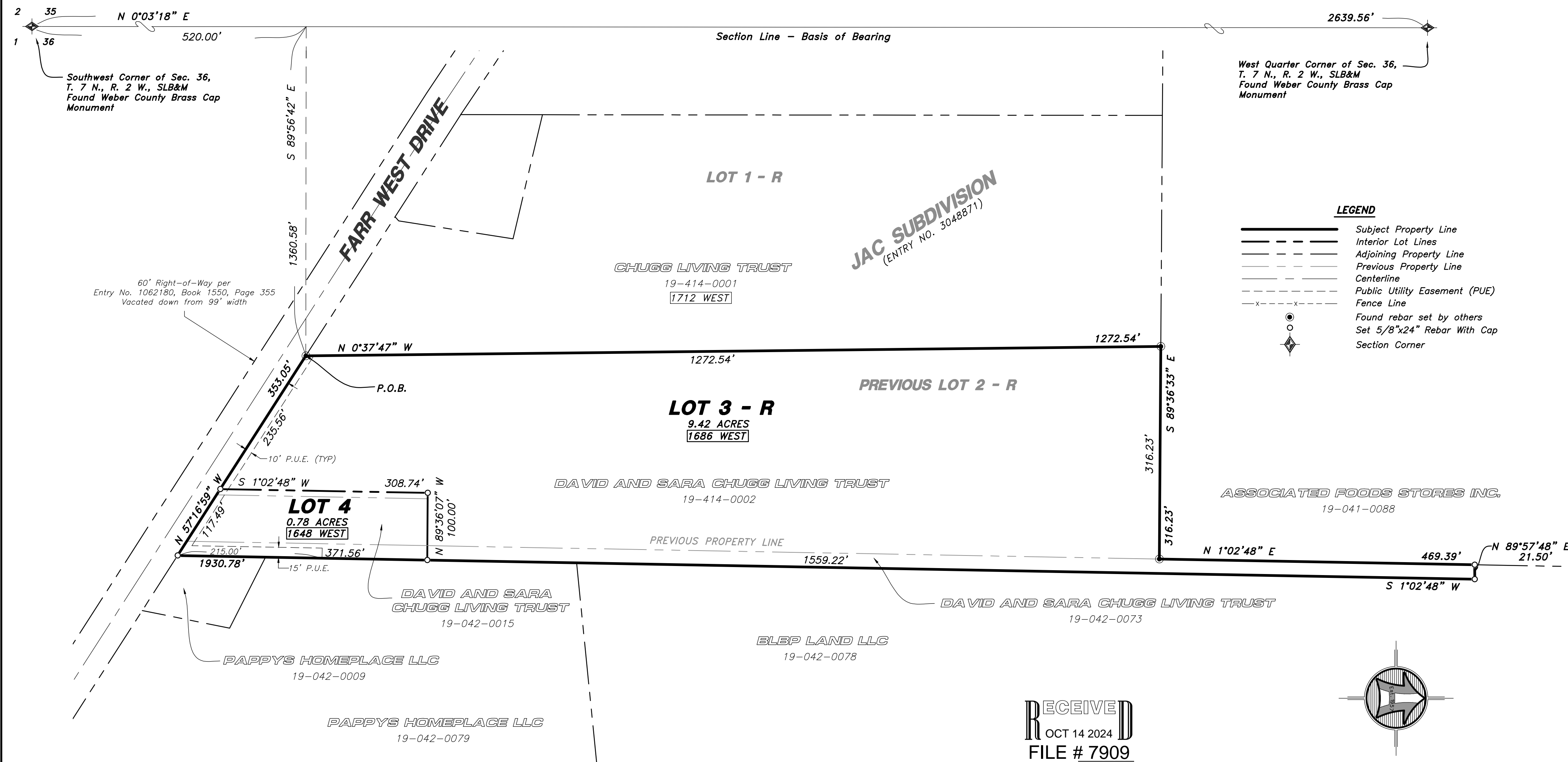


# JAC Subdivision First Amendment

Farr West City, Weber County, Utah  
 A Part of the Southwest Quarter of Section 36,  
 Township 7 North, Range 2 West, Salt Lake Base & Meridian



**SURVEYOR'S CERTIFICATE**  
 I, MATT PRETL, 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 TWO (2) LOTS, KNOW HEREAFTER AS JAC SUBDIVISION FIRST AMENDMENT LOCATED 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 10TH DAY OF OCTOBER, 2024.  
 MATT PRETL P.L.S.  
 UTAH LAND SURVEYOR LICENCE NO. 10437995.

**BOUNDARY DESCRIPTION**  
 A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 - R, JAC SUBDIVISION, ENTRY NO. 3048871, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FARR WEST DRIVE LOCATED 520.00 FEET NORTH 00°03'18" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND 1360.58 FEET SOUTH 89°56'42" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 36;

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 2-R THE FOLLOWING TWO (2) COURSES; (1) NORTH 00°37'47" WEST 1272.54 FEET; AND (2) SOUTH 89°36'33" EAST 316.23 FEET TO AN ANGLE POINT OF THE ASSOCIATED FOODS STORES INC. PROPERTY, TAX ID. NO. 19-041-0088; THENCE NORTH 01°02'48" EAST 469.39 FEET ALONG THE BOUNDARY OF SAID ASSOCIATED FOODS STORES INC. PROPERTY TO AN ANGLE POINT IN THE BLBP LAND LLC PROPERTY TAX ID. NO. 19-042-0078; THENCE NORTH 89°57'48" EAST 21.50 FEET ALONG THE BOUNDARY OF SAID BLBP LAND LLC PROPERTY; THENCE SOUTH 01°02'48" WEST 1930.78 FEET ALONG THE WEST LINE OF SAID BLBP LAND LLC PROPERTY AND CONTINUING ALONG THE WEST LINE OF PAPPYS HOMEPLACE LLC PROPERTY, TAX ID. NO. 19-042-0079 AND CONTINUING ALONG THE WEST LINE OF THE PAPPYS HOMEPLACE LLC PROPERTY, TAX ID. NO. 19-042-0009 TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 57°16'59" WEST 353.05 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 10.20 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 AS SHOWN ON THIS PLAT, AND NAME SAID TRACT JAC SUBDIVISION FIRST AMENDMENT 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 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 NEEDS, 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 \_\_\_\_\_, 20\_\_\_\_.

DAVID KENT CHUGG  
 "TRUSTEE" OF THE DAVID AND SARA CHUGG LIVING TRUST, U/A DATED MARCH 16, 2017

SARA GRASSLI CHUGG  
 "TRUSTEE" OF THE DAVID AND SARA CHUGG LIVING TRUST, U/A DATED MARCH 16, 2017

**TRUST ACKNOWLEDGMENT**  
 STATE OF UTAH )  
 COUNTY OF WEBER ) §

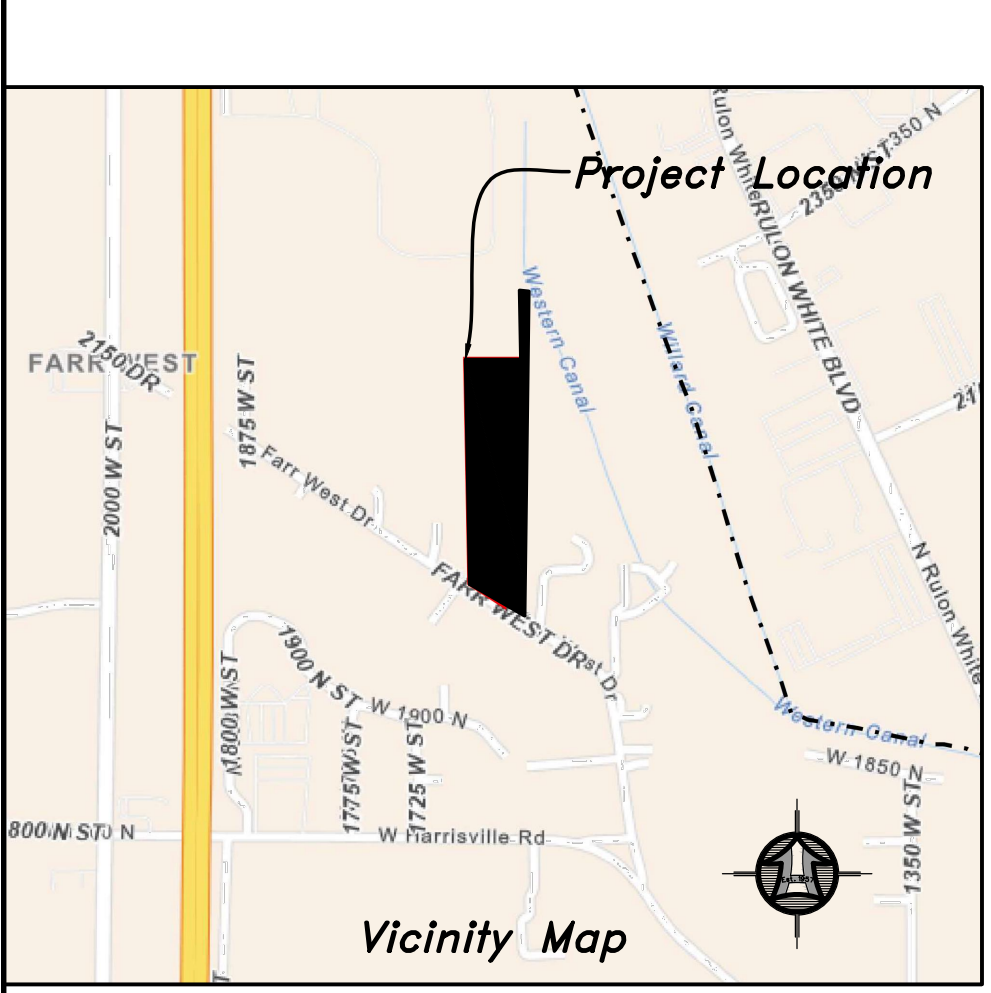
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, DAVID KENT CHUGG, AND SARA GRASSLI CHUGG, TRUSTEES OF THE DAVID AND SARA CHUGG LIVING TRUST, U/A DATED MARCH 16, 2017, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED ON BEHALF OF SAID TRUST.

State of Utah Notary Public \_\_\_\_\_ Commission Number \_\_\_\_\_  
 Notary Printed Name \_\_\_\_\_ My Commission Expires \_\_\_\_\_

**NARRATIVE**  
 THE PURPOSE OF THIS SURVEY WAS TO AMEND, ESTABLISH, AND SET THE PROPERTY CORNERS OF THE 2 LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY DAVID CHUGG. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS JAC SUBDIVISION, ENTRY NO. 3048871, RECORDED IN THE WEBER COUNTY RECORDERS OFFICE ALONG WITH THE WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST, S.L.B.&M.  
 THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION WHICH BEARS NORTH 0°03'18" EAST, UTAH NORTH, STATE PLANE, N.A.D.83 BEARING.

**WEBER COUNTY RECORDER**  
 ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND  
 RECORDED \_\_\_\_\_  
 IN BOOK \_\_\_\_\_ OF OFFICIAL  
 RECORDS, PAGE \_\_\_\_\_ RECORDED  
 FOR \_\_\_\_\_  
 COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY

**PLAT NOTES:**



Developer:  
 DAVID CHUGG  
 (801) 420-8814

- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
  - PINEVIEW WATER IS PRESENT ALONG SOUTH SIDE OF FARR WEST DRIVE. PINEVIEW SECONDARY WATER TO BE INSTALLED IN FUTURE BY LOT 3-R OWNER AT TIME OF HOUSE CONSTRUCTION. NOTE: SUCH MUST BE INSTALLED FOR CULINARY WATER SERVICE TO BE OPERATIVE BY BONA VISTA WATER DISTRICT.
  - SEWER LATERAL TO BE INSTALLED BY FUTURE LOT 3-R OWNER AT TIME OF HOUSE CONSTRUCTION. NOTE: SEWER LATERALS ARE NOT TO BE DIRECTLY INTO SEWER MANHOLE BUT MUST INCORPORATE A "WYE" CONNECTION.
  - WATER: BONA VISTA WATER MAIN IS ALONG NORTH SIDE OF FARR WEST DRIVE. WATER SERVICE TO BE INSTALLED IN FUTURE BY LOT 3-R OWNER AT TIME OF HOUSE CONSTRUCTION. NOTE: SAWCUTTING, TRENCH RESTORATION, AND ASPHALTING WILL BE REQUIRED TO CITY STANDARDS.
  - FIRE PROTECTION: PRIOR TO BUILDING PERMIT ISSUANCE, LOT 3-R OWNER MUST DEVELOP A FIRE MARSHAL-ACCEPTABLE PLAN. IN GENERAL, A DRIVEWAY ACCESSING FROM FARR WEST DRIVE, WITH THE RESIDENTIAL STRUCTURE BEING WITHIN 100 FEET OF FARR WEST DRIVE, WILL BE ACCEPTABLE. DEVIATIONS FROM THIS MAY WELL INVOLVE THE INSTALLATION OF AN APPROVED ACCESS AND TURNAROUND, AND A FIRE LINE AND FIRE HYDRANT TO BE WITHIN A CERTAIN DISTANCE OF THE ACTUAL HOME LOCATION. OTHER POSSIBLE REQUIREMENTS ARE LISTED BELOW.
- WEBER FIRE DISTRICT**
- AT THE TIME THAT LOT 3-R IS DEVELOPED, A FULL SET OF PLANS SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL.
  - FIRE HYDRANT(S): WHEN LOT 3-R IS DEVELOPED, ADDITIONAL FIRE HYDRANT(S) MAY NEED TO BE PROVIDED. THERE NEEDS TO BE A FIRE HYDRANT WITHIN 400 FEET OF THE FURTHEST MOST PORTION OF A BUILDING OR FACILITY (SEE IFC 507.5.1). THE MAXIMUM SPACING BETWEEN HYDRANTS IN A RESIDENTIAL AREA IS 500 FT.

- PLAT NOTES CONT.:**
- FIRE FLOW: FIRE FLOW FOR THE SUBDIVISION SHALL BE 1000 GPM.
  - FIRE ACCESS VIA DRIVEWAYS: DRIVEWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 16 FEET WITH A MINIMUM OF 12 FEET OF DRIVE-ABLE SURFACE (MEASURED FROM FACE OF CURB, OR EDGE OF ROADBASE / ASPHALT) AND A VERTICAL CLEARANCE OF 13 FOOT 6 INCHES AND SHALL BE CAPABLE OF SUPPORTING A 75,000 POUND LOAD. DRIVEWAYS IN EXCESS OF 150 FEET SHALL BE PROVIDED WITH TURN-AROUNDS. DRIVEWAYS EXCEEDING 200 FEET IN LENGTH AND LESS THAN 20 FEET IN WIDTH SHALL BE PROVIDED WITH TURNOUTS IN ADDITION TO TURN-AROUNDS. (SEE DRIVEWAYS-2006 WILDLAND URBAN INTERFACE CODE USED AS A REFERENCE FOR RESIDENTIAL DRIVEWAY REQUIREMENTS EXCEEDING 150 FEET IN LENGTH). ROADS AND DRIVEWAYS SHALL ALSO COMPLY WITH CITY/COUNTY STANDARDS AS APPLICABLE. IN CASES OF DIFFERING REQUIREMENTS, CONTACT THE FIRE MARSHAL FOR CLARIFICATION.
  - DEAD END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDE WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS CONSTRUCTED WITH THE SAME REQUIREMENTS AS THE ROADS.
- GENERAL REQUIREMENTS:**
- ROADS AND BRIDGES SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED TO SUPPORT AN IMPOSED LOAD OF 75,000 POUNDS.
  - ALL ROADS SHALL BE DESIGNED, CONSTRUCTED, SURFACED, AND MAINTAINED SO AS TO PROVIDE AN ALL-WEATHER DRIVING SURFACE.
  - FIRE ACCESS ROADS FOR THIS PROJECT SHALL BE COMPLETED AND APPROVED PRIOR TO ANY COMBUSTIBLE CONSTRUCTION. TEMPORARY ROADS SHALL MEET THE SAME REQUIREMENTS FOR HEIGHT, WIDTH, AND IMPOSED LOADS AS PERMANENT ROADS.
  - ALL REQUIRED FIRE HYDRANTS AND WATER SYSTEMS SHALL BE INSTALLED, APPROVED AND FULLY FUNCTIONAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
  - FIRE DEPARTMENT APPARATUS ACCESS IS REQUIRED FOR EACH LOT.
  - LOTS ARE HEREBY SHOWN WITH AN "R" DESIGNATION. 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 EACH LOT 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. NOTE: THESE REQUIREMENTS MAY BE MODIFIED OR WAIVED BY SITE-SPECIFIC SUPPORTING EVIDENCE REGARDING DEPTH TO GROUNDWATER.

**FARR WEST CITY ENGINEER**  
 This plat was approved by the Farr West City Engineer this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 \_\_\_\_\_  
 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 \_\_\_\_\_, 20\_\_\_\_.  
 \_\_\_\_\_  
 Farr West City Planning Commission Chairman

**FARR WEST CITY COUNCIL ACCEPTANCE**  
 This is to certify that this subdivision plat, the dedication of public ways and financial guarantee of public improvements associated with this subdivision thereon are hereby approved and accepted by Farr West City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
 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 \_\_\_\_\_, 20\_\_\_\_.  
 \_\_\_\_\_  
 Signature

**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 68 Years of Business