

PRELIMINARY MARTINEZ & ROSE SUBDIVISION 3RD AMENDMENT

FARR WEST CITY, WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 35,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN

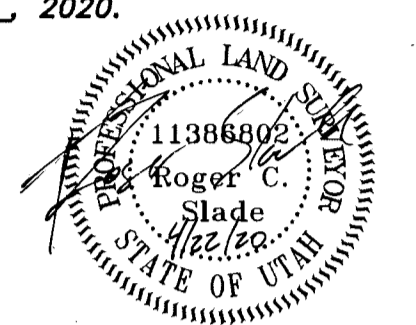
NORTH QUARTER CORNER OF SEC. 35,
T. 7 N., R. 2 W., SLB&M
FOUND WEBER CO. BRASS CAP
MONUMENT

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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 AMENDED AND SUBDIVIDED SAID TRACT INTO 3 LOTS KNOW HEREAFTER AS MARTINEZ & ROSE SUBDIVISION 3RD AMENDMENT 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 22ND DAY OF APRIL, 2020.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENCE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOT 3 AND LOT 4, MARTINEZ & ROSE SUBDIVISION 2ND AMENDMENT, FARR WEST CITY, WEBER COUNTY, UTAH, BEING SITUATED IN OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 LOCATED 1145.94 FEET NORTH 89°36'23" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 542.13 FEET SOUTH 00°00'00" EAST FROM THE NORTHEAST CORNER OF SAID SECTION 35;

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 4 THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 88°51'53" EAST 157.39 FEET; (2) SOUTH 00°34'37" WEST 98.02 FEET; (3) SOUTH 88°56'56" EAST 47.13 FEET; (4) SOUTH 00°48'07" EAST 126.23 FEET; (5) SOUTH 88°26'34" EAST 49.84 FEET; (6) SOUTH 00°34'37" WEST 139.45 FEET; (7) NORTH 88°33'23" WEST 155.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 2075 WEST STREET; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT ON THE ARC OF A 55.00 FOOT RADIUS CURVE, A DISTANCE OF 135.04 FEET, CHORD BEARS NORTH 52°31'01" WEST 103.59 FEET, HAVING A CENTRAL ANGLE OF 140°40'50" SAID RIGHT-OF-WAY LINE TO THE SOUTHWESTERLY LINE OF SAID LOT 3; THENCE ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING FOUR (4) COURSES: (1) NORTH 32°51'22" WEST 30.00 FEET; (2) NORTH 69°47'17" WEST 170.34 FEET; (3) NORTH 00°34'37" EAST 221.15 FEET; AND (4) SOUTH 88°51'53" EAST 157.39 FEET TO THE POINT OF BEGINNING, CONTAINING 109,558 SQUARE FEET OR 2.515 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 A LOTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT MARTINEZ & ROSE SUBDIVISION 3RD AMENDMENT 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 _____ DAY OF _____, 2020.

LONNIE D. MARTINEZ

JENNIFER A. MARTINEZ

MAX L. ROSE

JEANETTE ROSE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2020, LONNIE D. MARTINEZ AND JENNIFER A. MARTINEZ, HUSBAND AND WIFE AS JOINT TENANTS, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

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 _____ DAY OF _____, 2020.

SIGNATURE

CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH FARR WEST CITY STANDARDS.

SIGNED THIS _____ DAY OF _____, 2020.

SIGNATURE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2020, MAX L. ROSE AND JEANETTE ROSE, HUSBAND AND WIFE AS JOINT TENANTS, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N32°51'22"W	30.00'
L2	S33°48'50"E	76.40'
L3	S41°50'12"W	12.49'
L4	S06°55'23"E	61.32'
L5	N06°55'23"W	57.86'
L6	N10°45'15"W	77.21'

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND LOT 3 & LOT 4, MARTINEZ & ROSE SUBDIVISION 2ND AMENDMENT, RECORDED AS ENTRY NO. 2032861 IN THE WEBER COUNTY RECORDER'S OFFICE TO CREATE A THREE LOT SUBDIVISION AND TO ESTABLISH AND SET THE PROPERTY CORNERS AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY LONNIE MARTINEZ. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE OFFICIAL PLAT OF SAID MARTINEZ & ROSE SUBDIVISION 2ND AMENDMENT WHICH FELL IN HARMONY WITH FOUND MONUMENTS AND EXISTING FENCE LINES. THE BOUNDARY DESCRIPTION OF SAID SUBDIVISION CALLS TO AN EXISTING FENCE LINE ON THE NORTHEAST PORTION OF THE SUBDIVISION. THE EXISTING FENCE LINE AT THIS LOCATION DOES NOT FIT THE SUBDIVISION DESCRIPTION, OR THE FOUND MONUMENTS. THE FENCE LINE ALONG THE EASTERLY LINE OF THE SUBDIVISION IS NEW AND APPEARS TO BE PLACED IN A DIFFERENT LOCATION THAN DESCRIBED IN SAID SUBDIVISION DESCRIPTION. THE CURRENT ACCESS FOR LOT 4 IS A SHARED DRIVEWAY WITH LOT 3. AN ACCESS EASEMENT WAS CREATED ON THIS SURVEY ALONG THE EXISTING ASPHALT DRIVE AS SHOWN HEREON TO ENSURE ACCESS TO THE EXISTING HOUSE.

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M. WHICH BEARS NORTH 89°36'23" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING. (ALSO AS SHOWN ON THE OFFICIAL PLAT OF SAID MARTINEZ & ROSE SUBDIVISION 2ND AMENDMENT).

CURVE DATA					
SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	86.36'	55.00'	89°57'37"	77.75'	N27°09'25"W
C2	20.31'	55.00'	21°09'26"	20.19'	N88°57'36"W
C3	48.69'	55.00'	50°43'13"	47.11'	N82°30'10"W
C4	135.04'	55.00'	140°40'50"	103.59'	N52°31'01"W

LEGEND

- SUBJECT PROPERTY LINE
- - - INTERIOR LOT LINES / SUBDIVISION BOUNDARY
- - - ADJOINING PROPERTY LINE
- - - CENTERLINE
- - - PUBLIC UTILITY EASEMENT (PUE)
- - - EXISTING CONCRETE
- - - EXISTING ASPHALT
- - - EXISTING SEWER
- - - EXISTING WATER
- - - PROPOSED SEWER LATERAL
- - - PROPOSED WATER LATERAL
- - - ACCESS EASEMENT
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- PROPOSED WATER METER
- STREET MONUMENT
- FOUND REBAR SET BY OTHERS
- SET 5/8"x24" REBAR WITH CAP
- SECTION CORNER

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 THERON AREA HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF FARR WEST CITY, UTAH THIS _____ DAY OF _____, 2020.

TITLE

ATTEST:

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 _____ DAY OF _____, 2020.

CHAIRMAN, FARR WEST CITY PLANNING COMMISSION

DEVELOPER:
LONNIE MARTINEZ
4024 E 4600 N
LIBERTY, UTAH 84310
801-529-6652

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