

# FARR WEST CITY COMMERCIAL SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 7 NORTH, RANGE 3 WEST, S.L.B.&M.  
FARR WEST CITY, WEBER COUNTY, UTAH  
APRIL, 1998

## SURVEYORS CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plot of FARR WEST CITY COMMERCIAL SUBDIVISION in Farr West City, Utah, has been correctly drawn to the designated scale and is a true and correct representation of the description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground and that the lots hereon meet required zoning ordinances.

Signed this 28<sup>th</sup> day of APRIL, 1998  
167819  
License No.



## OWNERS DEDICATION

We the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said tract FARR WEST CITY COMMERCIAL SUBDIVISION and hereby dedicate, grant and convey to Farr West City, 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 and canal maintenance easements, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals 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.

Signed this 3<sup>rd</sup> day of APRIL, 1998

*John D. Richards*  
*Jean D. Richards*  
*Thomas E. Flinders*  
*Albert B. Smith*  
*Bert N. Smith*  
*Robert G. Gies*  
*Kathy Gibbs*  
*RATHY GIBBS*

State of Utah  
County of Salt Lake  
On the 3<sup>rd</sup> day of APRIL, 1998, JOHN D. RICHARDS, G. MELVIN FENDERS, and BERT N. SMITH, personally appeared before me the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purpose therein mentioned.

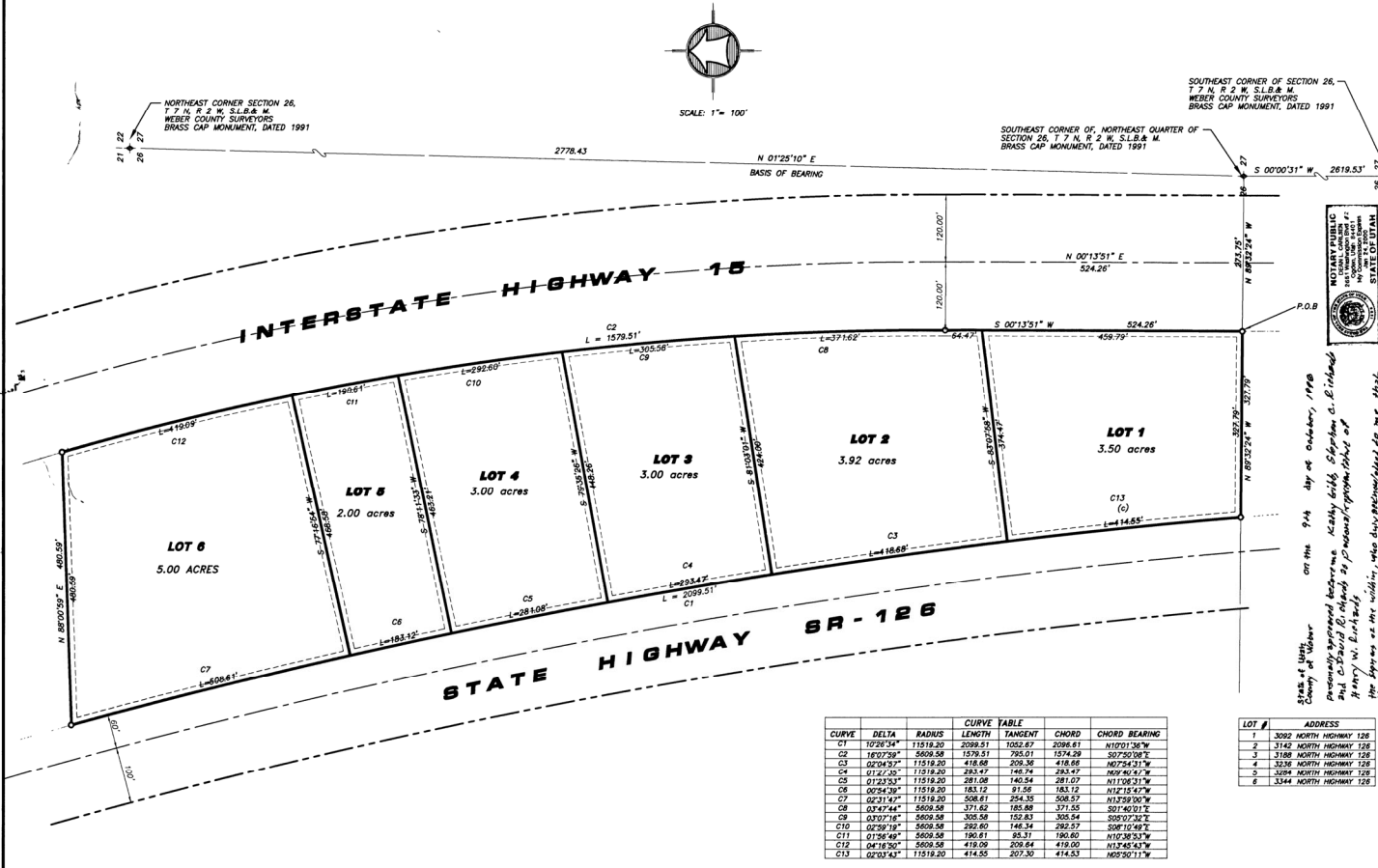
7-27-2001  
Commission Expires  
Notary Public  
State of Utah  
Kathryn A. Gies

State of Utah  
County of Salt Lake  
On the 28<sup>th</sup> day of April, 1998, Thomas E. Flinders, Albert B. Smith, Bert N. Smith, personally appeared before me the undersigned Notary Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purpose therein mentioned.

June 28, 2001  
Commission Expires  
Notary Public  
State of Utah  
Olivia W. Owen

## BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT A POINT ON WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 1-15 (AS MONUMENTED), SAID POINT BEARS NORTH 89°32'24" WEST (WEST RECORD) 273.75 FEET ALONG QUARTER SECTION LINE FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION, AND RUNNING THENCE NORTH 89°32'24" WEST 327.79 FEET MORE OR LESS TO THE EASTERLY LINE OF STATE ROAD 126 (SR 126); THENCE TO THE LEFT ALONG A 11519.20 FOOT RADIUS CURVE, A DISTANCE OF 2099.51 FEET ALONG SAID EASTERLY LINE, CHORD BEARS NORTH 1°0'13"51" WEST 2098.61 FEET; THENCE NORTH 88°00'59" EAST 480.58 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 1-15; THENCE ALONG THE SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 2 COURSES; (1) TO THE RIGHT ALONG A 5609.58 FOOT RADIUS CURVE A DISTANCE OF 1579.51 FEET, CHORD BEARS SOUTH 7°50'08" EAST 1574.29 FEET; (2) SOUTH 00°13'51" WEST 524.26 FEET TO THE POINT OF BEGINNING, CONTAINING 20.42 ACRES AND 6 LOTS.



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	102°35'54"	11519.20	2099.51	765.87	2098.61	N10°01'30"W
C2	180°02'58"	5609.58	1279.51	765.07	1574.29	S00°20'00"W
C3	00°04'27"	11519.20	418.68	209.36	418.68	N07°24'31"W
C4	01°22'05"	11519.20	283.47	146.74	282.57	S09°40'34"W
C5	01°23'53"	11519.20	281.08	140.54	281.07	N11°08'31"W
C6	00°54'20"	11519.20	183.12	91.56	183.12	N12°15'37"W
C7	00°31'42"	11519.20	508.61	254.35	508.57	N12°59'50"W
C8	07°47'44"	5609.58	371.62	185.88	371.55	S07°40'01"E
C9	00°02'14"	5609.58	306.08	152.83	306.04	S08°07'32"E
C10	00°39'18"	5609.58	292.80	146.34	292.57	S08°10'49"E
C11	01°58'49"	5609.58	198.61	98.31	198.60	N10°38'33"W
C12	04°16'50"	5609.58	418.09	209.54	418.00	N12°45'43"W
C13	02°03'43"	11519.20	414.85	207.30	414.83	N09°50'11"W

LOT #	ADDRESS
1	3092 NORTH HIGHWAY 126
2	3142 NORTH HIGHWAY 126
3	3186 NORTH HIGHWAY 126
4	3236 NORTH HIGHWAY 126
5	3286 NORTH HIGHWAY 126
6	3344 NORTH HIGHWAY 126

NOTE: 10' Utility Easements along Property lines as indicated by dashed lines unless noted otherwise.

**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Brigham City, Utah 84302  
Brigham City Ogden Logan  
723-3481 398-4906 768-8878

**CITY ATTORNEY**  
I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion the conform with the Farr West City Ordinance applicable thereto and now in force and effect.  
Signed this 6<sup>th</sup> day of June, 1998  
*Karen C. Shaw*

**CITY ENGINEER**  
I hereby certify that the required public improvement standards and drawings for this subdivision conform with Farr West City standards and the amount of the financial guarantee is sufficient for the installation of these improvements.  
Signed this 23<sup>rd</sup> day of July, 1998  
*Scott A. Jones*

**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, Utah this 5<sup>th</sup> day of JULY, 1998.  
*John D. Richards*  
Mayor, FARR WEST CITY

**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 9<sup>th</sup> day of JUNE, 1998.  
*John B. Stewart*  
Chairman, Farr West City Planning Commission

**COUNTY RECORDER**  
ENTRY NO. 167819  
\$20.00 FEE PAID  
FILED FOR RECORD AND RECORDED 07/01/98 AT 11:10 AM BOOK 48 OF OFFICIAL RECORDS, PAGE 28  
COUNTY RECORDER  
*Tracy L. Jensen*  
3/27/98  
97-1429  
DEPUTY