

ES-96

# AN AMENDED SUBDIVISION OF LOT 1 OF A & E BROWN SUBDIVISION

AS SHOWN IN A RECORDED PLAT #2640819, BOOK 74, PAGE 013, ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, T6N, R2W,  
SALT LAKE BASE AND MERIDIAN  
FARR WEST CITY,  
WEBER COUNTY  
UTAH

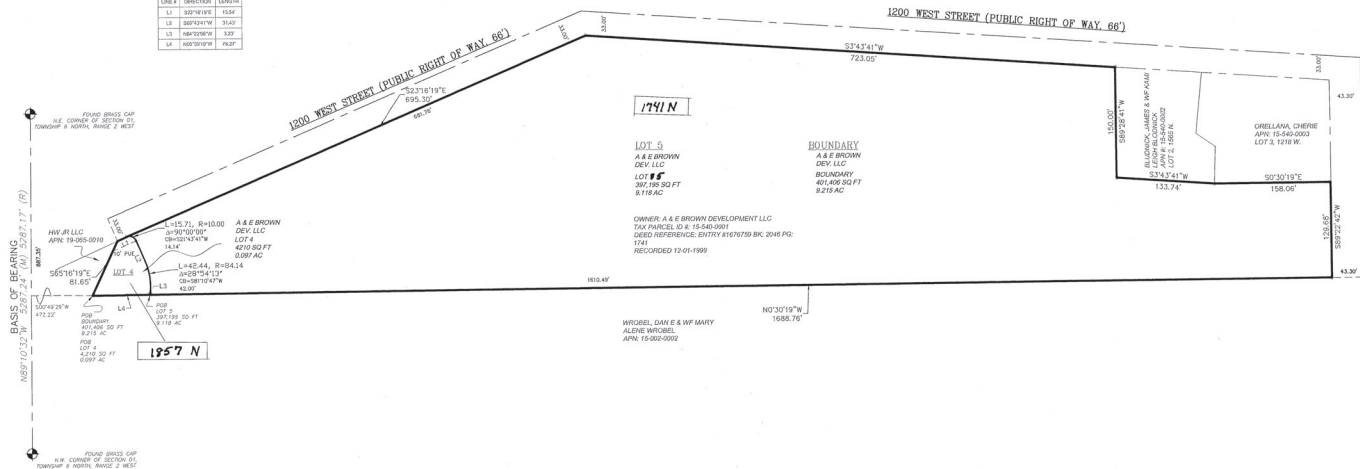


GRAPHIC SCALE



(IN FEET)  
1 inch = 80 ft.

LINE #	DIRECTION	LENGTH
1	S89°10'32" W	10.00
2	S89°10'32" W	31.47
3	N89°10'32" E	3.07
4	N89°10'32" E	19.07



LEGEND	
⬢	FOUND MONUMENT/NOTED
⬢	REBAR AND CAP FOUND OR SET
PUE	PUBLIC UTILITY EASEMENT
WCO	WEBER COUNTY RECORDER'S OFFICE
(R)	RECORD
(M)	MEASURED
⬢	NOTHING FOUND OR SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
---	FENCE LINE
---	EASEMENT
⬢	REBAR SET #190206
---	CENTERLINE

## BOUNDARY DESCRIPTION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 01, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST, WEBER COUNTY, UTAH AND BEING ALL OF LOT 1, A&E BROWN SUBDIVISION, FILE #2640819, ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 01, THENCE NORTH 89°10'32" WEST, ALONG THE NORTH LINE OF SAID SECTION 01, 89.25 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 0°49'00" WEST, 47.23 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY, EASTERLY, SOUTHERLY AND WESTERLY LINES OF SAID LOT 1, FOLLOWING SAID (M) COURSE, THENCE SOUTH 0°10'10" EAST, 31.05 FEET TO THE SOUTHERLY LINE OF 100 WEST STREET AND SOUTH 0°10'10" EAST, ALONG SAID SOUTHERLY LINE, 95.30 FEET AND CONTINUING ALONG SAID EASTERLY LINE SOUTH 0°10'10" EAST, 72.89 FEET AND DEPARTING SAID EASTERLY LINE SOUTH 89°10'32" WEST, 100.00 FEET AND DEPARTING SAID EASTERLY LINE SOUTH 89°10'32" WEST, 100.00 FEET TO THE NORTHERLY LINE OF HARRISVILLE ROAD AND SOUTH 89°10'32" WEST, ALONG SAID NORTHERLY LINE, 129.88 FEET AND DEPARTING SAID NORTHERLY LINE NORTH 0°20'10" WEST, 108.76 FEET TO THE POINT OF BEGINNING.

PLAT BOUNDARY CONTAINS 401.608 SQUARE FEET OR 9.215 ACRES MORE OR LESS.

## LOT 5 DESCRIPTION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 01, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST, WEBER COUNTY, UTAH AND BEING A PORTION OF LOT 1, A&E BROWN SUBDIVISION, FILE #2640819, ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 01, THENCE NORTH 89°10'32" WEST, ALONG THE NORTH LINE OF SAID SECTION 01, 89.25 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 0°49'00" WEST, 47.23 FEET; THENCE SOUTH 0°10'10" EAST, 78.27 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°10'10" EAST, 3.23 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 84.14 FEET (CB = NORTH 89°10'32" EAST, 42.00 FEET); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 42.00 FEET THROUGH A CENTRAL ANGLE OF 38°54'10" THENCE NORTH 89°10'32" EAST, 31.43 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 10.00 FEET (CB = SOUTH 21°43'41" WEST, 14.14 FEET); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 12.71 FEET THROUGH A CENTRAL ANGLE OF 80°00'00" TO A POINT ON THE EASTERLY LINE OF 100 WEST STREET AND DEPARTING SAID EASTERLY LINE SOUTH 89°10'32" WEST, 150.00 FEET AND DEPARTING SAID EASTERLY LINE SOUTH 89°10'32" WEST, 150.00 FEET TO THE NORTHERLY LINE OF HARRISVILLE ROAD AND SOUTH 89°10'32" WEST, ALONG SAID NORTHERLY LINE, 129.88 FEET AND DEPARTING SAID NORTHERLY LINE NORTH 0°20'10" WEST, 108.76 FEET TO THE POINT OF BEGINNING.

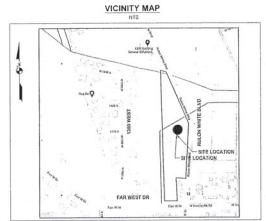
LOT 5 CONTAINS 397.165 SQUARE FEET OR 9.118 ACRES MORE OR LESS.

## LOT 4 DESCRIPTION

BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 01, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST, WEBER COUNTY, UTAH AND BEING A PORTION OF LOT 1, A&E BROWN SUBDIVISION, FILE #2640819, ON FILE IN THE WEBER COUNTY RECORDER'S OFFICE AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 01, THENCE NORTH 89°10'32" WEST, ALONG THE NORTH LINE OF SAID SECTION 01, 89.25 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 0°49'00" WEST, 47.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°10'10" EAST, 31.05 FEET TO THE SOUTHERLY LINE OF 100 WEST STREET AND SOUTH 0°10'10" EAST, ALONG SAID SOUTHERLY LINE, 95.30 FEET AND CONTINUING ALONG SAID EASTERLY LINE SOUTH 0°10'10" EAST, 72.89 FEET AND DEPARTING SAID EASTERLY LINE SOUTH 89°10'32" WEST, 100.00 FEET TO THE NORTHERLY LINE OF HARRISVILLE ROAD AND SOUTH 89°10'32" WEST, ALONG SAID NORTHERLY LINE, 129.88 FEET AND DEPARTING SAID NORTHERLY LINE NORTH 0°20'10" WEST, 108.76 FEET TO THE POINT OF BEGINNING.

LOT 4 CONTAINS 421.90 SQUARE FEET OR 9.607 ACRES MORE OR LESS.



## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREINAFTER KNOWN AS AN AMENDED SUBDIVISION OF LOT 1 OF "A & E BROWN SUBDIVISION", DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

A & E Brown Development, L.L.C.

BY: *Dennis Brown*, its manager

SIGNED THIS 10 DAY OF October 2023

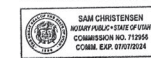
## ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF Weber

ON THE 10 DAY OF October 2023, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF Weber IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR USES AND PURPOSES HEREIN MENTIONED.

MY COMMISSION EXPIRES: 01/07/2024

BY: *Sam Christensen*



## SURVEYOR'S CERTIFICATE

I, MARK A. BYRD, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 160206 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED ABOVE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREINAFTER TO BE KNOWN AS AN AMENDED SUBDIVISION OF LOT 1 OF "A & E BROWN SUBDIVISION" AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



## BASIS OF BEARING

NORTH 89°10'32" WEST - BEING THE NORTH LINE OF SECTION 01, T6N, R2W, S.L.B.&M., WEBER COUNTY, UTAH.

## REFERENCES & NARRATIVE

- THE PURPOSE OF THIS SURVEY IS TO PROVIDE A LOTTED MINOR SUBDIVISION TO AMEND THE PREVIOUS SUBDIVISION OF A & E BROWN SUBDIVISION, LOT 1 FOR AN EXISTING CELL TOWER.
- PLAT MAP NO. 2640819, BOOK 74, PAGE 013, 06-14-2013

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, FARR WEST, WEBER COUNTY, UTAH

SHEET 1  
OF 1  
DRAWING  
00100-96

BYRDWAY SURVEYS

EST. 2005  
801.462.2570  
WWW.BYRDWAYSURVEYS.COM

FARR WEST CITY COUNCIL APPROVAL  
PRESENTED TO THE FARR WEST CITY COUNCIL THIS 10 DAY OF June 2023, AT WHICH TIME IT WAS APPROVED & ACCEPTED.

ATTEST: *[Signature]* CITY RECORDER

FARR WEST CITY ATTORNEY APPROVAL  
APPROVED BY FARR WEST CITY ATTORNEY ON THIS 07 DAY OF June 2023

ATTEST: *[Signature]* FARR WEST CITY ATTORNEY

FARR WEST CITY ENGINEER APPROVAL  
I CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. THIS 07 DAY OF 2023

ATTEST: *[Signature]* FARR WEST CITY ENGINEER

PLANNING COMMISSION APPROVAL  
APPROVED BY PLANNING COMMISSION ON THIS 7 DAY OF June

ATTEST: *[Signature]* CHAIRMAN, PLANNING COMMISSION

RECORDED # 3301479  
STATE OF UTAH, COUNTY OF WEBER  
RECORDED AND FILED AT THE REQUEST OF: A & E BROWN DEV

DATE: 13-OCT-23 TIME: 10:11 am BOOK: 96 PAGE: 53  
FEE \$ 54.00  
LEANN H. KUTS - WEBER COUNTY RECORDER

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