

REMUDA COURT PHASE 3

LOCATED IN THE SOUTH HALF OF SECTION 22,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
FARR WEST CITY, WEBER COUNTY, UTAH, JANUARY, 2019

BOUNDARY DESCRIPTION
A PART OF THE SOUTH HALF FOR SECTION 22, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT OF THE SOUTH LINE OF SAID SECTION ALSO BEING THE SOUTHWEST CORNER OF REMUDA COURT SUBDIVISION PHASE 2 BEING LOCATED NORTH 88°30'37" WEST 1514.47 FEET ALONG SAID SOUTH LINE FROM THE SOUTHEAST CORNER OF SAID SECTION; THENCE ALONG SAID SOUTH LINE NORTH 88°30'37" WEST 1114.52 FEET; THENCE NORTH 01°29'23" EAST 75.00 FEET; THENCE NORTH 88°30'37" WEST 49.74 FEET TO AN EXISTING FIELD SEPARATION AND THE PROJECTION OF THE WEST LINE OF THE REMUDA SUBDIVISION AND GOLF COURSE PHASE 5; THENCE ALONG SAID FIELD SEPARATION AND WEST LINE PROJECTED NORTH 01°18'17" EAST 782.81 FEET TO THE SOUTH LINE OF SAID REMUDA SUBDIVISION AND GOLF COURSE PHASE 5; THENCE ALONG THE SOUTH LINE OF SAID PHASE 5 AND CONTINUING ALONG THE SOUTH LINE OF SAID REMUDA SUBDIVISION AND GOLF COURSE PHASE 5 SOUTH 89°45'31" EAST 1143.79 FEET TO THE WEST OF REMUDA COURT PHASE 2; THENCE ALONG THE WEST LINE OF SAID REMUDA COURT PHASE 2 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 01°42'28" WEST 149.96 FEET; (2) SOUTH 08°14'51" EAST 30.33 FEET; (3) SOUTH 00°14'29" WEST 703.29 FEET TO THE POINT OF BEGINNING. CONTAINING 23.002 ACRES AND SEVENTEEN (17) LOTS.

SURVEYOR'S CERTIFICATE
I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAN, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS REMUDA COURT PHASE 3 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 14TH DAY OF JANUARY 2019.

Klint H. Whitney
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH
8227228
KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION
I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAN AND NAME SAID TRACT:
REMUDA COURT PHASE 3
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 STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAN AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY FARR WEST CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 14TH DAY OF JANUARY 2019.

REMUDA COURT LLC
Cody Rhees, Manager
CODY RHEES/MANAGING MEMBER
SIGNATURE/DATE

WEBER SCHOOL DISTRICT
Scott Zellmer
SCOTT ZELLMER/DIRECTOR OF FACILITIES
SIGNATURE/DATE 1-14-19

LEGEND
 * WEBER COUNTY MONUMENT AS NOTED
 ○ SET 2" REBAR AND CAP MARKED GARDNER ENGINEERING
 ◆ CENTERLINE MONUMENT (TO BE SET)
 — SUBDIVISION BOUNDARY
 --- LOT LINE
 - - - ADJACENT PARCEL
 - - - SECTION LINE
 - - - EASEMENT
 - - - EXISTING FENCE LINE
 [Hatched] DETENTION BASIN EASEMENT
 [Dotted] DRAINAGE EASEMENT

ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF WEBER)
On this 14 day of January, 2019, personally appeared before me CODY RHEES, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MANAGING MEMBER OF REMUDA COURT LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said CODY RHEES acknowledged to me that said Corporation executed the same.

STAMP: [Notary Seal]
Christina Kottler
NOTARY PUBLIC

ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF WEBER)
On this 14 day of January, 2019, personally appeared before me SCOTT ZELLMER, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the DIRECTOR OF FACILITIES OF WEBER SCHOOL DISTRICT, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said SCOTT ZELLMER acknowledged to me that said Corporation executed the same.

STAMP: [Notary Seal]
Christina Kottler
NOTARY PUBLIC

ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF WEBER)
On this 14 day of January, 2019, personally appeared before me SCOTT ZELLMER, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the DIRECTOR OF FACILITIES OF WEBER SCHOOL DISTRICT, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said SCOTT ZELLMER acknowledged to me that said Corporation executed the same.

STAMP: [Notary Seal]
Christina Kottler
NOTARY PUBLIC

ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF WEBER)
On this 14 day of January, 2019, personally appeared before me SCOTT ZELLMER, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the DIRECTOR OF FACILITIES OF WEBER SCHOOL DISTRICT, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said SCOTT ZELLMER acknowledged to me that said Corporation executed the same.

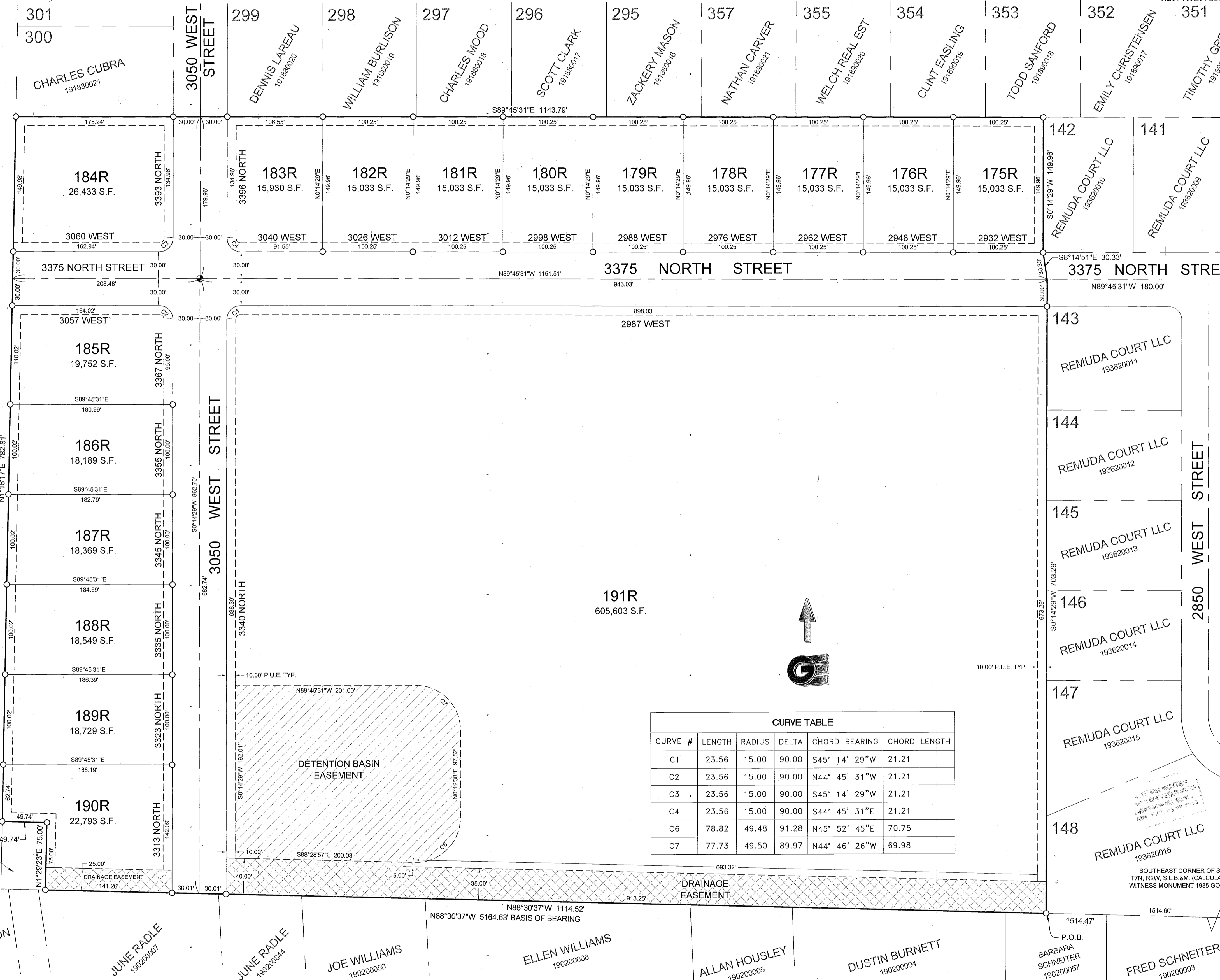
STAMP: [Notary Seal]
Christina Kottler
NOTARY PUBLIC

DEVELOPER: WEBER SCHOOL DISTRICT
SCOTT ZELLMER
355 WEST 12TH STREET
OGDEN, UT 84404
801-476-3901

S1
1

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

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.56	15.00	90.00	S45° 14' 29"W	21.21
C2	23.56	15.00	90.00	N44° 45' 31"W	21.21
C3	23.56	15.00	90.00	S45° 14' 29"W	21.21
C4	23.56	15.00	90.00	S44° 45' 31"E	21.21
C6	78.82	49.48	91.28	N45° 52' 45"E	70.75
C7	77.73	49.50	89.97	N44° 46' 26"W	69.98

R-2211 - WEBER SCHOOL DISTRICT 1702 - REMUDA COURT SUBDIVISION REMUDA COURT PHASE 3.DWG

FARR WEST CITY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEES AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAN AND IN MY OPINION THEY CONFORM WITH THE FARR WEST CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS 21 DAY OF Jan 2019.
Ryan Shaw
CITY ATTORNEY

FARR WEST CITY ENGINEER
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
SIGNED THIS 23 DAY OF JAN 2019.
Kent D Jones
CITY ENGINEER

FARR WEST CITY COUNCIL ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN, 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.
SIGNED THIS 22 DAY OF JAN 2019.
Richard MacPherson
MAYOR, FARR WEST CITY
ATTEST: *Rebecca K. McNeil*
CITY RECORDER

FARR WEST CITY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE FARR WEST CITY PLANNING COMMISSION.
SIGNED THIS 18 DAY OF Jan 2019.
John Shae
CHAIRMAN, FARR WEST CITY PLANNING COMMISSION

ADJACENT OWNERS:
301 CHARLES CUBRA 1918800221
300
299 DENNIS LAREAU 1918800220
298 WILLIAM BURLISON 1918800219
297 CHARLES MOOD 1918800218
296 SCOTT CLARK 1918800217
295 ZACKERY MASON 1918800216
357 NATHAN CARVER 1918800221
355 WELCH REAL EST 1918800220
354 CLINT EASLING 1918800219
353 TODD SANFORD 1918800218
352 EMILY CHRISTENSEN 1918800217
351 TIMOTHY GREEN 1918800216
142 REMUDA COURT LLC 193620010
141 REMUDA COURT LLC 193620009
143 REMUDA COURT LLC 193620011
144 REMUDA COURT LLC 193620012
145 REMUDA COURT LLC 193620013
146 REMUDA COURT LLC 193620014
147 REMUDA COURT LLC 193620015
148 REMUDA COURT LLC 193620016
WESTSIDE INVESTMENTS LC 190100005
WESTSIDE INVESTMENTS LC 190100014
IDAMAE MACPHERSON 190220058
JUNE RADLE 190200037
JUNE RADLE 190200044
JOE WILLIAMS 190200050
ELLEN WILLIAMS 190200006
ALLAN HOUSLEY 190200005
DUSTIN BURNETT 190200004
BARBARA SCHNEITER 190200057
FRED SCHNEITER 190200003