

PARKSIDE ESTATES SUBDIVISION PHASE 1

WEBER COUNTY, UTAH

A PART OF THE SOUTHEAST QUARTER OF SECTION 35,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
JANUARY 2022

FOUND NORTHEAST CORNER OF SECTION
35, T7N, R2W, SLB&M
FOUND WEBER CO. BRASS CAP MON.

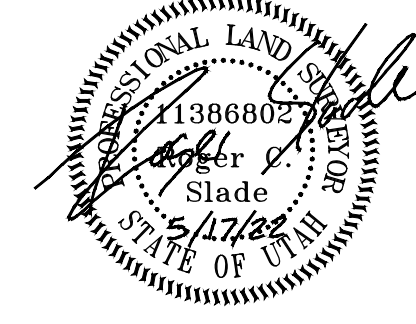
FOUND EAST QUARTER CORNER
SECTION 35, T7N, R2W, SLB&M
FOUND WEBER CO. BRASS CAP MON.

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 PROFESSIONAL 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 THIRTY ONE (31) LOTS AND PARCELS A, B, C & D, KNOWN HEREAFTER AS PARKSIDE ESTATES SUBDIVISION PHASE 1 IN FARR WEST, 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 OR UNDER MY SUPERVISION ON THE GROUND. I FURTHER HEREBY 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 17TH DAY OF MAY, 2022.

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



SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE SOUTH LINE OF WESTSIDE INVESTMENTS LC PROPERTY, TAX ID NO. 19-040-0090 LOCATED 822.65 FEET NORTH 00°03'07" EAST ALONG THE EAST LINE OF SAID SECTION AND 736.12 FEET NORTH 90°00'00" WEST AND 191.53 FEET NORTH 01°30'32" EAST AND 452.54 FEET NORTH 89°27'56" WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 35;

RUNNING THENCE SOUTH 01°07'00" WEST 599.83 FEET TO THE SOUTHWEST CORNER OF 700 SOUTH BRIGHAM PLAZA LLC PROPERTY, TAX ID NO. 19-040-0109; THENCE NORTH 83°03'52" EAST (NORTH 82°41' EAST BY RECORD) 453.28 FEET ALONG THE SOUTH LINE OF SAID 700 SOUTH BRIGHAM PLAZA LLC PROPERTY TO THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET (STATE HIGHWAY U-84); THENCE SOUTH 01°30'32" WEST (SOUTH BY RECORD) 99.00 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 83°03'52" WEST (SOUTH 82°41' WEST BY RECORD) 817.08 FEET; THENCE NORTH 00°32'04" EAST 198.24 FEET; THENCE NORTH 18°13'06" WEST 60.03 FEET; THENCE EASTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 370.00 FOOT RADIUS CURVE, A DISTANCE OF 11.20 FEET, CHORD BEARS NORTH 68°54'31" EAST 11.20 FEET, HAVING A CENTRAL ANGLE OF 01°44'03"; THENCE EASTERLY WITH A REVERSE TANGENT CURVE TO THE RIGHT OF A 430.00 FOOT RADIUS CURVE, A DISTANCE OF 54.09 FEET, CHORD BEARS NORTH 71°38'44" EAST 54.06 FEET, HAVING A CENTRAL ANGLE OF 07°12'28"; THENCE NORTH 12°46'47" WEST 112.37 FEET; THENCE NORTH 89°27'56" WEST 824.51 FEET; THENCE SOUTH 00°46'03" WEST 40.00 FEET; THENCE NORTH 89°27'56" WEST 210.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE WILLARD CANAL; THENCE NORTH 00°46'03" EAST 400.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH BOUNDARY LINE OF THE WESTSIDE INVESTMENTS LC PROPERTY, TAX ID NO. 19-040-0050; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID WESTSIDE INVESTMENTS LC PROPERTY AND THEN ALONG THE SOUTH BOUNDARY OF WESTSIDE INVESTMENTS LC PROPERTY, TAX ID NO. 19-040-0050 SOUTH 89°27'56" EAST 1385.17 FEET TO THE POINT OF BEGINNING.

ALSO: BEGINNING AT THE SOUTHWEST CORNER OF GRANTOR'S PROPERTY, BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET (STATE HIGHWAY U-84) LOCATED 822.65 FEET NORTH 00°03'07" EAST ALONG THE EAST LINE OF SAID SECTION AND 736.12 FEET NORTH 90°00'00" WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 35;

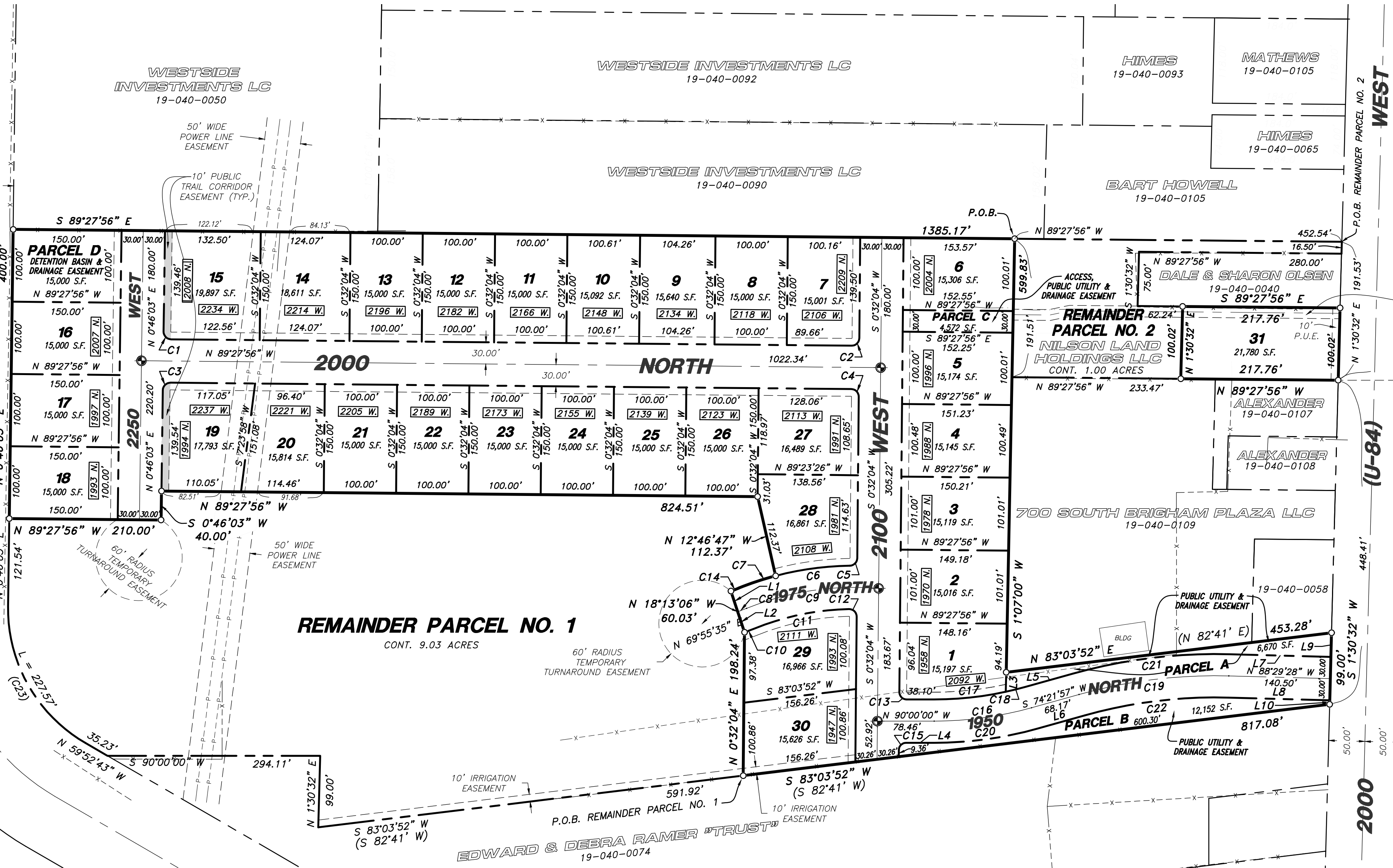
RUNNING THENCE NORTH 89°27'56" WEST 217.76 FEET ALONG THE SOUTH LINE OF GRANTOR'S PROPERTY; THENCE NORTH 01°30'32" EAST 100.02 FEET TO A POINT ON THE BOUNDARY GRANTOR'S PROPERTY; THENCE ALONG THE BOUNDARY OF GRANTOR'S PROPERTY THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°27'56" EAST 217.76 FEET TO SAID WEST RIGHT-OF-WAY LINE; AND (2) SOUTH 01°30'32" WEST 100.02 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 16.10 ACRES.

OWNER'S 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 PARKSIDE ESTATES SUBDIVISION PHASE 1, AND DO 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 DEDICATE, GRANT AND CONVEY TO FARR WEST CITY THOSE CERTAIN STRIPS SHOWN 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, BEING THE PERTINENT OWNERS OF THE AREAS SHOWN HEREON AS REMAINDER PARCEL NO. 1 AND REMAINDER PARCEL NO. 2 HEREBY ALSO DEDICATE THE TEMPORARY TURNAROUND EASEMENTS SHOWN HEREON TO FARR WEST CITY. THE TEMPORARY TURNAROUND EASEMENTS WILL BE ELIMINATED WITH FUTURE SUBDIVISION PHASING. WE ALSO DEDICATE THE 10' IRRIGATION EASEMENT ACROSS REMAINDER PARCEL NO. 1 AS SHOWN HEREON TO FARR WEST CITY. WE ALSO DEDICATE THE 15' STORM DRAINAGE EASEMENT ACROSS REMAINDER PARCEL NO. 2 AND LOT 31 AS SHOWN HEREON TO FARR WEST CITY. WE ALSO DEDICATE, GRANT AND CONVEY TO NILSON LAND HOLDINGS LLC PARCELS A, B & C AS SHOWN HEREON FOR ACCESS, DRAINAGE AND PUBLIC UTILITY EASEMENTS. WE ALSO DEDICATE, GRANT AND CONVEY TO FARR WEST CITY, PARCEL D AS SHOWN HEREON FOR DRAINAGE PURPOSES. WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING.

IN WITNESS WE HAVE HERE UNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2022.

DAVID LOWRY, MANAGER OF PARKSIDE ESTATES COMMUNITY, LLC



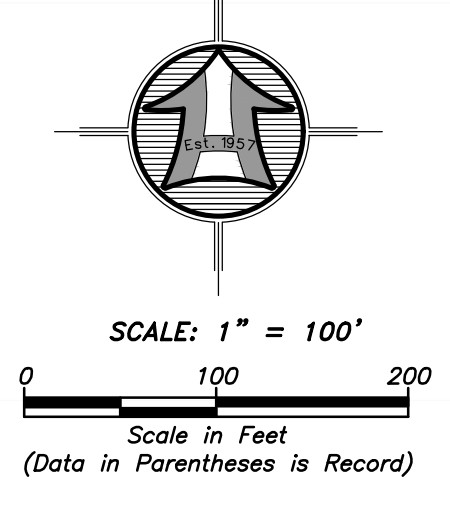
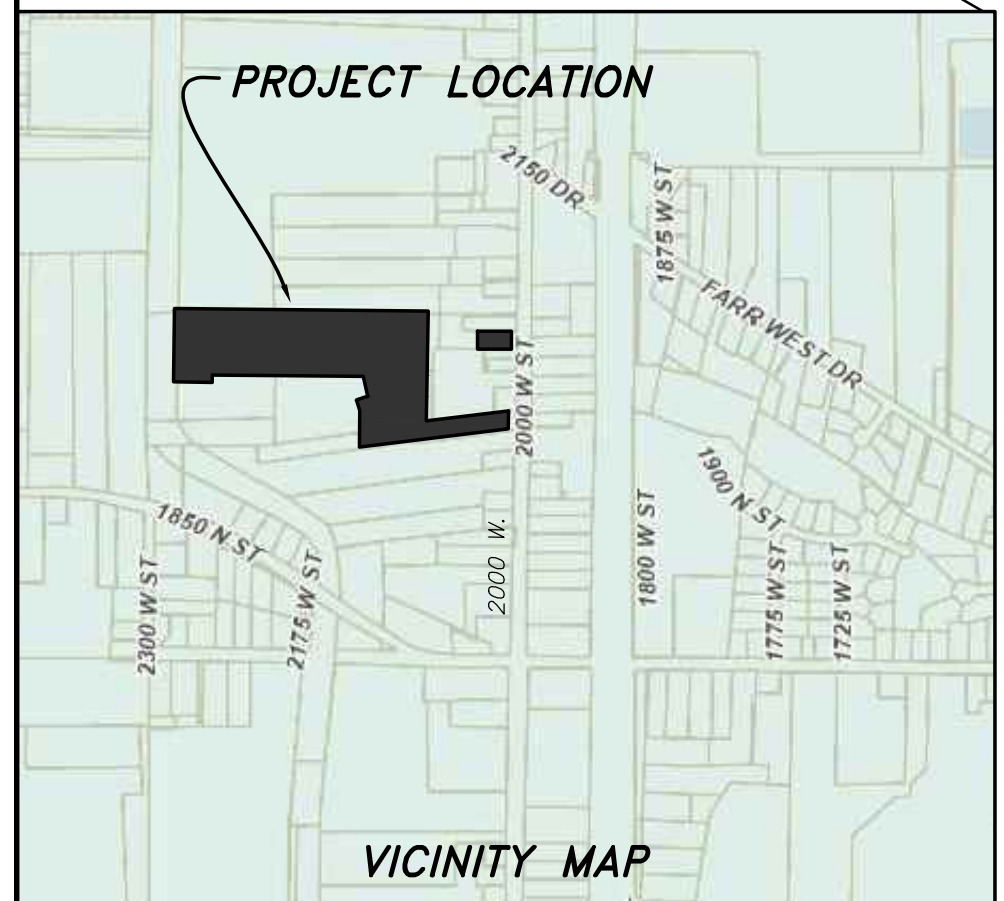
PARCEL LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	S18°13'06"E	30.02'
L2	S18°13'06"E	30.01'
L3	S01°07'00"W	26.89'
L4	N90°00'00"E	38.83'
L5	N74°21'57"E	68.17'
L6	N74°21'57"E	68.17'
L7	S88°29'28"E	140.50'
L8	S88°29'28"E	140.50'
L9	S01°30'32"W	33.38'
L10	S01°30'32"W	5.62'

PARCEL CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	16.54'	10.50'	90°13'57"	14.88'	S44°20'57"E
C2	16.49'	10.50'	90°00'00"	14.85'	N45°32'04"E
C3	16.45'	10.50'	89°46'01"	14.82'	S45°39'02"W
C4	16.49'	10.50'	90°00'00"	14.85'	N44°27'55"W
C5	16.23'	10.50'	88°32'47"	14.66'	N44°48'27"E
C6	103.80'	430.00'	13°49'51"	103.55'	S82°09'53"W
C7	54.09'	430.00'	7°12'28"	54.06'	N71°38'44"E
C8	13.16'	400.00'	1°53'05"	13.16'	N68°59'01"E
C9	186.38'	400.00'	26°41'48"	184.70'	S81°23'24"W
C10	15.12'	430.00'	2°00'51"	15.12'	N69°02'56"E
C11	133.75'	370.00'	2°02'39"	133.02'	S78°23'49"W
C12	16.82'	10.50'	91°46'56"	15.08'	N45°21'24"W
C13	15.80'	10.00'	90°32'02"	14.21'	S44°43'56"E
C14	11.20'	370.00'	1°44'03"	11.20'	N68°54'31"E
C15	15.61'	10.00'	89°27'56"	14.08'	S45°16'02"W
C16	136.43'	500.00'	15°38'02"	136.01'	N82°10'58"E
C17	99.86'	470.00'	12°10'24"	99.67'	N83°54'48"E
C18	28.39'	470.00'	3°27'39"	28.39'	N76°05'46"E
C19	209.44'	700.00'	17°08'35"	208.66'	S82°56'15"W
C20	144.62'	530.00'	15°38'03"	144.17'	N82°10'58"E
C21	218.42'	730.00'	17°08'35"	217.60'	S82°56'15"W
C22	200.47'	670.00'	17°08'35"	199.72'	S82°56'15"W
C23	227.57'	215.00'	60°38'46"	217.10'	N29°33'20"W

DEVELOPER:
NILSON LAND HOLDINGS LLC
5617 SOUTH 1475 EAST
OGDEN, UT 84403
(801) 392-8100



- ### LEGEND
- SUBJECT PROPERTY LINE
 - INTERIOR LOT LINES
 - ADJOINING PROPERTY LINE
 - CENTERLINE
 - PUBLIC UTILITY EASEMENT (PUE)
 - FENCE LINE
 - EXISTING POWER LINE
 - PUBLIC TRAIL CORRIDOR EASEMENT
 - STREET MONUMENT TO BE SET
 - FOUND REBAR SET BY OTHERS
 - SET 5/8"x24" REBAR WITH CAP
 - SECTION CORNER

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY BRYAN BAYLESS FOR NILSON HOMES. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 0°03'07" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2022, DAVID LOWRY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WEBER IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF PARKSIDE ESTATES COMMUNITY, LLC A LIMITED LIABILITY COMPANY AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC

FOUND SOUTHWEST CORNER SECTION
35, T7N, R2W, SLB&M, WEBER CO.
SURVEY BRASS CAP MONUMENT

NOTES:
1 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.

WEBER COUNTY RECORDER

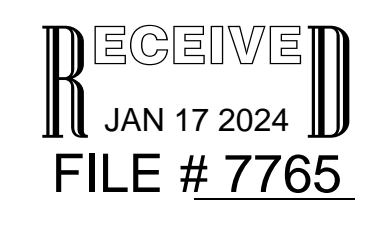
ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED _____

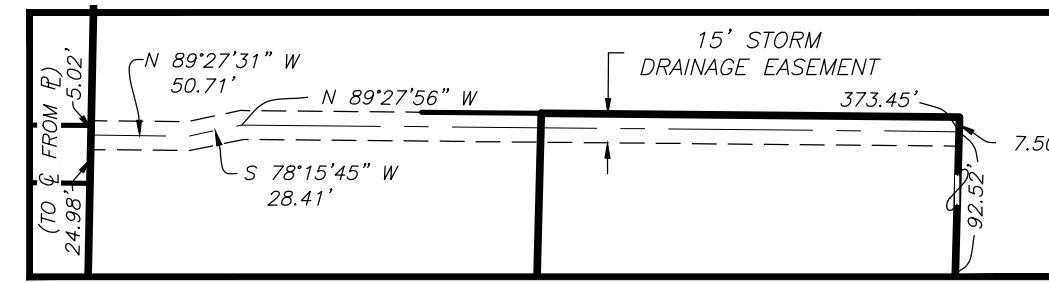
IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

COUNTY RECORDER

BY: _____ DEPUTY



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.hais.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business



STORM DRAIN EASEMENT DETAIL

REMAINDER PARCEL NO. 1 BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTH LINE OF EDWARD RAMER & DEBRA RAMER REVOCABLE LIVING TRUST PROPERTY, TAX ID NO. 19-040-0074 LOCATED 822.65 FEET NORTH 00°03'07" EAST ALONG THE EAST LINE OF SAID SECTION AND 736.12 FEET NORTH 90°00'00" WEST AND 448.41 FEET SOUTH 01°30'32" WEST AND 817.08 FEET SOUTH 83°03'52" WEST FROM THE SOUTHEAST CORNER OF SAID SECTION 35;

RUNNING THENCE ALONG THE BOUNDARY OF SAID EDWARD RAMER & DEBRA RAMER REVOCABLE LIVING TRUST PROPERTY THE FOLLOWING THREE (3) COURSES: (1) SOUTH 83°03'52" WEST 591.92 FEET; (2) NORTH 01°30'32" EAST 99.00 FEET; AND (3) SOUTH 90°00'00" WEST 294.11 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE WILLARD CANAL; THENCE ALONG SAID NORTHEASTERLY AND THEN ALONG THE EASTERLY RIGHT-OF-WAY OF SAID WILLARD CANAL THE FOLLOWING THREE (3) COURSES: (1) NORTH 59°52'43" WEST 35.23 FEET; (2) NORTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 215.00 FOOT RADIUS CURVE, A DISTANCE OF 227.57 FEET, CHORD BEARS NORTH 29°33'20" WEST 217.10 FEET, HAVING A CENTRAL ANGLE OF 60°38'46"; AND (3) NORTH 00°46'03" EAST 121.54 FEET; THENCE SOUTH 89°27'56" EAST 210.00 FEET; THENCE NORTH 00°46'03" EAST 40.00 FEET; THENCE SOUTH 89°27'56" EAST 824.51 FEET; THENCE SOUTH 12°46'47" EAST 112.37 FEET; THENCE WESTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 430.00 FOOT RADIUS CURVE, A DISTANCE OF 54.09 FEET, CHORD BEARS SOUTH 71°38'44" WEST 54.06 FEET, HAVING A CENTRAL ANGLE OF 07°12'28"; THENCE WESTERLY WITH A REVERSE TANGENT CURVE TO THE RIGHT OF A 370.00 FOOT RADIUS CURVE, A DISTANCE OF 11.20 FEET, CHORD BEARS SOUTH 68°54'31" WEST 11.20 FEET, HAVING A CENTRAL ANGLE OF 01°44'03"; THENCE SOUTH 18°13'06" EAST 60.03 FEET; THENCE SOUTH 00°32'04" WEST 198.24 FEET TO THE POINT OF BEGINNING. CONTAINING 9.03 ACRES.

REMAINDER PARCEL NO. 2 BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF BART HOWELL PROPERTY TAX ID NO. 19-040-0105 BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET (STATE HIGHWAY U-84) LOCATED 822.65 FEET NORTH 00°03'07" EAST ALONG THE EAST LINE OF SAID SECTION AND 736.12 FEET NORTH 90°00'00" WEST AND 191.53 FEET NORTH 01°30'32" EAST FROM THE SOUTHEAST CORNER OF SAID SECTION 35;

RUNNING THENCE SOUTH 01°30'32" WEST 16.50 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF DALE & SHARON OLSEN PROPERTY, TAX ID NO. 19-040-0040; THENCE ALONG THE BOUNDARY OF SAID DALE & SHARON OLSEN PROPERTY THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°27'56" WEST 280.00 FEET; (2) SOUTH 01°30'32" WEST 75.00 FEET; AND (3) SOUTH 89°27'56" EAST 62.24 FEET; THENCE SOUTH 01°30'32" WEST 100.02 FEET TO THE NORTH LINE OF 700 SOUTH BRIGHAM PLAZA LLC PROPERTY, TAX ID NO. 19-040-0109; THENCE NORTH 89°27'56" WEST 233.47 FEET ALONG SAID NORTH LINE; THENCE NORTH 01°07'00" EAST 191.51 FEET TO THE SOUTH LINE OF WESTSIDE INVESTMENTS LC PROPERTY, TAX ID NO. 19-040-0090; THENCE SOUTH 89°27'56" EAST 452.54 FEET ALONG SAID SOUTH LINE AND THEN ALONG THE SOUTH LINE OF SAID BART HOWELL PROPERTY TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES.

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 _____, 2022.

BY: _____
MAYOR

ATTEST: _____
RECORDER

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 _____, 2022.

FARR WEST CITY PLANNING COMMISSION CHAIRMAN

FARR WEST ATTORNEY

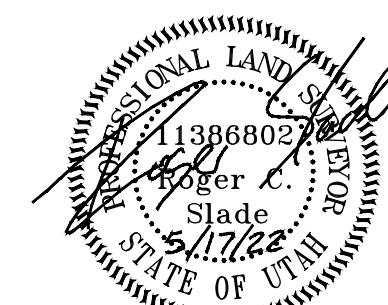
I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF FARR WEST CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS ____ DAY OF _____, 2022.

SIGNATURE

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 _____, 2022.

CITY ENGINEER



RECEIVED
JAN 17 2024
FILE # 7765



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogden Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272
Celebrating over 60 Years of Business

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____

COUNTY RECORDER

BY: _____
DEPUTY