

PLAT NOTES: FARMVIEW SUBDIVISION - ENTRY #2789917

- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
- LOT 4 IS A DEEP LOT DEVELOPMENT- ONLY LOT 4 MAY ACCESS FROM THE ON-SITE DRIVEWAY SHOWN ON THIS PLAT. LOTS 1, 2, AND 3 ARE TO SEPARATELY ACCESS FROM HARRISVILLE ROAD. (NOTE: FIRST AMENDMENT PLAT ALLOWS LOT 2-R TO BE A DEEP LOT)
- R - RESTRICTED LOTS 2, 3 AND 4 WILL NEED INDIVIDUAL SEWER PUMPS. (NOTE: FIRST AMENDMENT PLAT AFFORDS POSSIBLE GRAVITY SEWERING).
- DRIVE APPROACHES SHALL BE CONSTRUCTED TO FARR WEST CITY STANDARDS (SEE CITY STANDARDS SHEET CS-02).
- FOR LOCATIONS WHERE THE ASPHALT WILL BE CUT, IT WILL NEED TO BE RESTORED TO CITY STANDARDS, 3" A.C. WITH 12" U.T.B.C. (SEE CITY STANDARDS SHEET CS-02).
- INDIVIDUAL LOT OWNERS ARE RESPONSIBLE TO MAINTAIN STORM WATER FLOWS ON-SITE.
- HOMEOWNERS ARE ENCOURAGED TO PERFORM GEOTECHNICAL STUDY FOR CONSTRUCTION PURPOSES AND FOLLOW PARTICULAR RECOMMENDATIONS IN REGARDS TO GROUND WATER MATTERS.
- HOMEOWNERS FOR LOTS 2-R, 3-R AND 4-R WILL NEED TO BUILD AN ON-SITE TURN AROUND TO FIRE MARSHAL APPROVAL (IF THE PRIVATE DRIVE EXCEEDS THE MAXIMUM LENGTH ALLOWED WITHOUT ONE)

FARMVIEW SUBDIVISION

First Amendment

Amending Lot 2-R or 3-R

Farr West City, Weber County, Utah
A Part of the Northeast and Northwest Quarters of Section 1,
Township 6 North, Range 2 West, Salt Lake Base & Meridian

Northwest Corner of Sec. 1,
T. 6 N., R. 2 W., SLB&M
Found Weber Co. Brass Cap
Monument 2005 in good cond.

RECEIVED
JAN 10 2018
BY: 5911

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 Herby Subdivided said Tract Into Four (4) Lots and One (1) Parcel, know Hereafter as FARMVIEW SUBDIVISION, FIRST AMENDMENT 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 18th day of January, 2017.

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

BOUNDARY DESCRIPTION

LOT 2-R AND LOT 3-R, FARMVIEW SUBDIVISION, FARR WEST CITY, WEBER COUNTY, UTAH SURVEY RECORDED AS ENTRY NO. 2789917 IN THE FILES OF THE WEBER COUNTY RECORDERS OFFICE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 3-R, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARRISVILLE ROAD LOCATED 2419.97 FEET SOUTH 89°10'32" EAST ALONG THE NORTH LINE OF SAID SECTION 1 AND 1381.10 FEET SOUTH 00°00'00" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 1; RUNNING THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) IN A SOUTHEASTERLY DIRECTION TO THE LEFT OF A NON-TANGENT 756.20 FOOT RADIUS CURVE, A DISTANCE OF 165.55 FEET, CHORD BEARS SOUTH 42°24'26" EAST 195.01 FEET, HAVING A CENTRAL ANGLE OF 14°48'09"; SAID (2) SOUTH 49°48'56" EAST 16.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 2-R; THENCE ALONG THE BOUNDARY LINE OF SAID LOT 2-R THE FOLLOWING THREE (3) COURSES; (1) SOUTH 40°25'55" WEST 164.79 FEET; (2) SOUTH 08°32'26" WEST 147.43 FEET; AND (3) SOUTH 90°00'00" WEST 176.77 FEET TO THE WEST BOUNDARY LINE OF SAID FARMVIEW SUBDIVISION; THENCE ALONG THE BOUNDARY LINE OF SAID FARMVIEW SUBDIVISION THE FOLLOWING TWO (2) COURSES; (1) NORTH 02°10'42" EAST 377.98 FEET; AND (2) NORTH 71°48'53" EAST 154.66 FEET TO THE POINT OF BEGINNING. CONTAINING 2.000 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 amended and subdivided into lots as shown on this plat and name said tract Farmview Subdivision First Amendment. The easements and dedications from the original Farmview subdivision plat recorded under Entry number 2789917 remain in effect; the additional easements dedicated per this plat are the 20-foot and 10-foot public utility easements along the east lines of Lots 2-R and 3-R, and the 10-foot sewer easement through lots 2-R and 3-R for the benefit of Lots 2-R, 3-R and 4-R. The previously dedicated 20 foot and 30 foot wide access and public utility easement across lot 4 as shown hereon for the benefit of Parcel "A" and for utility purposes for Lot 1 and Lot 2-R is hereby expanded to include provisions for utilities for all four lots and Parcel A of the Farmview Subdivision and Farmview Subdivision First Amendment plats. Public Utility Easements are for the installation, maintenance and operation of public and private utility service lines, trails, irrigation and drainage appurtenances, with corresponding necessary access, as may be authorized by the Governing Authority and the land owners. The plat notes as shown hereon are hereby declared operative and binding. In witness we have here unto set our signature this 18th day of January, 2017.

John D. Chugg
Molly A. Chugg

LINDSAY AFUVAI
NOTARY PUBLIC - STATE OF UTAH
COMMISSION NO. 695748
COMM. EXP. 09/26/2021

State of Utah
County of Weber

On this 18th day of January, 2017, John D. Chugg and Molly A. Chugg, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of Weber, two in the State of Utah, the Signers of the Attached Owners Dedication, two in Numbers, who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

Northwest Corner of Sec. 1,
T. 6 N., R. 2 W., SLB&M
Found Weber Co. Brass Cap
Monument 1979 in good cond.

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____ RECORDED

COUNTY RECORDER

BY: _____ DEPUTY

LEGEND

- Subdivision Boundary Line
- Lot Line
- Adjoining property Line
- Public Utility Easement (P.U.E.)
- Easement
- Fence Line
- Found H&I Rebar and Cap
- Set 5/8" by 24" Rebar With Cap
- Section Corner

NARRATIVE

The Purpose of this Survey was to Amend Lots 2-R and 3-R of the Farmview Subdivision as Shown and Described Hereon. This Survey was Ordered by John Chugg. The Control used to Establish the Property Corners was the Existing lot corner monumentation found in the area of the Farmview Subdivision along with the Weber County Surveyor Monumentation Surrounding Section 1, Township 6 North, Range 2 West, S.L.B.&M. The basis of bearing is the North line of said Section which bears South 89°10'32" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

FARR WEST CITY COUNCIL ACCEPTANCE

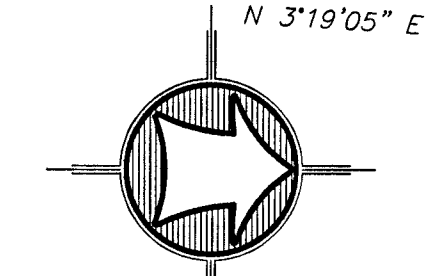
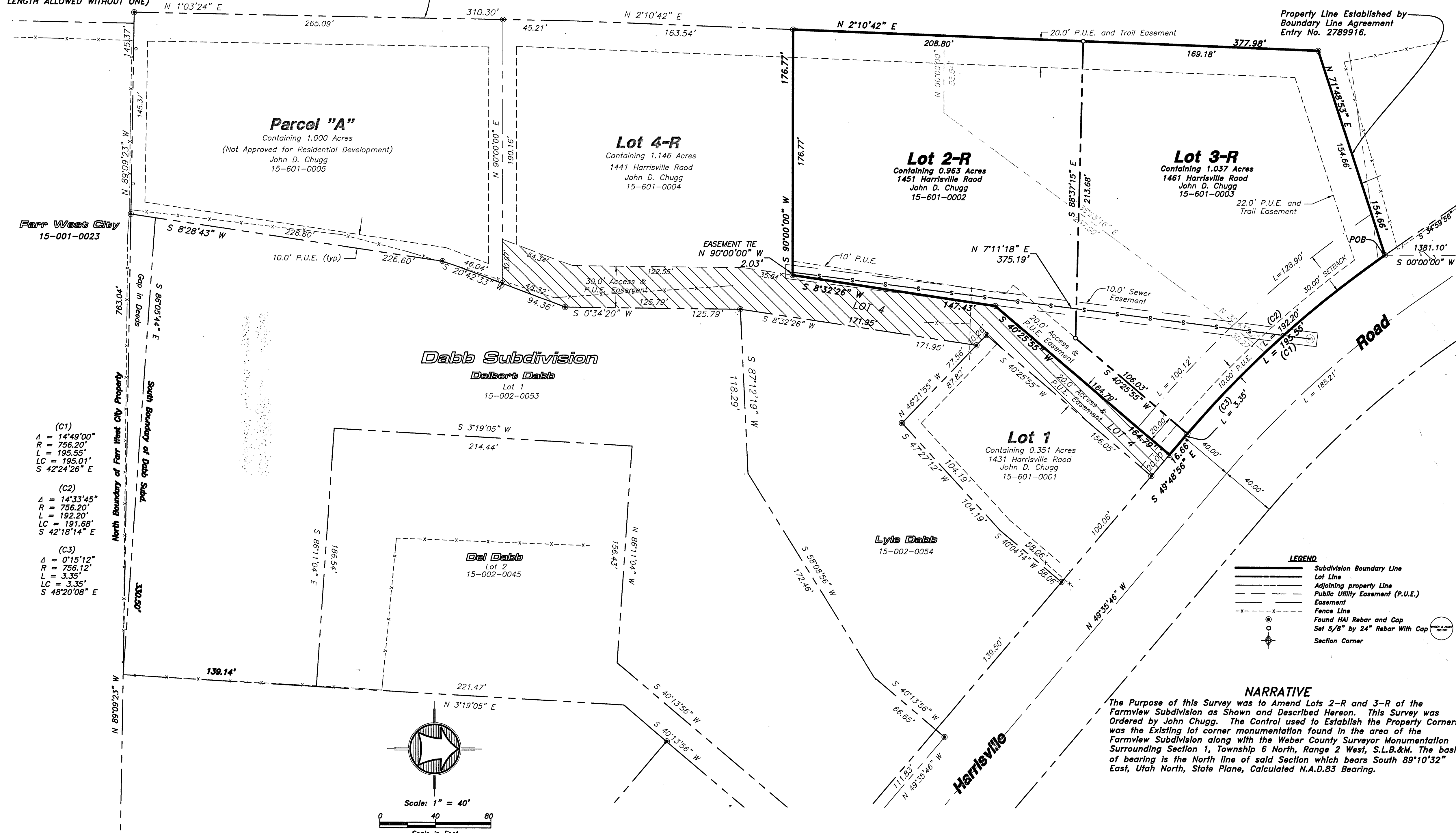
This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision thereon area hereby approved and accepted by the City Council of Farr West City, Utah this 25th day of January, 2017.

Mayor
Attest: _____
Mayor, Farr West City

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 26th day of Jan 2017.

John R. Stewart
Chairman, Farr West City Planning Commission



WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has Reviewed this Plat for Mathematical Correctness, Section Corner Data, and for Harmony with the Lines and Monuments on Record in County Offices. The Approval of this Plat by the Weber County Surveyor does not Relieve the Licensed Land Surveyor who Executed this Plat from the Responsibilities and/or Liabilities Associated Therewith. Signed this _____ Day of _____, 2017.

Weber County Surveyor

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 2ND day of FEBRUARY, 2017.

Signature

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 January, 2017.

Signature

Developer:
John Chugg
1591 Harrisville Road
Farr West, Utah 84404
(801) 660-9767

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