

FENSTER FARM SUBDIVISION PHASE 4

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
WEBER COUNTY, UTAH
MARCH, 2021

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE CENTER OF SECTION 7 AND THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00°18'53"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE NORTH DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. THE NORTH BOUNDARY WAS SET ALONG AN EXISTING FENCELINE AS SHOWN ON A SURVEY BY C.L.S. (R.O.S. #1972). THE SOUTH LINE WAS SET ALONG AN EXISTING FENCELINE. THE DEED DESCRIPTION FOR PARCEL 15-024-0014 DID NOT CLOSE. THE ADJUSTMENT WAS MADE IN THE BOUNDARY TO CLOSE AND FIT OCCUPATION OF THE PROPERTY. ALL BOUNDARY AND LOT CORNERS TO BE SET WITH A 5/8" X 24" REBAR AND RED PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 16 OF FENSTER FARM SUBDIVISION PHASE 3, SAID POINT BEING S00°18'53"W 693.56 FEET AND S89°41'07"E 1769.31 FEET FROM THE CENTER OF SECTION 7; THENCE ALONG SAID EXISTING FENCELINE THE FOLLOWING FIVE (5) COURSES: (1) S89°45'08"E 90.36 FEET; (2) N88°24'05"E 4.29 FEET; (3) S89°24'27"E 21.72 FEET; (4) S89°05'28"E 302.68 FEET; AND (5) N89°40'10"E 103.21 FEET; THENCE S89°24'25"E 419.90 FEET; THENCE S27°12'44"W 35.09 FEET; THENCE S60°22'53"W 207.03 FEET; THENCE S45°11'12"W 480.12 FEET; THENCE S13°06'29"W 113.92 FEET; THENCE N89°10'55"W 332.81 FEET TO THE SOUTHEAST CORNER OF LOT 18 OF FENSTER FARM SUBDIVISION PHASE 3; THENCE ALONG THE EAST LINE OF FENSTER FARM SUBDIVISION PHASE 3 THE FOLLOWING THREE (3) COURSES: (1) N03°26'46"W 247.05 FEET; (2) N09°09'23"W 60.00 FEET; AND (3) N04°33'40"W 282.22 FEET TO THE POINT OF BEGINNING.

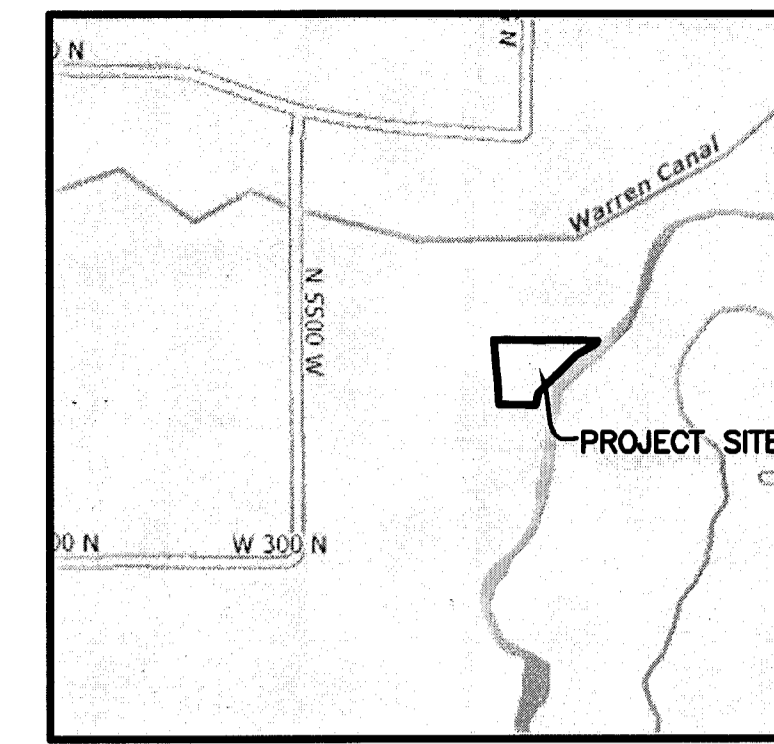
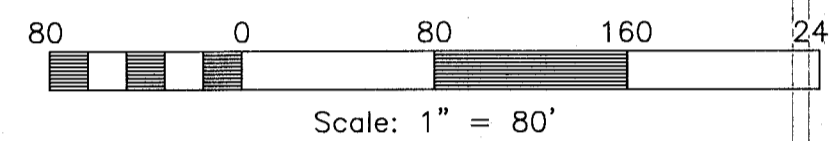
CONTAINING 341790 SQUARE FEET OR 7.846 ACRES MORE OR LESS.

AGRICULTURAL STATEMENT

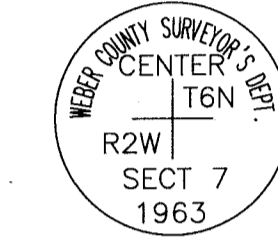
"AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION." (AMD. ORD. #3-82, JANUARY 26, 1982; ORD. #2002-3, MARCH 05, 2002)

LEGEND

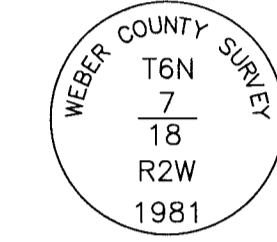
- = SECTION CORNER
- = 5/8" X 24" REBAR AND RED PLASTIC CAP TO BE SET STAMPED "REEVE & ASSOCIATES"
- = SOIL PERCOLATION HOLE
- = CENTERLINE MONUMENT
- = FINISHED FLOOR ELEVATION
- = BASE FLOOD ELEVATION
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION LINE
- = ROAD CENTERLINE
- = EXISTING FENCELINE
- = NON-BUILDABLE AREA



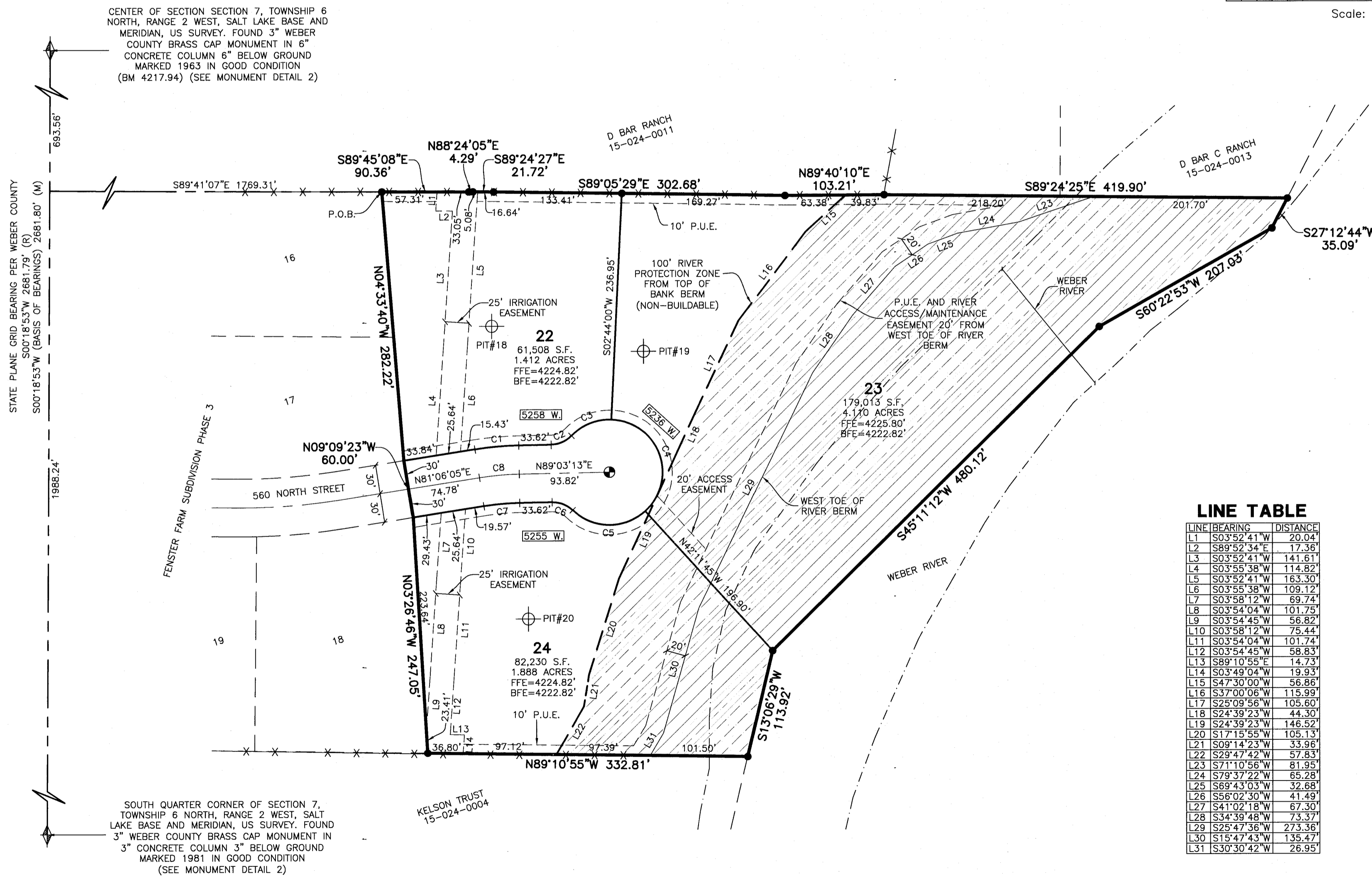
VICINITY MAP
NOT TO SCALE



MONUMENT DETAIL 1
(NOT TO SCALE)



MONUMENT DETAIL 2
(NOT TO SCALE)



LINE TABLE

LINE	BEARING	DISTANCE
L1	S03°52'41\" W	20.04
L2	S89°52'34\" W	17.38
L3	S03°52'41\" W	141.61
L4	S03°55'38\" W	114.82
L5	S03°52'41\" W	163.30
L6	S03°55'38\" W	109.12
L7	S03°58'12\" W	69.74
L8	S03°54'04\" W	101.74
L9	S03°54'45\" W	58.83
L10	S03°58'12\" W	75.44
L11	S03°54'04\" W	101.74
L12	S03°54'45\" W	58.83
L13	S89°10'55\" E	14.73
L14	S03°49'04\" W	19.93
L15	S47°30'00\" W	56.86
L16	S37°00'06\" W	115.99
L17	S25°09'56\" W	105.60
L18	S24°39'23\" W	44.30
L19	S24°39'23\" W	145.52
L20	S17°15'55\" W	105.13
L21	S09°14'23\" W	33.96
L22	S39°17'42\" W	57.23
L23	S11°10'56\" W	81.95
L24	S79°37'22\" W	65.28
L25	S69°43'03\" W	32.68
L26	S58°02'30\" W	41.49
L27	S41°02'18\" W	67.30
L28	S34°39'48\" W	73.37
L29	S25°47'56\" W	273.36
L30	S19°47'43\" W	135.47
L31	S30°30'42\" W	26.95

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA
C1	330.00	45.80	45.77	N85°04'39\" E	75°7'09\"
C2	30.00	23.61	23.01	N66°30'15\" E	45°05'57\"
C3	53.00	46.79	44.94	N68°04'06\" E	48°13'59\"
C4	55.00	130.32	101.90	S19°56'24\" E	135°45'22\"
C5	55.00	82.76	75.17	N88°57'16\" W	86°12'53\"
C6	30.00	23.61	23.01	N68°30'15\" E	45°05'57\"
C7	270.00	37.41	37.44	S89°04'39\" W	75°7'09\"
C8	300.00	41.64	41.61	S85°04'39\" W	75°7'09\"

DEVELOPER

ALLAN KARRAS
CENTURY 21
2609 N MAIN
SUNSET, UT 80415

NOTES

- RECOMMENDATIONS IN THE GEOTECHNICAL STUDY NEED TO BE FOLLOWED.
- NO STRUCTURES SHALL BE CONSTRUCTED WITHIN ANY EASEMENTS

EXPLORATION TEST PIT INFO.

- EXPLORATION PIT #18 (UTM ZONE 12 NAD 83 (12T) 0407349E 4569255N)
0-10\" FINE SANDY LOAM, GRANULAR STRUCTURE, 0.5 GPD/SQ FT
10-36\" CLAY LOAM, BLOCKY STRUCTURE, 0.4 GPD/SQ FT (E)(H)= 80 MPI
36-112\" SILTY CLAY LOAM, MASSIVE STRUCTURE, (E)(H)= 98 MPI
- EXPLORATION PIT #19 (UTM ZONE 12 NAD 83 (12T) 0407397 E 4569253 N)
0-12\" SANDY LOAM, GRANULAR STRUCTURE, 0.65 GPD/SQ FT
12-60\" SANDY LOAM, WEAKLY MASSIVE STRUCTURE, 0.45 GPD/SQ FT
60-96\" LOAMY SAND, SINGLE GRAIN STRUCTURE, 0.9 GPD/SQ FT (E)
- EXPLORATION PIT #20 (UTM ZONE 12 NAD 83 (12T) 0407359 E 4569162 N)
0-10\" SANDY LOAM, GRANULAR STRUCTURE, 0.65 GPD/SQ FT
10-72\" SANDY LOAM, WEAKLY MASSIVE STRUCTURE, 0.45 GPD/SQ FT
72-110\" LOAMY SAND, SINGLE GRAIN STRUCTURE, 0.9 GPD/SQ FT (E)

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, 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 THAT 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 THAT THIS PLAT OF **FENSTER FARM SUBDIVISION PHASE 4** IN **WEBER COUNTY**, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 30th DAY OF March, 2021.

9031945
UTAH LICENSE NUMBER
TREVOR J. HATCH
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **FENSTER FARM SUBDIVISION PHASE 4**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO TO DEDICATE THE IRRIGATION EASEMENT SHOWN HEREON TO THE WARREN WATER IMPROVEMENT DISTRICT, SAID EASEMENT TO BE OWNED AND MAINTAINED BY LOT OWNERS.

SIGNED THIS 30th DAY OF March, 2021.

Member/Manager Allan Karras
NAME/TITLE FOR: PETER B DEVELOPMENT LLC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) SS.

ON THE 30th DAY OF March, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Allan Karras (GAND) MEMBER/MANAGER BEING BY ME DULY SWORN, AND ACKNOWLEDGED TO ME THEY ARE MEMBER/MANAGER OF SAID LIMITED LIABILITY COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

01-29-2022
COMMISSION EXPIRES

[Signature]
NOTARY PUBLIC

5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 12-14-18
Name: FENSTER FARM SUBDIVISION PHASE 4
Number: 1714-26
Revision: -
Scale: 1\" = 80'
Checked: -

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 20____

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION 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 COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS _____ DAY OF _____, 20____

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 20____

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
SIGNED THIS _____ DAY OF _____, 20____

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.
SIGNED THIS _____ DAY OF _____, 20____

WEBER-MORGAN HEALTH DEPARTMENT

Webster County Recorder

Entry No. _____ Fee Paid _____
And Recorded, _____
At _____ In Book _____
Of The Official Records, Page _____
Recorded For: _____

Webster County Recorder

Deputy.