

NOTES:

- 1 - BUILD TO AVOID FLOODING.
- 2 - THE SUBJECT PROPERTY DOES NOT FALL IN A F.E.M.A. FLOOD PLAIN.
- 3 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
- 4 - REBAR AND CAP SET ON ALL BACK LOT CORNERS WITH CURB NAILS SET IN TOP BACK OF CURB AND GUTTER ON ALL SIDE YARD PROJECTIONS.
- 5 - STRUCTURES ALONG DRIVE ACCESS INTO LOT 2 TO BE REMOVED AT TIME OF DRIVEWAY/HOUSE CONSTRUCTION.
- 6 - WATER: BONA VISTA WATER MAIN IS LOCATED WITHIN THE 2700 NORTH RIGHT-OF-WAY. 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.
- 7 - 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:  
WATER SUPPLY:  
FIRE FLOW: FIRE FLOW FOR THE RESIDENTIAL SUBDIVISION SHALL BE 1000 GPM.  
S2. FIRE HYDRANT(S): WHEN LOT 2 IS DEVELOPED, AN ADDITIONAL HYDRANT(S) MAY BE REQUIRED TO BE PROVIDED. THERE MUST BE A FIRE HYDRANT MUST BE PROVIDED 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 DETECTION AND SUPPRESSION SYSTEMS:  
S3. FIRE SUPPRESSION SYSTEMS: AS PER THE UTAH FIRE CODE ACT, "R" OCCUPANCIES BUILT IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE MAY REQUIRE FIRE SUPPRESSION SYSTEMS IF ANY OF THE FOLLOWING APPLY (R OCCUPANCY BUILT UNDER IRC REQUIREMENTS): STRUCTURE IS LOCATED IN URBAN-WILDLAND INTERFACE ARE. PUBLIC WATER DISTRIBUTION SYSTEM WITH HYDRANTS DOES NOT EXIST, SINGLE ACCESS ROAD WITH GRADE GREATER THAN 10% FOR MORE THAN 500 LINEAR FEET, STRUCTURE IS LARGER THAN 10,000 SQUARE FEET (TOTAL FLOOR AREA OF ALL FLOOR LEVELS WITHIN EXTERIOR WALLS OF DWELLING UNIT), STRUCTURE IS LARGER THAN DOUBLE THE AVERAGE SIZE OF THE UNSPRINKLERED HOMES IN THE SUBDIVISION (TOTAL FLOOR AREA OF ALL FLOOR LEVELS WITHIN EXTERIOR WALLS OF DWELLING UNIT). WEBER FIRE DISTRICT STRONGLY ENCOURAGES THE BUILDER/OWNER TO PROVIDE A FIRE SUPPRESSION SYSTEM TO PROTECT THE LIVES AND PROPERTY OF THE OCCUPANTS. THESE SYSTEMS HAVE BEEN PROVEN TO PROVIDE EFFECTIVE LIFESAVING FUNCTIONS. FOR MORE INFORMATION, PLEASE CONTACT THE FIRE PREVENTION DIVISION AT 801-782-3580.

FIRE DEPARTMENT ACCESS:  
S4. 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 (SEE IFC SECTION 503.2.3; 3310; AND D102.1).  
S5. FLAG LOT ACCESS AND HYDRANT(S): FLAG LOTS POSE DIFFICULTIES FOR THE FIRE DEPARTMENT FOR BOTH ACCESS AND WATER SUPPLY. AS SUCH THEY SHALL COMPLY WITH:  
A. ACCESS: FLAG LOTS MUST MEET THE ACCESS REQUIREMENTS FOR "FIRE ACCESS VIA DRIVEWAYS".  
B. HYDRANT(S): HYDRANTS SHALL BE PROVIDED WITHIN 600 FEET OF THE HOME (MEASURED AS THE FIRE VEHICLE WOULD DRIVE- IFC 507.5.1- EXCEPTION 1).

I. WHERE WATERLINES CAPABLE OF SUPPORTING A HYDRANT ARE AVAILABLE TO CONNECT TO, A HYDRANT SHALL BE PROVIDED WITHIN 600 FEET OF THE BUILDING (MEASURED AS THE FIRE VEHICLE WOULD DRIVE).  
II. IN CASES WHERE A HYDRANT CANNOT BE PROVIDED DUE TO A LACK OF SUPPORTING WATERLINES, THE OWNER/DEVELOPER MAY PROPOSE TO PROVIDE THE HOME WITH A RESIDENTIAL FIRE SUPPRESSION SYSTEM. THE OWNER/DEVELOPER SHALL REQUEST THIS EXCEPTION IN WRITING. THE REQUEST IS SUBJECT TO REVIEW AND APPROVAL BY THE FIRE MARSHAL. (SEE IFC 507.5.1- EXCEPTION 1 & 2).

S6. 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 FEET 6 INCHES AND SHALL SUPPORT A 75,000-POUND LOAD. DRIVEWAYS MORE THAN 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 TURNAROUNDS. (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.

S7. GATES:  
A. KNOX KEY SWITCHES ARE REQUIRED FOR ANY ELECTRONIC/ELECTRIC GATE. THESE MAY BE ORDERED AT WWW.KNOXBOX.COM. PLEASE SELECT WEBER FIRE DISTRICT AS YOUR JURISDICTION. (SEE IFC 503.6)  
B. KNOX PADLOCK IS REQUIRED FOR ANY MANUALLY OPERATED MECHANICAL GATE. THESE MAY BE ORDERED AT WWW.KNOXBOX.COM. PLEASE SELECT WEBER FIRE DISTRICT AS YOUR JURISDICTION. (SEE IFC 503.6)

GENERAL COMMENTS:  
G1. RADIUS ON ALL CORNERS SHALL BE A MINIMUM OF 28'-0". ROADS AND DRIVEWAYS SHALL ALSO COMPLY WITH CITY/COUNTY STANDARDS AS APPLICABLE. IN CASES OF DIFFERING REQUIREMENTS, CONTACT THE FIRE MARSHAL FOR CLARIFICATION.

G2. DEAD END FIRE APPARATUS ACCESS ROADS MORE THAN 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS CONSTRUCTED WITH THE SAME REQUIREMENTS AS THE ROADS (SEE IFC SECTION D103.4)

G3. ROADS AND BRIDGES SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 75,000 LBS. (SEE IFC SECTION D102.1)

G4. ALL ROADS SHALL BE DESIGNED, CONSTRUCTED, SURFACED, AND MAINTAINED TO PROVIDE AN ALL-WEATHER DRIVING SURFACE. ALL WEATHER SURFACE MAY INCLUDE ROAD-BASE MATERIAL HOWEVER, THE ROADWAY MUST BE MAINTAINED OPEN AND ACCESSIBLE YEAR-ROUND (SEE IFC SECTION 503.2.3 AND D102.1).

B - 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.

9 - THE OWNER OF LOT 2-R IS TOTALLY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL OF THE FOLLOWING: ELECTRICAL POWER, NATURAL GAS, PRESSURE SECONDARY WATER, SANITARY SEWER, CULINARY WATER, FIRE HYDRANT, FIRE MAINLINE AND ASSOCIATED FIRE ACCESS TURNAROUND AREA, AND TELECOMMUNICATIONS.  
10 - ANY LAND DRAIN ENCOUNTERED BY CONSTRUCTION ON LOT 1 OR LOT 2-R SHALL REPAIR SAID LAND DRAIN TO REASONABLY ASSURE PERPETUATION OF USE.

## FINAL PLAT

# Westergard Subdivision

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

North Quarter Corner of Sec. 35,  
T. 7 N., R. 2 W., SL&M  
Found Weber Co. Brass Cap  
Monument

## 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 2 Lots know Hereafter as Westergard 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 12<sup>th</sup> day of June, 2018.

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

## BOUNDARY DESCRIPTION

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

BEGINNING AT THE NORTHEAST CORNER OF KENT & JACALYN WESTERGARD PROPERTY TAX ID NO. 19-039-0085 AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2700 NORTH STREET LOCATED 634.26 FEET SOUTH 89°36'23" EAST (634.15 FEET EAST BY RECORD) ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 46.00 FEET SOUTH 00°31'40" WEST (SOUTH BY RECORD) FROM THE NORTH QUARTER CORNER OF SAID SECTION 35;

RUNNING THENCE SOUTH 89°36'22" EAST (EAST BY RECORD) 149.31 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF CURTIS & DEANN KENNEDY PROPERTY TAX ID NO. 19-039-0082; THENCE SOUTH 00°31'38" WEST 482.56 FEET (SOUTH 00°08'00" WEST 481.46 FEET BY RECORD) ALONG THE WEST LINE OF SAID CURTIS & DEANN KENNEDY PROPERTY TO THE NORTH LINE OF RANDALL ACRES NO. 4 PER ENTRY NO. 809736; THENCE NORTH 88°31'22" WEST (NORTH 89°01'00" WEST BY RECORD) 149.33 FEET TO THE EAST LINE OF KENT & JACALYN WESTERGARD PROPERTY TAX ID NO. 19-039-0083; THENCE NORTH 00°31'40" EAST 479.73 FEET (NORTH 00°08'00" EAST 478.90 FEET BY RECORD) ALONG SAID EAST LINE TO AND THEN ALONG THE EAST LINE OF KENT & JACALYN WESTERGARD PROPERTY TAX ID NO. 19-039-0085 TO THE POINT OF BEGINNING. CONTAINING 1.65 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 Westergard Subdivision and 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 West City. We hereby declare the plat notes shown hereon to be effective and binding. In witness we have hereunto set our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Chris J. Westergard "Trustee"

Susan Chugg Westergard "Trustee"

State of Utah  
County of Weber

## TRUST ACKNOWLEDGMENT

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, Chris J. Westergard and Susan Chugg Westergard, Trustees for The Chris and Susan Westergard Family Trust, dated the 24th day of August, 2007, 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, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

Notary public

## 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 \_\_\_\_\_, 2018.

Chairman, Farr West City Planning Commission

## COUNTY RECORDER

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

## NARRATIVE

The Purpose of this survey was to create a two lot subdivision, establish and set the property corners as shown and described hereon. This Survey was ordered by Susan Westergard. The overall boundary of the subject property is controlled by the following in a clockwise direction: the North boundary is the South Right-of-Way Line of 2700 North Street and was established by offsetting the North Line of the Northeast Quarter South 46.00 feet which fits existing Right-of-Way fences and adjoining deed descriptions, the East boundary is the West line of Curtis & Deann Kennedy Property Tax ID. No. 19-039-0082 as recorded in the Weber County Records Office and was determined from the vesting deeds of the subject property and said Curtis & Deann Kennedy property which fell in harmony with existing fence lines and occupation, the South boundary is the North line of Randall Acres No. 4 per Entry No. 809736 and the West boundary is the East lines of Kent & Jacalyn Westergard Property Tax ID. No. 19-039-0083 and 19-039-0085 and was determined from the vesting deeds of the subject property and said Kent & Jacalyn Westergard properties which fell in harmony with existing fence lines and occupation. The control used to establish the property corners was the existing 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 South 89°36'23" 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.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Signature \_\_\_\_\_

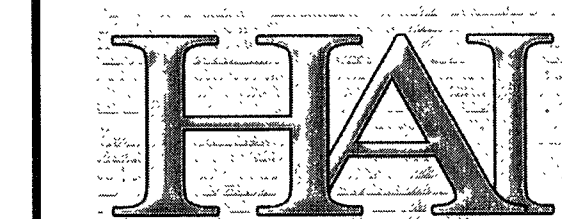
## FARR WEST CITY COUNCIL ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways associated with this subdivision thereon area hereby approved and accepted by the City Council of Farr West City, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Title \_\_\_\_\_

Attest: \_\_\_\_\_

Mayor, Farr West City



**HANSEN & ASSOCIATES, INC.**  
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