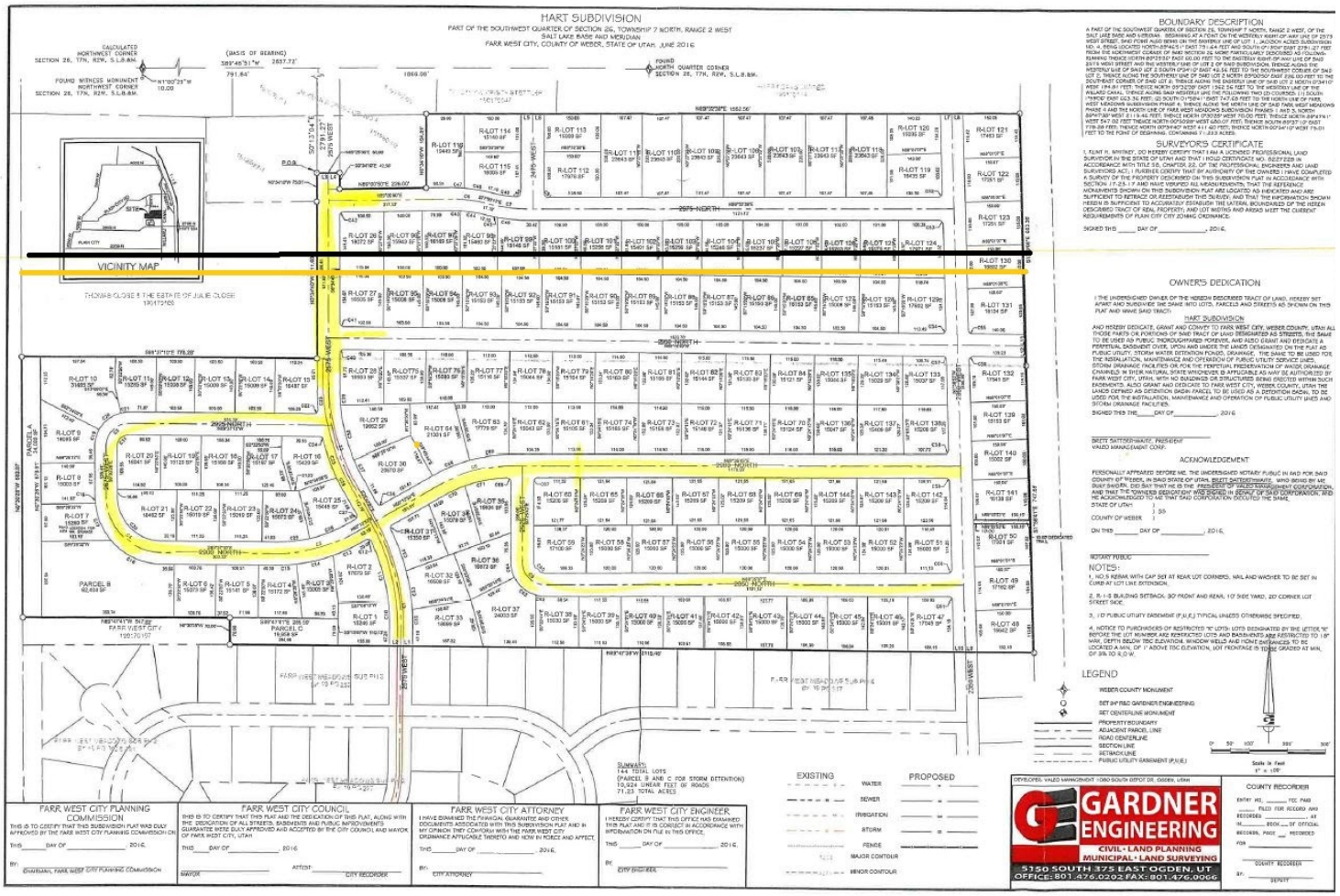
HART SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
FARR WEST CITY, COUNTY OF WEBER, STATE OF UTAH, JUNE 2016



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 2575 WEST STREET, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT 1, JACKSON ACRES SUBDIVISION NO. 4, BEING LOCATED NORTH 89°48'31" EAST 791.84 FEET AND SOUTH 0°13'04" EAST 2791.27 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 26 MORE PARTICULARLY DESCRIBED AS FOLLOWS: RUNNING THENCE NORTH 89°20'39" EAST 60.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID 2575 WEST STREET AND THE WESTERN MOST LOT 3 OF SAID SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 0°39'34" EAST 1329.34 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; (2) THENCE ALONG THE SOUTHERN LINE OF SAID LOT 3 AND LOTS 2 AND 1 EXTENDED TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE ALONG THE EASTERLY LINE OF SAID LOT 2 NORTH 0°39'10" WEST 1994.91 FEET; THENCE NORTH 89°20'39" EAST 1,552.54 FEET TO THE WESTERLY LINE OF THE VILLAGE CANAL; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 17°50'00" EAST 663.36 FEET; (2) SOUTH 0°15'41" EAST 747.68 FEET TO THE NORTH LINE OF FARR WEST MEADOWS SUBDIVISION PHASE 3; THENCE ALONG THE NORTH LINE OF SAID FARR WEST MEADOWS PHASE 3 AND THE NORTH LINE OF FARR WEST MEADOWS SUBDIVISION PHASE 1 AND 2, NORTH 89°47'38" WEST 2,119.40 FEET; THENCE NORTH 0°13'04" WEST 70.00 FEET; THENCE NORTH 89°47'38" WEST 647.02 FEET; THENCE NORTH 00°00'09" WEST 626.07 FEET; THENCE SOUTH 89°53'10" EAST 779.39 FEET; THENCE NORTH 0°13'04" WEST 1,329.27 FEET; THENCE NORTH 89°47'12" WEST 79.01 FEET TO THE POINT OF BEGINNING. CONTAINING 11.823 ACRES.

SURVEYOR'S CERTIFICATE

I, KUNT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 5327729 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 DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, AND THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY, AND LOT SIZING AND AREAS MEET THE CURRENT REQUIREMENTS OF FARR CITY ZONING ORDINANCE.

SIGNED THIS _____ DAY OF _____, 2016.

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:

HART SUBDIVISION

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, STORM WATER DETENTION PONDS, DRAINAGE, 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 ERECTED WITHIN SUCH EASEMENTS. ALSO GRANT AND DEDICATE TO FARR WEST CITY, WEBER COUNTY, UTAH THE LANDS DEFINED AS DETENTION BASIN PARCEL TO BE USED AS A DETENTION BASIN, TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY LINES AND STORM DRAINAGE FACILITIES.

SIGNED THIS THE _____ DAY OF _____, 2016

_____
BRETT SATTERTHWAITE, PRESIDENT
VALED MANAGEMENT CORP.

ACKNOWLEDGEMENT

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, BRETT SATTERTHWAITE, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE PRESIDENT OF VALED MANAGEMENT CORPORATION, AND THAT THE FOREGOING DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

STATE OF UTAH)
: SS
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2016,

_____
NOTARY PUBLIC

NOTES:

1. NO 5 REBAR WITH CAP SET AT REAR LOT CORNERS, NAIL AND WASHER TO BE SET IN CURB AT LOT LINE EXTENSION.
2. R-1-8 BUILDING SETBACK: 30' FRONT AND REAR, 10' SIDE YARD, 20' CORNER LOT STREET SIDE.
3. 10' PUBLIC UTILITY EASEMENT (P.U.E.) TYPICAL UNLESS OTHERWISE SPECIFIED.
4. NOTICE TO PURCHASERS OF RESTRICTED "R" LOTS: LOTS DESIGNATED BY THE LETTER "R" BEFORE THE LOT NUMBER ARE RESTRICTED LOTS AND BASEMENTS ARE RESTRICTED TO 18" MAX. DEPTH BELOW TOC ELEVATION. WINDOW WELLS AND "CRIT" ENTRANCES TO BE LOCATED A MIN. OF 1' ABOVE TOC ELEVATION. LOT FRONTAGE IS TO BE GRADED AT MIN. OF 2% TO 6.0 %.

LEGEND

- WEBER COUNTY MONUMENT
- SET 5/8" RAD GARDNER ENGINEERING
- SET CENTERLINE MONUMENT
- PROPERTY BOUNDARY
- ADJACENT PARCEL, LINE
- ROAD CENTERLINE
- SECTION LINE
- SETBACK LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)

0' 50' 100' 200' 300'
Scale in Feet
1" = 100'

SUMMARY:
144 TOTAL LOTS
(PARCEL B AND C FOR STORM DETENTION)
10,924 LINEAR FEET OF ROADS
71.23 TOTAL ACRES

	EXISTING	PROPOSED
WATER		
SEWER		
IRRIGATION		
STORM		
FENCE		
MAJOR CONTOUR		
MINOR CONTOUR		

DEVELOPER: VALED MANAGMENT 1080 SOUTH 8TH DR. OGDEN, UTAH

FARR WEST CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE FARR WEST CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2016.

BY: _____
CHAIRMAN, FARR WEST CITY PLANNING COMMISSION

FARR WEST CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS, GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF FARR WEST CITY, UTAH.

THIS _____ DAY OF _____, 2016

_____ ATTEST: _____
MAYOR CITY RECORDER

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 AFFECT.

THIS _____ DAY OF _____, 2016.

BY: _____
CITY ATTORNEY

FARR WEST CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

THIS _____ DAY OF _____, 2016.

BY: _____
CITY ENGINEER

GARDNER ENGINEERING
CIVIL · LAND PLANNING
MUNICIPAL · LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

COUNTY RECORDER

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

_____
COUNTY RECORDER

BY: _____
DEPUTY