

FARR WEST HART SUBDIVISION PHASE 1

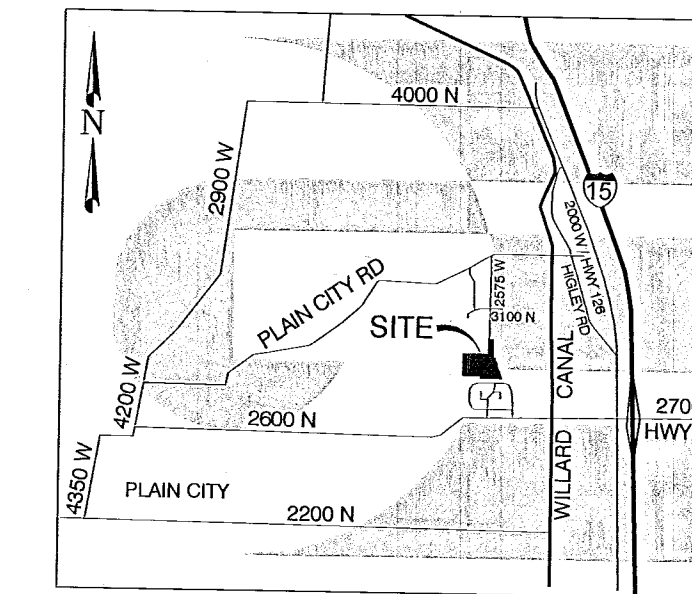
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
FARR WEST CITY, WEBER COUNTY, UTAH
JANUARY 2019

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2575 WEST STREET, SAID POINT ALSO BEING ON THE BOUNDARY OF BRAD HART MINOR SUBDIVISION BEING LOCATED SOUTH 89°46'58" WEST 1855.40 FEET ALONG THE NORTHWEST QUARTER OF SAID SECTION AND SOUTH 0°00'00" EAST 2791.31 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING (3) THREE COURSES: (1) NORTH 89°25'36" EAST 60.00 FEET; (2) SOUTH 0°34'10" EAST 42.56 FEET; (3) NORTH 89°00'50" EAST 115.46 FEET; THENCE SOUTH 0°27'46" EAST 218.35 FEET; THENCE SOUTH 0°15'20" WEST 139.00 FEET; THENCE SOUTH 2°25'47" EAST 66.07 FEET; THENCE SOUTH 0°38'33" WEST 162.08 FEET; THENCE NORTH 85°26'08" EAST 71.66 FEET; THENCE SOUTH 4°55'30" EAST 78.42 FEET; THENCE SOUTH 29°45'44" EAST 107.04 FEET; THENCE SOUTH 7°14'43" WEST 75.16 FEET; THENCE SOUTH 21°37'13" EAST 143.39 FEET; THENCE NORTH 70°03'17" EAST 15.25 FEET; THENCE SOUTH 20°53'06" EAST 129.19 FEET; THENCE SOUTH 15°39'33" EAST 126.42 FEET TO THE NORTHERLY LINE OF FARR WEST MEADOWS SUBDIVISION PHASE 3; THENCE ALONG SAID LINE NORTH 89°47'38" WEST 666.89 FEET; THENCE NORTH 0°30'28" WEST 70.00 FEET; THENCE NORTH 89°47'41" WEST 547.02 FEET; THENCE NORTH 0°30'28" WEST 680.07 FEET; THENCE SOUTH 89°37'10" EAST 778.28 FEET; THENCE NORTH 0°34'40" WEST 411.60 FEET; THENCE NORTH 0°34'10" WEST 75.01 FEET TO THE POINT OF BEGINNING. CONTAINING 851,675 SQ.FT. OR 19.55 ACRES, MORE OR LESS.

VICINITY MAP

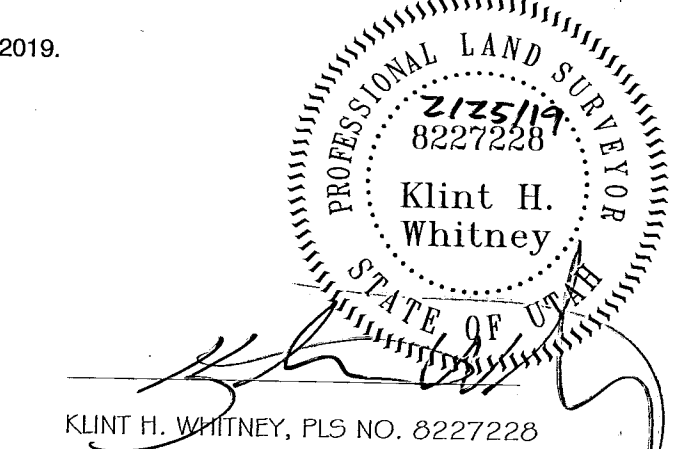
NOT TO SCALE



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. 92227228 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 PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS FARR WEST HART SUBDIVISION PHASE 1 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; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 25TH DAY OF FEBRUARY, 2019.



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 PLAT AND NAME SAID TRACT:

FARR WEST HART SUBDIVISION PHASE 1

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 PLAT 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, AND ALSO GRANT AND DEDICATE TO FARR WEST CITY A DRAINAGE AND PUBLIC UTILITY EASEMENT ON, OVER, UNDER, AND ACROSS THE LAND SHOWN HEREON AS PARCEL "A", AND ALSO GRANT AND DEDICATE TO FARR WEST CITY THE LAND SHOWN HEREON AS PARCELS "B" AND "C" FOR THE USE AS A DETENTION BASIN, STORM DRAINAGE, AND PUBLIC UTILITY EASEMENT AS SEEN FIT BY FARR WEST CITY, AND ALSO GRANT AND DEDICATE THE AREA SHOWN HEREON AS PARCEL "A" TO MOUNTAIN VIEW IRRIGATION COMPANY FOR IRRIGATION WATER STORAGE AND FACILITIES AS SEEN FIT BY SAID MOUNTAIN VIEW IRRIGATION COMPANY, AND ALSO GRANT AND DEDICATE THE AREA SHOWN HEREON AS PARCEL "D" TO MOUNTAIN VIEW IRRIGATION COMPANY FOR IRRIGATION PUMPING STATION AND FACILITIES AS SEEN FIT BY MOUNTAIN VIEW IRRIGATION COMPANY, AND ALSO GRANT AND DEDICATE THE AREA SHOWN HEREON AS 12' MOUNTAIN VIEW IRRIGATION ACCESS EASEMENT A PERPETUAL EASEMENT OF INGRESS AND EGRESS TO PARCELS A AND D.

SIGNED THIS _____ DAY OF _____, 2019.

BRETT SATTERTHWAITE, PRESIDENT
VALEO MANAGEMENT CORP.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2018, personally appeared before me BRETT SATTERTHWAITE, 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 PRESIDENT of VALEO MANAGEMENT CORPORATION, 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 BRETT SATTERTHWAITE acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- CENTERLINE MONUMENT (TO BE SET)
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING EASEMENT
- FARR WEST CITY DETENTION BASIN PARCELS
- MOUNTAIN VIEW IRRIGATION PARCELS

NOTES

1. ZONE (R-1-15) CURRENT YARD SETBACKS: FRONT AND REAR - 30' // SIDE - TOTAL 24' MINIMUM 10'
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
3. REBAR AND CAP MARKED "GARDNER ENGINEERING" SET AT ALL REAR LOT CORNERS. COPPER RIVET SET IN CURB AT FRONT LOT LINE EXTENSION.
4. LOTS WITH LETTER "R" DESIGNATION ARE RESTRICTED LOTS. NO BASEMENTS ARE PERMITTED WITHOUT APPROVAL OF GOVERNING MUNICIPALITY.

RECEIVED
FEB 28 2019
BY: 6188

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS SUBDIVIDE THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY BRETT SATTERTHWAITE. THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°46'58" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

FARR WEST CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE FARR WEST CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2019.

CHAIRMAN, FARR WEST CITY PLANNING COMMISSION

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.

SIGNED THIS _____ DAY OF _____, 2019.

MAYOR, FARR WEST CITY

ATTEST:

CITY RECORDER

FARR WEST CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

SIGNED THIS _____ DAY OF _____, 2019.

CITY ENGINEER

FARR WEST 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 _____, 2019.

CITY ATTORNEY

CALCULATED
SOUTHWEST CORNER
SEC 26, T7N, R2W, S.L.B.&M.

CALCULATED
NORTHWEST CORNER
SECTION 26, T7N, R2W, S.L.B.&M.

FOUND
NORTH QUARTER CORNER
SECTION 26, T7N, R2W, S.L.B.&M.



FOUND
NORTH QUARTER CORNER
SECTION 26, T7N, R2W, S.L.B.&M.

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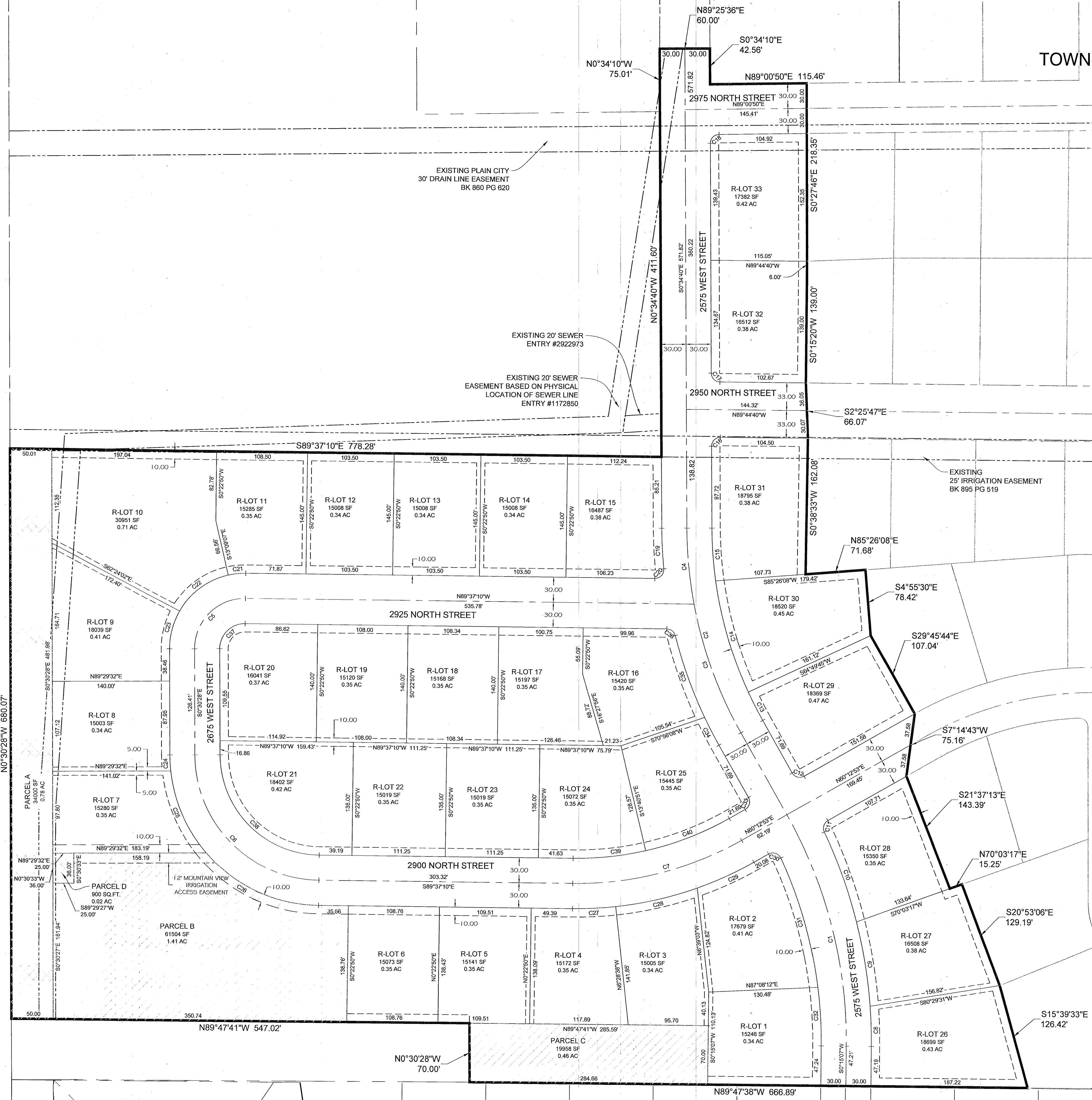
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R12285 - VALEO MANAGEMENT/HART PROPERTY/PHASE 1 - HART

FARR WEST HART SUBDIVISION PHASE 1
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
 TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
 FARR WEST CITY, WEBER COUNTY, UTAH
 JANUARY 2019

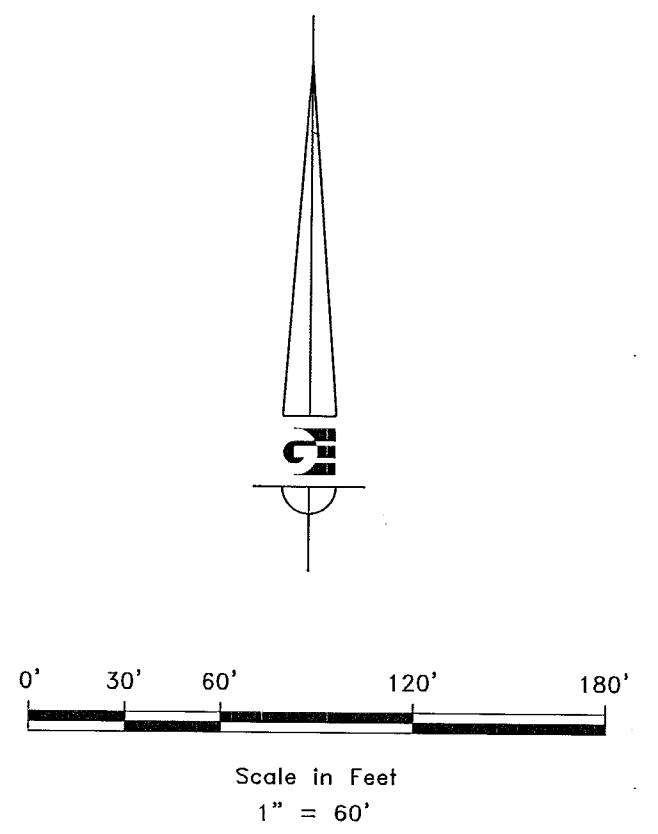


CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	288.34	550.00	30°02'14"	S14° 46' 00"E	285.05
C2	254.88	500.00	29°12'27"	S15° 10' 53"E	252.13
C3	163.93	500.00	18°47'04"	N20° 23' 35"W	163.19
C4	90.96	500.00	10°25'23"	N5° 47' 21"W	90.83
C5	95.18	60.00	90°53'18"	S44° 56' 11"W	85.51
C6	233.29	150.00	89°06'42"	S45° 03' 49"E	210.48
C7	210.60	400.00	30°09'57"	N75° 17' 52"E	208.17
C8	48.01	580.00	4°44'33"	S2° 07' 09"E	47.99
C9	102.57	580.00	10°07'57"	S9° 33' 24"E	102.44
C10	113.68	580.00	11°13'46"	S20° 14' 16"E	113.49
C11	15.77	10.50	86°04'02"	S17° 10' 52"W	14.33
C12	16.49	10.50	90°00'00"	S74° 47' 07"E	14.85
C13	37.85	470.00	4°36'52"	S27° 28' 41"E	37.84
C14	138.72	470.00	16°54'40"	S16° 42' 55"E	138.22
C15	63.02	470.00	7°40'55"	S4° 25' 07"E	62.97
C16	16.65	10.50	90°50'00"	S44° 50' 20"W	14.96
C17	16.34	10.50	89°10'00"	S45° 09' 40"E	14.74
C18	16.42	10.50	89°35'30"	S44° 13' 05"W	14.80
C19	48.29	530.00	5°13'12"	N3° 11' 16"W	48.27
C20	17.63	10.50	96°10'41"	N42° 17' 29"E	15.63

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	21.26	90.00	13°31'56"	N83° 36' 52"E	21.21
C22	74.36	90.00	47°20'18"	N53° 10' 44"E	72.26
C23	47.15	90.00	30°01'03"	N14° 30' 04"E	46.61
C24	19.20	180.00	6°06'47"	N3° 33' 51"W	19.20
C25	108.12	180.00	34°25'01"	N23° 49' 46"W	106.51
C27	51.69	430.00	6°53'14"	S86° 56' 13"W	51.66
C28	100.29	430.00	13°21'47"	S76° 48' 42"W	100.06
C29	74.41	430.00	9°54'55"	S65° 10' 21"W	74.32
C30	17.33	10.50	94°33'33"	N72° 30' 20"W	15.43
C31	161.14	520.00	17°45'19"	N16° 20' 54"W	160.50
C32	70.09	520.00	7°43'22"	N3° 36' 34"W	70.04
C33	16.49	10.50	90°00'00"	N15° 12' 53"E	14.85
C34	37.20	530.00	4°01'18"	N27° 46' 28"W	37.19
C35	103.82	530.00	11°13'24"	N20° 09' 07"W	103.65
C36	13.76	10.50	75°04'46"	N52° 04' 47"W	12.80
C37	47.59	30.00	90°53'18"	S44° 56' 11"W	42.75
C38	186.64	120.00	89°06'42"	S45° 03' 49"E	168.38
C39	87.44	370.00	13°32'23"	N83° 36' 38"E	87.23
C40	107.37	370.00	16°37'34"	N68° 31' 40"E	106.99



- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - EASEMENT
 - EXISTING EASEMENT

RECEIVED
 FEB 2 8 2019
 BY: 6188

DEVELOPER:
 VALEO MANAGEMENT
 1080 SOUTH DEPOT DR.
 OGDEN, UT 84404
 801-391-1345

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

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL _____

RECORDS, PAGE _____ RECORDED _____

FOR _____

COUNTY RECORDER _____

BY: _____

PL 2026 - VALEO MANAGEMENT/HART PROPERTY PHASE 1 - HART