

# Hales Estates Phase 6

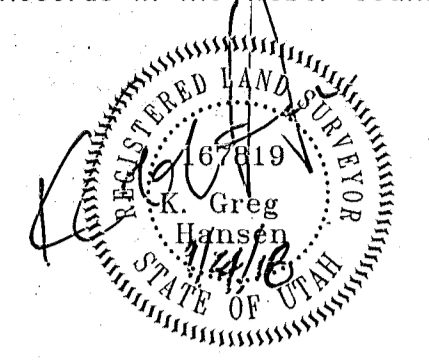
Farr West City, Weber County, Utah  
 A Part of the Northwest Quarter of Section 35,  
 Township 7 North, Range 2 West, Salt Lake Base & Meridian

## 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 Twelve (12) Lots, know Hereafter as Hales Estates Phase 6 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 24th day of Sept, 2018.

K. Greg Hansen P.L.S.  
 Utah Land Surveyor Licence 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 LOT 12-R, HALES ESTATES SUBDIVISION PHASE 2, LOCATED 686.95 FEET NORTH 89°18'59" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 1980.18 FEET SOUTH 00°00'00" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 35;

RUNNING THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID HALES ESTATES SUBDIVISION PHASE 2 SOUTH 89°36'44" EAST 327.44 FEET TO THE SOUTHWEST CORNER OF LOT 19-R, HALES ESTATES SUBDIVISION PHASE 3; THENCE SOUTH 00°45'35" WEST 494.30 FEET ALONG THE WEST LINE OF SAID HALES ESTATES SUBDIVISION PHASE 3 AND ITS PROJECTION; THENCE SOUTH 89°28'33" EAST 31.08 FEET; THENCE SOUTH 0°41'07" WEST 240.00 FEET; THENCE NORTH 89°28'33" WEST 368.08 FEET TO THE EAST LINE OF EDGEWOOD ESTATES PHASE 4 SUBDIVISION; THENCE ALONG SAID EAST AND NORTH BOUNDARY LINE OF EDGEWOOD ESTATES PHASE 4 THE FOLLOWING 2 COURSES: (1) NORTH 1°27'33" EAST 27.15 FEET AND (2) NORTH 89°18'50" WEST 32.18 FEET TO THE EAST LINE OF HALES ESTATES SUBDIVISION PHASE 4; THENCE ALONG SAID EAST BOUNDARY LINE OF HALES ESTATES PHASE 4 THE FOLLOWING 3 COURSES: (1) NORTH 0°31'27" EAST 152.76 FEET AND (2) NORTH 89°28'33" EAST 38.66 FEET AND (3) NORTH 1°04'39" EAST 553.54 FEET TO THE POINT OF BEGINNING, CONTAINING 5.859 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 6 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

ELAINE HALES FOR HALES PROPERTY LLC NO. 2 DATE: \_\_\_\_\_

State of Utah  
 County of Weber

## CORPORATE ACKNOWLEDGMENT

On the \_\_\_\_\_ day of \_\_\_\_\_, 2018, 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.

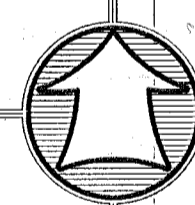
Notary public

## NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the 12 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 Hales Estates Phase 1 and Phase 2 Subdivisions to the north, the Hales Estates Phase 3 to the east and Edgewood Estates Phase 4 on the south and the Hales Estates Phase 4 to the west and the 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 North 89°36'23" West, Utah North, State Plane, 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.



Scale: 1" = 50'  
 Scale in Feet  
 (Data in Parentheses is Record)

### LEGEND

- Subdivision Boundary Line
- Lot Line
- Adjoining property Line
- Public Utility Easement (P.U.E.)
- Easement
- Fence Line
- Found Survey Point
- Set 5/8" by 24" Rebar With Cap or Curb Pins For Front Corners
- Street Monument
- Section Corner

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

By: \_\_\_\_\_  
 Mayor  
 Attest: \_\_\_\_\_  
 Recorder

## FARR WEST ATTORNEY

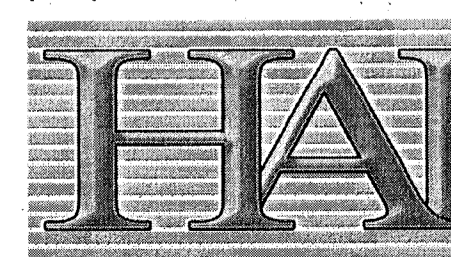
I certify that the requirements of all applicable statutes and ordinances prerequisite by the state of Utah and the ordinances of Farr West City of the foregoing plat and dedications have been complied with. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Signature

## COUNTY RECORDER

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

Developer:  
 Hales Estates LLC  
 230 Lamond View Drive  
 Pleasant View, Utah 84414  
 (801) 458-2542



**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at www.haies.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 \_\_\_\_\_ day of \_\_\_\_\_, 2018.

City Engineer

PTN INC.  
 1903900055

## 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.

Farr West City Planning Commission Chairman