

FAVERO ESTATES
A PART OF THE N.W. 1/4 OF SECTION 4,
T. 5 N., R. 2 W., S.L.B.&M.
WEBER COUNTY, UTAH
JULY 22ND, 2002

OWNERS DEDICATION

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 HEREON AND NAME SAID TRACT, FAVERO ESTATES, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR ORIGINAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 2 DAY OF Aug, 2002

Buddy C. Favero

Spurlock Favero

ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF WEBER

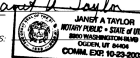
ON THIS 2 DAY OF Aug, 2002

PERSONALLY APPEARED Buddy C. Favero, AND Spurlock Favero

SIGNER(S) OF THE ADJACENT INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME

NOTARY PUBLIC: James A. Taylor RESIDING AT Weberville

MY COMMISSION EXPIRES:



WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 2 DAY OF Aug, 2002

SIGNATURE

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 31st DAY OF July, 2002

Arden Christensen

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE 1st DAY OF August, 2002

Mark C. Barker
 CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC RIGHTS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS 2 DAY OF August, 2002

TITLE
 ATTEST

CHAIRMAN, WEBER COUNTY COMMISSION

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS 3 DAY OF August, 2002



COUNTY SURVEYOR

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THE 1st DAY OF August, 2002

Mark Morgan
 HEALTH DEPARTMENT

COUNTY RECORDER

ENTRY NO. 186626 FEE PAID \$0.00

FILED FOR RECORD AND RECORDED:
02 - Aug - 2002 AT 10:15 AM

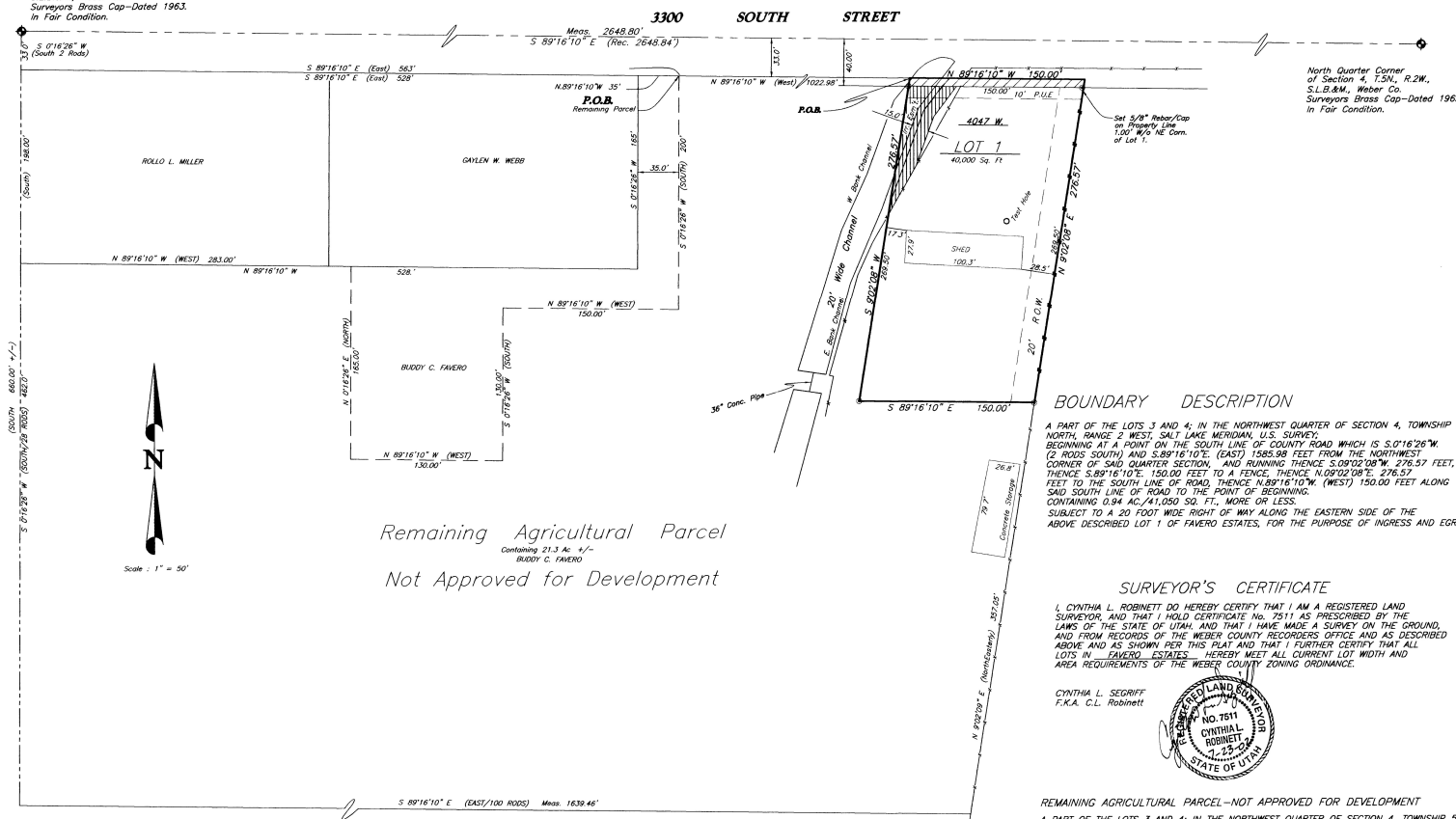
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RECORDED FOR:
Buddy C. Favero
 COUNTY RECORDER

Doug Crafts
 BY *Brenda Kites*

56-18

NorthWest Corner of Section 4, T.5N., R.2W., S.L.B.&M., Weber Co. Surveyors Brass Cap-Dated 1963. In Fair Condition.



Remaining Agricultural Parcel
 Not Approved for Development

BOUNDARY DESCRIPTION

A PART OF THE LOTS 3 AND 4, IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE SOUTH LINE OF COUNTY ROAD WHICH IS S.0°16'26"W. (2 RODS SOUTH) AND S.89°16'10"E. (EAST) 1585.98 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE S.09°02'09"E. 276.57 FEET, THENCE S.89°16'10"E. 150.00 FEET TO A FENCE, THENCE N.09°02'09"E. 276.57 FEET TO THE SOUTH LINE OF ROAD, THENCE N.89°16'10"W. (WEST) 150.00 FEET ALONG SAID SOUTH LINE OF ROAD TO THE POINT OF BEGINNING, CONTAINING 0.94 AC./41,050 SQ. FT., MORE OR LESS.

SUBJECT TO A 20 FOOT WIDE RIGHT OF WAY ALONG THE EASTERN SIDE OF THE ABOVE DESCRIBED LOT 1 OF FAVERO ESTATES, FOR THE PURPOSE OF INGRESS AND EGRESS.

SURVEYOR'S CERTIFICATE

I, CYNTHIA L. ROBBINETT DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7511 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY ON THE GROUND, AND FROM RECORDS OF THE WEBER COUNTY RECORDERS OFFICE AND AS DESCRIBED ABOVE AND AS SHOWN PER THIS PLAT AND THAT I FURTHER CERTIFY THAT ALL LOTS IN FAVERO ESTATES HEREBY MEET ALL CURRENT LOT WIDTH AND AREA REQUIREMENTS OF THE WEBER COUNTY ZONING ORDINANCE.

CYNTHIA L. ROBBINETT
 F.K.A. C.L. Robbnett



REMAINING AGRICULTURAL PARCEL - NOT APPROVED FOR DEVELOPMENT

A PART OF THE LOTS 3 AND 4, IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, BEGINNING AT A POINT ON THE SOUTH LINE OF COUNTY ROAD WHICH IS 33 FEET S.0°16'26"W. (SOUTH 2 RODS) AND 563 FEET S.89°16'10"E. (EAST) FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, RUNNING THENCE N.89°16'10"W. (WEST) 35 FEET, THENCE S.0°16'26"W. (SOUTH) 165 FEET, THENCE N.89°16'10"W. (WEST) 528 FEET, THENCE S.0°16'26"W. (SOUTH) 462 FEET, THENCE S.89°16'10"E. (EAST 100 RODS) 1639.46 FEET, MORE OR LESS TO A FENCE, THENCE N.09°02'09"E. (NORTHEASTERLY) 357.05 FEET, THENCE N.89°16'10"W. 150.00 FEET, THENCE N.09°02'09"E. 276.57 FEET, MORE OR LESS TO THE SOUTH LINE OF ROAD, THENCE N.89°16'10"W. (WEST) 1022.88 FEET ALONG THE SOUTH LINE OF ROAD TO THE POINT OF BEGINNING, CONTAINING 21.3 ACRES, MORE OR LESS.

TOGETHER WITH A 20 FOOT WIDE RIGHT OF WAY ALONG THE EASTERN SIDE OF THE ABOVE DESCRIBED LOT 1 OF FAVERO ESTATE, FOR THE PURPOSE OF INGRESS AND EGRESS.

LEGEND:

- () DISTANCE AND OR BEARING PER DEED OR PLAT.
- NO PARENTHESES IS MEASURED DISTANCE OR ROTATED PLAT OR DEED BEARING TO STATE PLANE GRID BEARING.
- EXISTING FENCES.
- SET 5/8" REBAR/C. & L.S. CAP.
- STREET DEDICATION = 630 SQ. FT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 1-LOT SUBDIVISION FOR LAURA FAVERO FOR THE PURPOSE OF BUILDING ON SAID LOT.

THE BASIS OF BEARING IS ALONG THE NORTH LINE OF THE AS MONUMENTED NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS MONUMENTED BY WEBER COUNTY SURVEYORS BRASS CAPPED MONUMENTS.

THE EAST DEED LINE OF THE ORIGINAL PARCEL IS DEFINED AS BEING NORTHEASTERLY, IN USING THE FENCE ON THE EAST SIDE WE FALL SHORT OF THE DEED DISTANCE BY SOME 10.5 FEET, BUT THERE IS NO OTHER EVIDENCE OF OCCUPATION OTHER THAN THE LONG STANDING FENCE LINE. WE ARE HOLDING TO THE EXISTING FENCE ON THE EAST SIDE OF PROPERTY. THE NORTH LINE IS DEFINED AS BEING 2 RODS SOUTH OF THE SECTION LINE. THE REMAINING PARCEL HAS BEEN WRITTEN AS REQUIRED AND SHOWS THE DEED DISTANCES, STATE PLANE GRID BEARINGS AND DEED IN PARENTHESES WITH EXCEPTION OF WHERE THE DEED COMES INTO THE LOT 1 DESCRIBED ABOVE.

NOTE:

AGRICULTURE IS THE PERMITTED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

PREPARED BY:

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