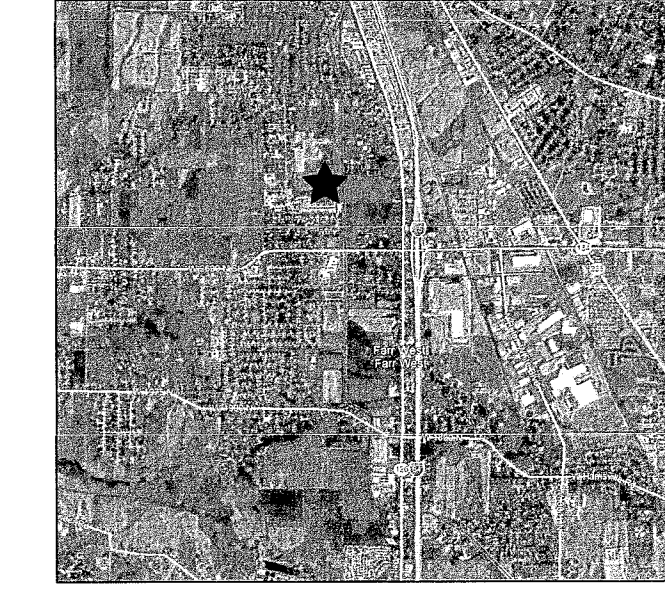


FARR WEST HART SUBDIVISION PHASE 4

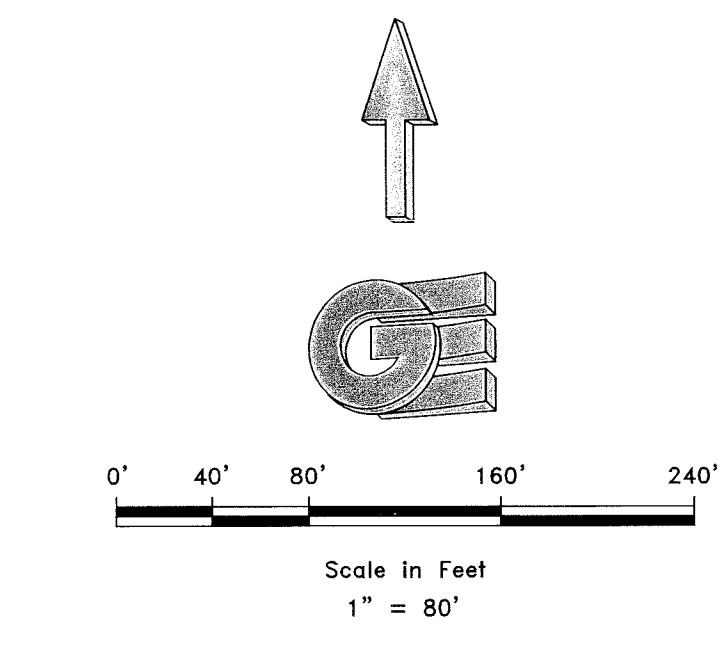
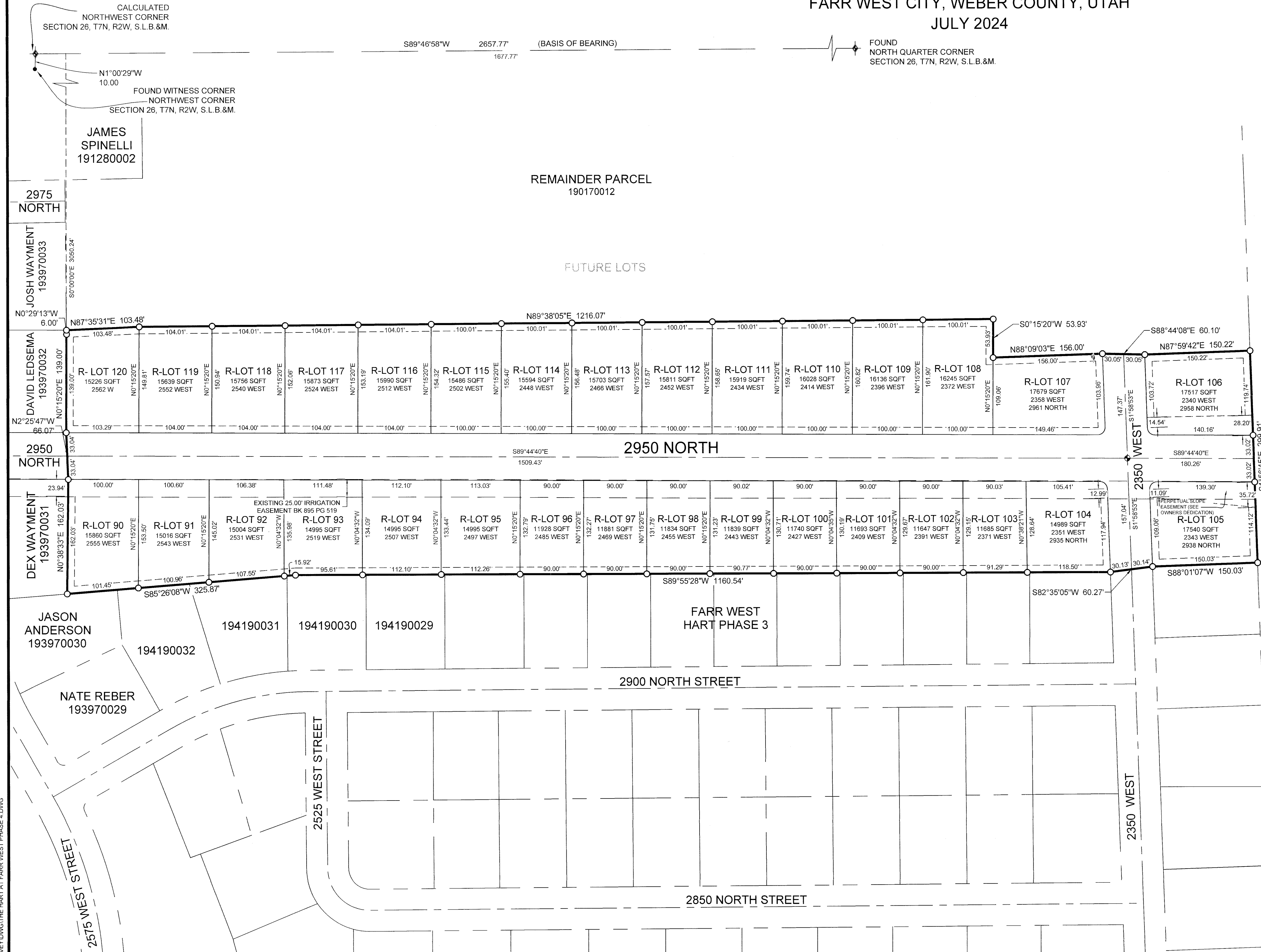
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
FARR WEST CITY, WEBER COUNTY, UTAH
JULY 2024

VICINITY MAP
NOT TO SCALE



BOUNDARY DESCRIPTION

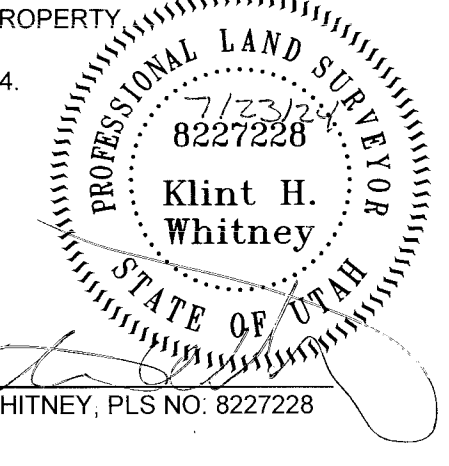
A PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT THE NORTHEAST CORNER OF LOT 32R, FARR WEST HART SUBDIVISION PHASE 1, BEING LOCATED SOUTH 89°46'58" WEST 1677.77 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26 AND SOUTH 00°00'00" EAST 3050.24 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26; RUNNING THENCE NORTH 87°35'31" EAST 103.48 FEET; THENCE NORTH 89°38'05" EAST 1216.07 FEET; THENCE SOUTH 00°15'20" WEST 53.93 FEET; THENCE NORTH 88°09'03" EAST 150.00 FEET; THENCE SOUTH 88°44'08" EAST 60.10 FEET; THENCE NORTH 87°59'42" EAST 150.22 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE WILLARD CANAL; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°58'45" EAST 299.91 FEET TO THE NORTH LINE OF THE FARR WEST HART SUBDIVISION PHASE 3; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 88°01'07" WEST 150.03 FEET; (2) SOUTH 82°35'05" WEST 60.27 FEET; (3) SOUTH 89°55'28" WEST 1160.63 FEET; (4) SOUTH 85°26'08" WEST 325.87 FEET TO THE EAST LINE OF THE FARR WEST HART SUBDIVISION PHASE 1; THENCE ALONG SAID EAST LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 00°38'33" EAST 162.03 FEET; (2) NORTH 02°25'47" WEST 66.07 FEET; (3) NORTH 00°15'20" EAST 139.00 FEET; (4) NORTH 00°29'13" WEST 6.00 FEET TO THE POINT OF BEGINNING. CONTAINING 13.410 ACRES.



- LEGEND**
- WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - EASEMENT
 - EXISTING FENCE LINE
 - EXISTING IRR. EASEMENT
 - PERPETUAL SLOPE EASEMENT

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. 8227228 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 4 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; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY REESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



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 4

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 DEDICATE, GRANT AND CONVEY TO FARR WEST CITY A PERPETUAL SLOPE EASEMENT AS SHOWN HEREON.

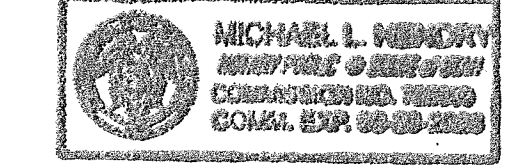
SIGNED THIS 2nd DAY OF August, 2024.

VALEO MANAGEMENT CORPORATION
BY: BRETT SATTERTHWAITE, PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this 2nd day of August, 2024, 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.



[Signature]
NOTARY PUBLIC

RECEIVED
SE 05 2024
BY: 7879

NOTES

- ZONE (R-1-15) CURRENT YARD SETBACKS: FRONT AND REAR - 30' // SIDE - TOTAL 24' MINIMUM 10'
- 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.
- REBAR AND CAP MARKED "GARDNER ENGINEERING" SET AT ALL REAR LOT CORNERS. COPPER RIVET SET IN CURB AT FRONT LOT LINE EXTENSION.
- 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).
- 10 FOOT PUBLIC UTILITY EASEMENT SHOWN BY DASHED LINE UNLESS OTHERWISE NOTED.
- Lots 105 and 106 border an extension of 2950 North that is dedicated to Farr West City in anticipation of the road being extended in the future. The owners of said lots will be allowed to use and maintain the property to the centerline of 2950 North until such time the extension is built. No structures will be allowed on the dedicated property or the perpetual slope easement.

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 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 22 DAY OF Aug, 2024.
[Signature]
CITY ATTORNEY

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 16 DAY OF August, 2024.
[Signature]
CITY ENGINEER

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 16 DAY OF August, 2024.
[Signature]
CITY RECORDER

FARR WEST CITY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE FARR WEST CITY PLANNING COMMISSION.
SIGNED THIS 16 DAY OF August, 2024.
[Signature]
CHAIRMAN, FARR WEST CITY PLANNING COMMISSION

DEVELOPER: VALEO MANAGEMENT 1080 SOUTH DEPOT DR OGDEN, UTAH, 84404 801-391-1345	S1 1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____ COUNTY RECORDER BY: _____
 GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801-476-0202 FAX: 801-476-0066		

R:\2205 - VALEO MANAGEMENT\HART PROPERTY\PHASE 4 - HART SUBDIVISION\SURVEY\DWG\THE HART AT FARR WEST PHASE 4.DWG