLATION OF A FIRE LINE AND FIRE HYDRANT DOWN THE FLAG PORTION OF LOT 2 IN ORDER TO BE WITHIN A CERTAIN DISTANCE OF THE ACTUAL HOME LOCATION.

WEBER FIRE DISTRICT SPECIFIC COMMENTS:

- AT THE TIME THAT LOT 2 IS DEVELOPED, A FULL SET OF PLANS SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL.
- FIRE HYDRANT(S): WHEN LOT 2 IS DEVELOPED, ADDITIONAL FIRE HYDRANT(S) WILL NEED TO BE PROVIDED. THERE NEEDS TO BE A FIRE HYDRANT WITHIN 400 FEET OF THE FURTHEST MOST PORTION OF A BUILDING OR FACILITY (SEE IFC 507.5.1). THE MAXIMUM SPACING BETWEEN HYDRANTS IN A RESIDENTIAL AREA IS 500 FT.
- FIRE FLOW: FIRE FLOW FOR THE SUBDIVISION SHALL BE 100 GPM.
- FIRE ACCESS VIA DRIVEWAYS: DRIVEWAYS SERVING NO MORE THAN 5 RESIDENCES SHALL HAVE A MINIMUM CLEAR WIDTH OF 16 FEET WITH A MINIMUM OF 12 FEET OF DRIVE-ABLE SURFACE (MEASURED FROM FACE OF CURB TO FACE OF CURB) AND A VERTICAL CLEARANCE OF 13 FOOT 6 INCHES AND SHALL BE CAPABLE OF SUPPORTING A 75,000 POUND LOAD. DRIVEWAYS IN EXCESS OF 150 FEET SHALL BE PROVIDED WITH TURN-AROUNDS. DRIVEWAYS EXCEEDING 200 FEET IN LENGTH AND LESS THAN 20 FEET IN WIDTH SHALL BE PROVIDED WITH TURNOUTS IN ADDITION TO TURN-AROUNDS. (SEE DRIVEWAYS-2006 WILDLAND URBAN INTERFACE CODE USED AS A REFERENCE FOR RESIDENTIAL DRIVEWAY REQUIREMENTS EXCEEDING 150 FEET IN LENGTH). ROADS AND DRIVEWAYS SHALL ALSO COMPLY WITH CITY/COUNTY STANDARDS AS APPLICABLE. IN CASES OF DIFFERING REQUIREMENTS, CONTACT THE FIRE MARSHAL FOR CLARIFICATION.
- DEAD END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS CONSTRUCTED WITH THE SAME REQUIREMENTS AS THE ROADS.

GENERAL REQUIREMENTS:

- ROADS AND BRIDGES SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 75,000 POUNDS.
- ALL ROADS SHALL BE DESIGNED, CONSTRUCTED, SURFACED, AND MAINTAINED SO AS TO PROVIDE AN ALL-WEATHER DRIVING SURFACE.
- FIRE ACCESS ROADS FOR THIS PROJECT SHALL BE COMPLETED AND APPROVED PRIOR TO ANY COMBUSTIBLE CONSTRUCTION. TEMPORARY ROADS SHALL MEET THE SAME REQUIREMENTS FOR HEIGHT, WIDTH, AND IMPOSED LOADS AS PERMANENT ROADS.
- ALL REQUIRED FIRE HYDRANTS AND WATER SYSTEMS SHALL BE INSTALLED, APPROVED AND FULLY FUNCTIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
- FIRE DEPARTMENT APPARATUS ACCESS IS REQUIRED FOR EACH LOT.
- LOT 2 IS HEREBY SHOWN WITH AN "R" DESIGNATION. 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 LOT 2 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. THERE IS AN EXISTING STORM MANHOLE ALONG THE SOUTH LINE OF LOT 2.

LEGEND

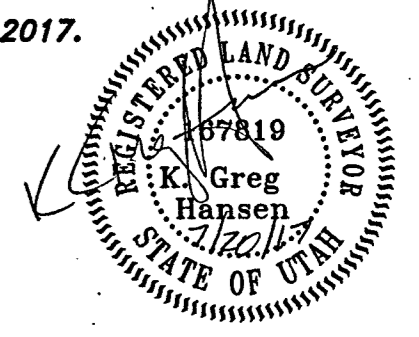
- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Centerline
- Public Utility Easement (PUE)
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

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 in this Plat in accordance with Section 17-25-17 and have Verified all Measurements, and have Placed Monuments as Represented on this Plat, and have Herby Subdivided said Tract Into 2 Lots know Hereafter as John Cardon Subdivision 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 26th day of July, 2017.

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



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST AND A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTHERLY VACATED RIGHT-OF-WAY LINE OF FARR WEST DRIVE LOCATED 1444.48 FEET SOUTH 89°10'32" EAST ALONG THE SOUTH LINE OF SAID SECTION 36 AND 369.27 FEET NORTH 13°36'05" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 36. SAID POINT DESCRIBED OF RECORD AS BEING LOCATED NORTH 89°33' WEST 592.10 FEET ALONG THE SECTION LINE AND NORTH 56°44' WEST 619.30 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1;

RUNNING THENCE SOUTH 57°16'52" EAST (SOUTH 56°44' EAST BY RECORD) 166.36 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO GRANTORS NORTHEAST BOUNDARY LINE; THENCE SOUTH 13°36'05" WEST 429.63 FEET ALONG GRANTORS EAST BOUNDARY LINE TO THE NORTH BOUNDARY LINE OF THE JOHN L. WATSON PROPERTY FILED AS ENTRY NO. 1572031 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE NORTH 66°26'33" WEST 159.59 FEET ALONG SAID WATSON PROPERTY AND THEN THE NORTH BOUNDARY OF TAYLOR FARMS ESTATES SUBDIVISION FILED AS ENTRY NO. 1688901 IN THE FILES OF THE WEBER COUNTY RECORDER TO GRANTORS SOUTHWEST BOUNDARY CORNER; THENCE NORTH 13°36'05" EAST 456.52 FEET ALONG GRANTORS WEST BOUNDARY LINE TO THE POINT OF BEGINNING. CONTAINING 1.599 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

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 A LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT CARDON SUBDIVISION HEREBY DEDICATE, GRANT AND CONVEY TO FARR WEST CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON - THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY FARR CITY. WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING. IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS 26th DAY OF July, 2017.

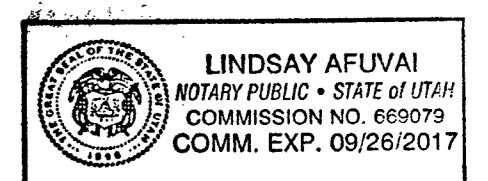
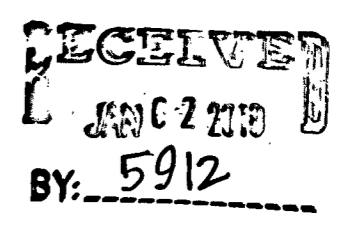
John E. Cardon, Annette G. Cardon
 Trustees of The John and Annette Cardon Family Trust dated May 14, 2013.

TRUST ACKNOWLEDGMENT

State of Utah
 County of Weber

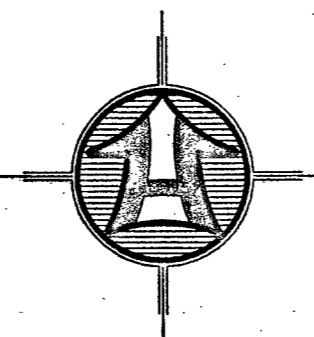
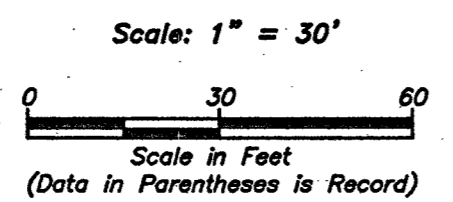
On this 26th day of July, 2017, John E. and Annette G. Cardon, Trustees of The John and Annette Cardon Family Trust dated May 14, 2013, personally appeared before me, the undersigned notary public in and for said county of Weber, in the state of Utah, the signers of the attached owners dedication, 2 in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

Lindsay Afuivi
 Notary public



NARRATIVE

The Purpose of this survey was to establish and set the property corners of the two lot subdivision as shown and described hereon. This Survey was ordered by John Cardon. The control used to establish the property corners was the existing Weber County Surveyor Monumentalis surrounding Section 1, Township 6 North, Range 2 West, S.L.B.&M. The basis of bearing is the North line said Section which bears South 89°10'32" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.



CITY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with Farr West City standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this 7th day of August, 2017.
 Signature: Kent L. Jones

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.

Signed this 27th day of July, 2017.
 Signature: [Signature]

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 26th day of July, 2017.

Mayor: [Signature]

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 22nd day of July, 2017.

Chairman: John R. Stewart

COUNTY RECORDER

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

HANSEN & ASSOCIATES, INC.
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