

# TRAMCOR Minor Subdivision

Farr West City, Weber County, Utah  
A Part of the Northeast Quarter of Section 11,  
Township 6 North, Range 3 West, Salt Lake Base & Meridian

## OVERALL BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 126 (2000 WEST STREET) LOCATED 687.53 FEET SOUTH 89°54'41" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 170.00 FEET SOUTH 01°02'36" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 11;

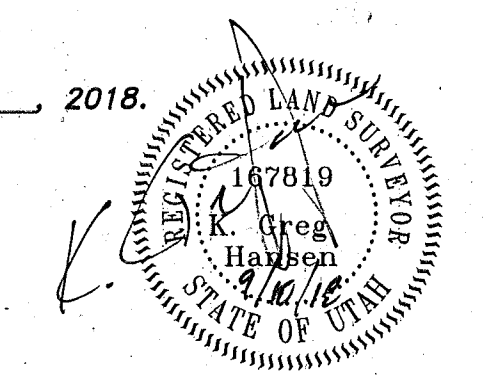
RUNNING THENCE ALONG AN EXISTING FENCE LINE SOUTH 87°58'31" EAST 362.09 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 15; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES; (1) SOUTH 01°06'18" WEST 346.07 FEET; (2) SOUTH 01°03'00" WEST 499.81 FEET; AND (3) SOUTH 01°05'21" WEST 30.51 FEET TO THE SOUTHWEST CORNER OF THE WAYNECO LLC PROPERTY, TAX ID. NO. 15-030-0133; THENCE NORTH 89°34'25" WEST 361.60 FEET TO THE SOUTHWEST CORNER OF SAID WAYNECO LLC PROPERTY BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°02'36" EAST 886.48 FEET TO THE POINT OF BEGINNING. CONTAINING 7.319 ACRES.

North Quarter Corner of Sec. 11,  
T. 6 N., R. 2 W., SLB&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 Professional 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 two (2) lots, know hereafter as TRAMCOR Minor Subdivision located 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 10<sup>th</sup> day of SEPTEMBER, 2018.



### LOT 1 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 126 (2000 WEST STREET) LOCATED 687.53 FEET SOUTH 89°54'41" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 638.15 FEET SOUTH 01°02'36" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 11;

RUNNING THENCE SOUTH 88°57'24" EAST 361.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 15; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 01°03'00" WEST 383.93 FEET; AND (2) SOUTH 01°05'21" WEST 30.51 FEET TO THE SOUTHWEST CORNER OF THE WAYNECO LLC PROPERTY, TAX ID. NO. 15-030-0133; THENCE NORTH 89°34'25" WEST 361.60 FEET TO THE SOUTHWEST CORNER OF SAID WAYNECO LLC PROPERTY BEING A POINT ON SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°02'36" EAST 418.33 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 150,575 SQUARE FEET OR 3.457 ACRES.

### LOT 2 BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 126 (2000 WEST STREET) LOCATED 687.53 FEET SOUTH 89°54'41" WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND 170.00 FEET SOUTH 01°02'36" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 11;

RUNNING THENCE ALONG AN EXISTING FENCE LINE SOUTH 87°58'31" EAST 362.09 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 15; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 01°06'18" WEST 346.07 FEET; AND (2) SOUTH 01°03'00" WEST 115.88 FEET; THENCE NORTH 88°57'24" WEST 361.65 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°02'36" EAST 468.15 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 168,257 SQUARE FEET OR 3.863 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 two lots as shown on this plat and name said tract TRAMCOR Minor 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 10<sup>th</sup> day of September, 2018.

*Duane Braegger*  
WAYNECO LLC by Duane Braegger

### CORPORATE ACKNOWLEDGMENT

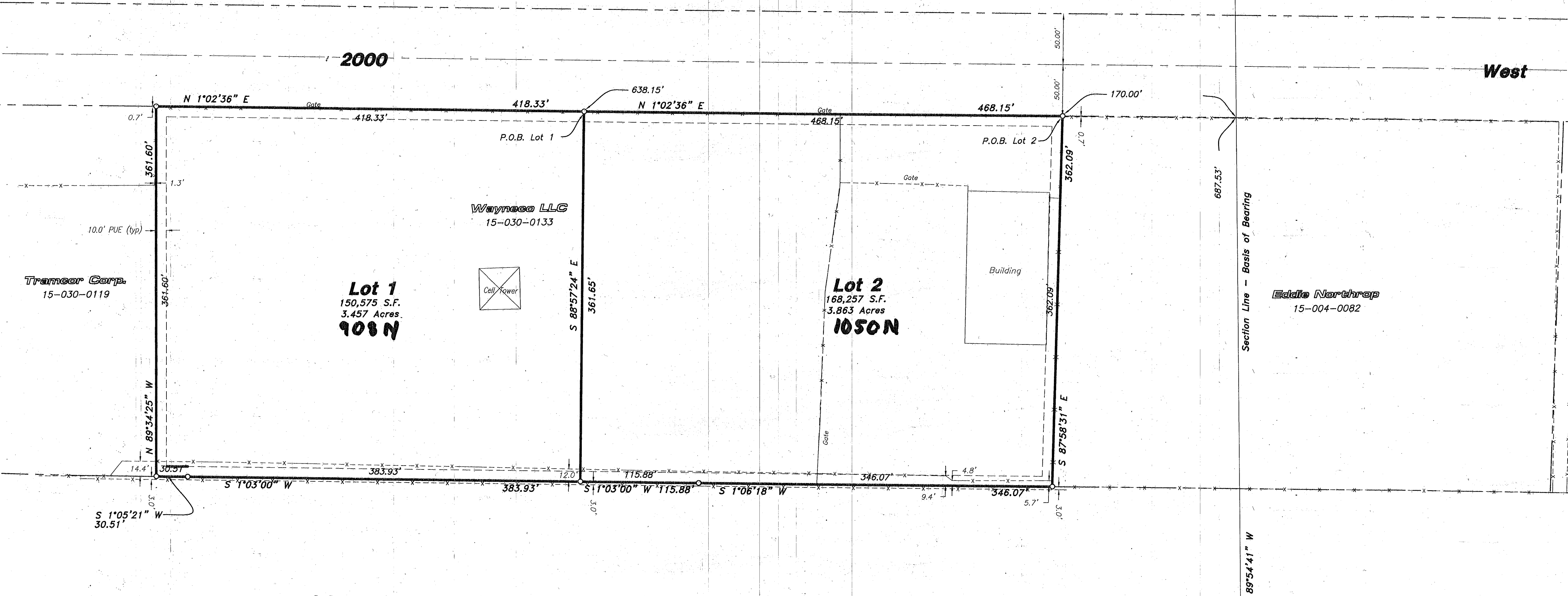
State of Utah  
County of Weber

On the 11 day of September, 2018, Duane Braegger, personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that he is the majority owner of WAYNECO LLC and that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

*Bonnie J. Kopinski*  
Notary Public

### NARRATIVE

The Purpose of this survey was to establish and set the property corners of this two lot Minor Subdivision as shown and described hereon. This Survey was ordered by Duane Braegger. The control used to establish the property corners was the existing Weber County Surveyor Monumentation surrounding Section 11 Township 6 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°54'41" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.



Developer:  
Duane Braegger  
908 N 2000 W  
Farr West City, Utah 84404



**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at [www.haies.net](http://www.haies.net)  
Brigham City Ogden Logan  
(435) 723-3491 (801) 399-4905 (435) 752-8272  
Celebrating 60 Years of Business

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

#### CITY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with Farr West City standards.

Signed this 17<sup>th</sup> day of SEPTEMBER, 2018.  
Signature *Brandon K. 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 affect.

Signed this 15<sup>th</sup> day of September, 2018.  
Signature *Agnes Shaw*

#### FARR WEST CITY COUNCIL ACCEPTANCE

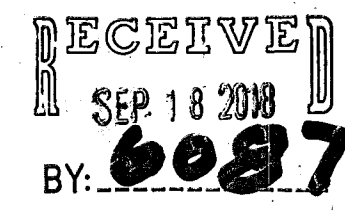
This is to certify that this subdivision plat, the dedication of streets and other public ways associated with this subdivision thereon area hereby approved and accepted by the City Council of Farr West City, Utah this 11<sup>th</sup> day of SEPTEMBER, 2018.

Signed September  
This 11<sup>th</sup> day of September, 2018.  
Attest:  
*Richardson*  
Mayor, Farr West City

#### FARR WEST CITY PLANNING COMMISSION

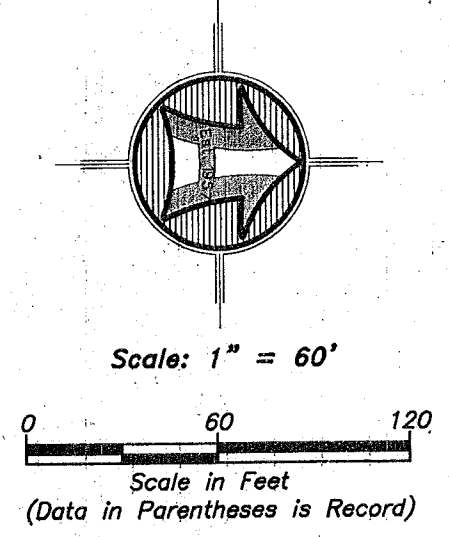
This is to certify that this subdivision plat was duly approved by the Farr West City Planning Commission on the 15<sup>th</sup> day of SEPTEMBER, 2018.

*Richardson*  
Chairman, Farr West City Planning Commission



Northeast Corner of Sec. 11,  
T. 6 N., R. 2 W., SLB&M  
Found Weber Co. Brass Cap  
Monument

- NOTE:
- 1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
  - 2 - Rebar and cap set on all lot corners.



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