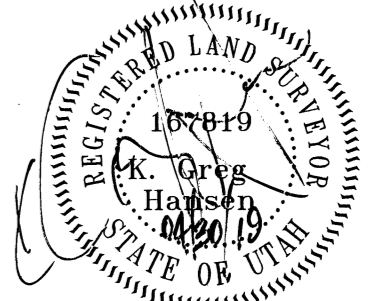


SURVEYOR'S CERTIFICATE

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 nine (9) lots, know hereafter as Hales Estates Phase 7 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 20th day of April, 2019.

K. Greg Hansen P.L.S. Utah Land Surveyor License 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 20-R, HALES ESTATES SUBDIVISION PHASE 3, LOCATED 361.11 FEET NORTH 89°18'59" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 2100.85 FEET SOUTH 00°00'00" WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 35;

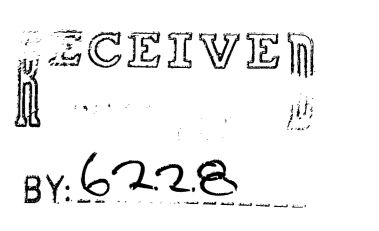
RUNNING THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID HALES ESTATES SUBDIVISION PHASE 3 THE FOLLOWING THREE (3) COURSES; (1) SOUTH 89°12'17" EAST 133.87 FEET; (2) SOUTH 00°47'43" WEST 71.51 FEET; AND (3) SOUTH 89°12'17" EAST 205.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE WILLARD CANAL; THENCE SOUTH 00°47'43" WEST 538.84 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO AN EXISTING FENCE BEING THE NORTH BOUNDARY LINE OF THE PETERSEN PROPERTIES LLC PROPERTY, FILED AS ENTRY NO. 2851476 IN THE FILES OF THE WEBER COUNTY RECORDERS OFFICE; THENCE ALONG SAID FENCE LINE AND NORTH BOUNDARY LINE NORTH 89°28'33" WEST 307.11 FEET TO THE SOUTHWEST CORNER OF HALES ESTATES SUBDIVISION PHASE 6; THENCE ALONG THE EAST BOUNDARY LINE OF SAID HALES ESTATES SUBDIVISION PHASE 6 THE FOLLOWING THREE (3) COURSES; (1) NORTH 00°41'07" EAST 240.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2325 NORTH STREET; (2) NORTH 89°28'33" WEST 31.08 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; AND (3) NORTH 00°45'34" EAST 371.95 FEET TO THE POINT OF BEGINNING. CONTAINING 4.243 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 7 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.

IN WITNESS WE HEREBY SET OUR SIGNATURE THIS _____ DAY OF _____, 2019.

ELAINE HALES FOR HALES PROPERTY LLC NO. 2 DATE: _____



State of Utah County of Weber

CORPORATE ACKNOWLEDGMENT

On the _____ day of _____, 2019, 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 9 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 3 Subdivisions to the north, the Hales Estates Phase 6 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:

- 1. 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.
2. All Public Utility Easements (PUE) are 10' wide unless otherwise noted
3. 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.

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 _____, 2019.

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 _____, 2019.

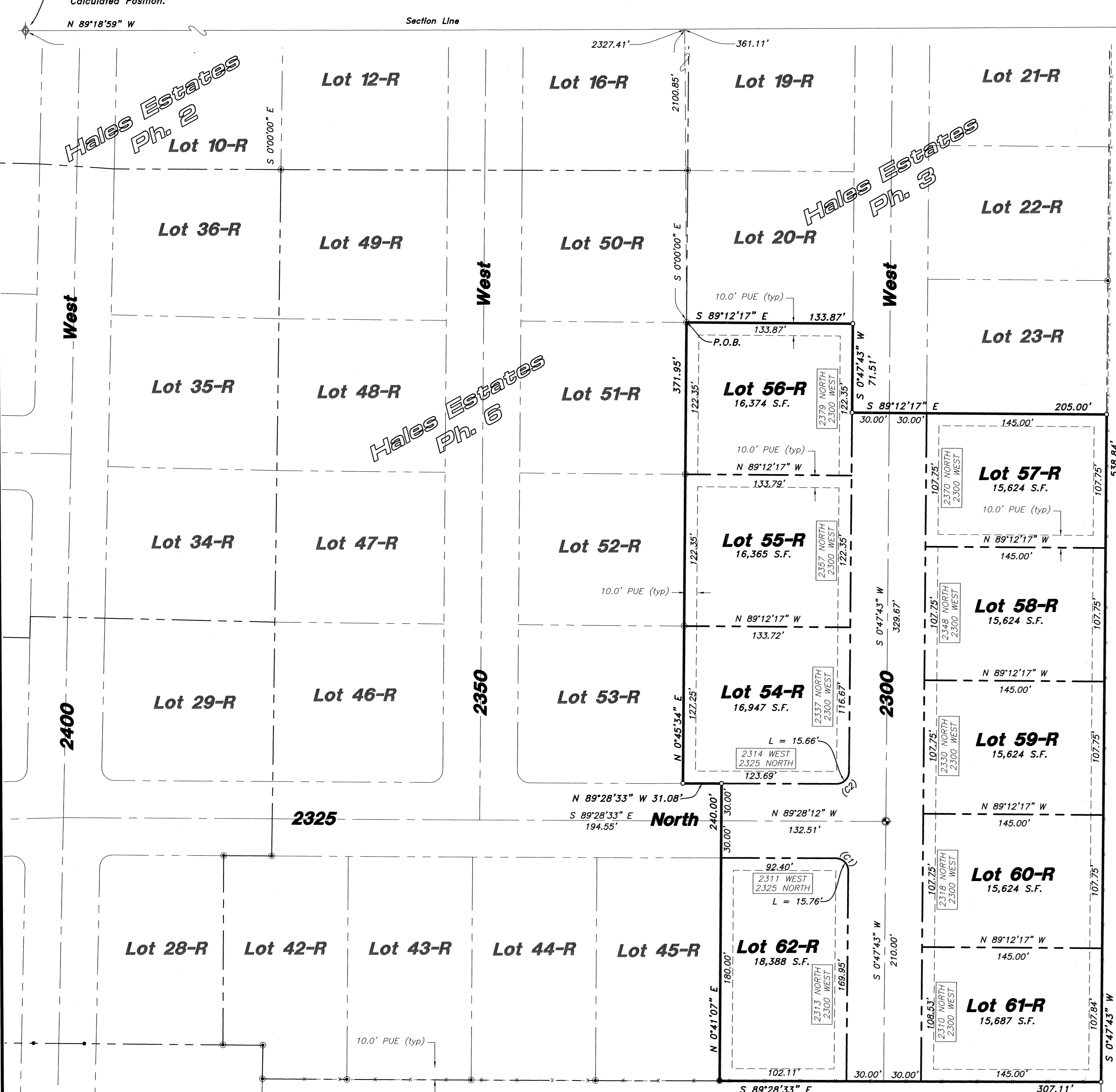
Signature

COUNTY RECORDER

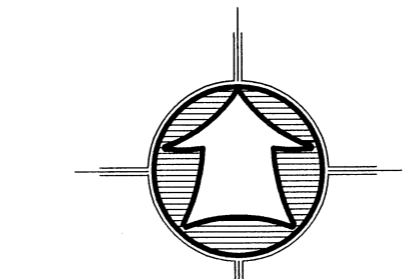
ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____, AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ COUNTY RECORDER BY _____ DEPUTY

Hales Estates Phase 7

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

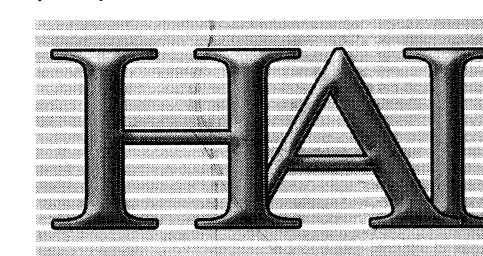


(C1) Δ = 90°16'16" R = 10.00' L = 15.76' LC = 14.18' N 44°20'25" W
(C2) Δ = 89°43'44" R = 10.00' L = 15.66' LC = 14.11' N 49°39'35" E



- 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
Proposed Street Monument
Existing Street Monument
Section Corner

Developer: Hales Estates LLC
230 Lomond 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.hales.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272

PETERSEN PROPERTIES LLC
190390055

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 _____, 2019.

City Engineer

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 _____, 2019.

Farr West City Planning Commission Chairman

N:\2018\18-137 Hales Ph 7 Drawings\18-137 fp 10/25/18.dwg, 2/20/2019 10:59:37 AM, DWG To PDF.pc3