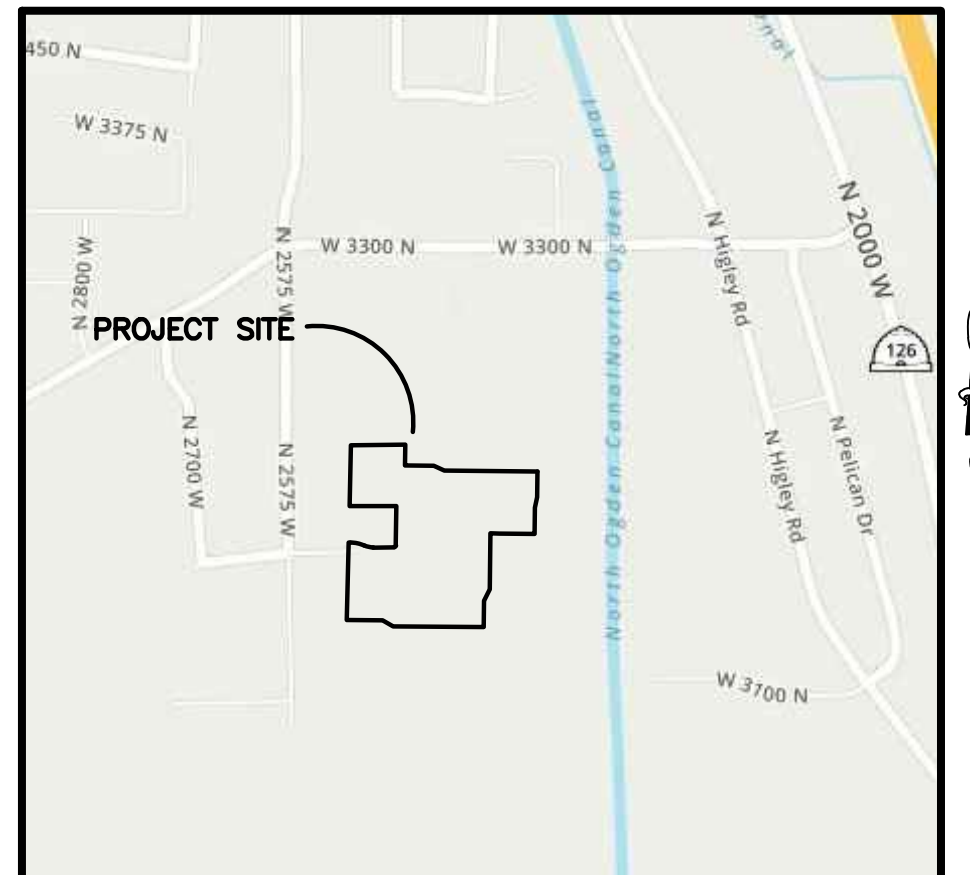


HAPPY DAYS ESTATES SUBDIVISION PHASE 1

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 FARR WEST CITY, WEBER COUNTY, UTAH
 JANUARY, 2020

NOTE

OCCUPANCY OF HOMES ON ANY R LOT IS SUBJECT TO COMPLETION OF LOT GRADING AND SHOWN ON THE CITY APPROVED GRADING AND DRAINAGE PLAN.



VICINITY MAP
NOT TO SCALE

NOTE

ALL "R" OR "RESTRICTED LOTS" HAVE A RESTRICTION THAT THE LOWEST FINISH FLOOR ELEVATION IN THE DWELLING SHALL NOT BE LOWER THAN THE 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 MUNICIPAL CODE TITLE 15 - BUILDING AND CONSTRUCTION 15.04.020, ADDITIONAL REQUIREMENTS, PARAGRAPH (K), THE MAXIMUM FINISH FLOOR DEPTH FOR "R" LOTS SHALL NOT BE GREATER THAN 30 INCHES FROM EXISTING GRADE AND SUCH MUST RECEIVE CITY APPROVAL FOR A SUBSURFACE DRAINAGE SYSTEM TO DISCHARGE TO AN ACCEPTABLE OUTLET. IN ADDITION, THE FULL LOT SURFACE OF ALL "R" LOTS MUST BE FINISH GRADED IN ACCORDANCE WITH THE CITY APPROVED SUBDIVISION GRADING AND DRAINAGE PLAN PRIOR TO GRANTING OF A CERTIFICATE OF OCCUPANCY

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT, SAID POINT BEING SOUTH 1,378.05 FEET AND WEST 447.56 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26 (NORTH QUARTER OF SECTION 26 BEING S87°44'21"W FROM THE NORTHEAST CORNER OF SECTION 26), AND RUNNING THENCE S00°31'03"W 146.50 FEET; THENCE S12°12'44"W 61.27 FEET; THENCE S00°28'32"W 149.60 FEET; THENCE N89°28'57"W 253.42 FEET; THENCE S00°28'32"W 319.29 FEET; THENCE S26°59'50"W 73.77 FEET; THENCE S00°27'37"W 150.00 FEET; THENCE N89°32'23"W 518.01 FEET; THENCE N59°38'19"W 69.21 FEET; THENCE N89°33'36"W 204.18 FEET TO THE EAST LINE OF JACKSON ACRES SUBDIVISION NO. 4; THENCE N01°19'11"E ALONG SAID EAST LINE OF JACKSON ACRES SUBDIVISION NO. 4 AND THE EAST LINE OF JACKSON ACRES SUBDIVISION NO. 3, 441.92 FEET; THENCE N89°26'47"E 9.24 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 180.00 FEET, AN ARC LENGTH OF 81.05 FEET, A DELTA ANGLE OF 25°47'54", A CHORD BEARING OF S77°39'06"E, AND A CHORD LENGTH OF 53.57 FEET; THENCE N89°27'07"E 311.67 FEET; THENCE S65°36'35"E 65.48 FEET; THENCE S89°28'57"E 531.62 FEET TO THE POINT OF BEGINNING.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS AS SHOWN. ALL REAR LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°26'47"E	10.22
L2	N89°26'47"E	9.24
L3	N01°19'11"E	30.02
L4	N01°19'11"E	30.02
L5	N59°38'19"W	34.61
L6	N59°38'19"W	34.61
L7	N26°59'50"E	36.89
L8	N26°59'50"E	36.89
L9	N12°12'44"W	30.64
L10	N12°12'44"W	61.27
L11	S00°28'32"E	149.60
L12	S65°36'35"E	32.74
L13	S65°36'35"E	32.74
L14	S12°12'44"W	61.27
L15	S26°59'50"W	73.77
L16	S89°28'57"E	21.89

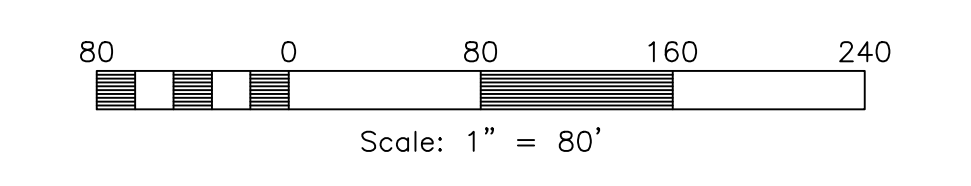
CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	180.00	81.05	80.36	41.22	S77°39'16"E	25°47'54"
C2	120.00	54.02	53.57	27.48	S77°39'06"E	25°47'54"
C3	10.50	16.29	14.71	10.30	N45°00'04"E	88°54'07"
C4	150.00	67.54	66.97	34.34	S77°39'16"E	25°47'54"
C5	150.00	67.53	66.96	34.34	S77°39'06"E	25°47'54"
C6	150.00	106.07	103.87	56.36	S20°48'26"W	40°30'53"
C7	150.00	25.37	25.34	12.72	S02°23'46"W	94°13'33"
C8	150.00	80.69	79.72	41.35	S95°59'13"W	30°49'20"
C9	150.00	106.30	104.09	55.49	S20°45'45"W	40°36'16"
C10	50.00	78.51	70.89	49.97	N45°32'02"E	89°58'03"
C11	120.00	54.03	53.58	27.48	S77°39'16"E	25°47'54"
C12	180.00	42.43	42.33	21.32	S71°27'34"E	13°30'25"
C13	180.00	38.78	38.68	19.45	S84°22'50"E	12°20'06"
C14	25.00	54.33	44.25	47.53	S28°17'41"E	124°30'38"
C15	180.00	105.25	103.76	54.18	S17°12'41"W	33°30'08"
C16	180.00	5.85	5.85	2.93	S01°28'52"W	1°51'43"
C17	180.00	120.09	117.88	62.38	S21°31'31"W	38°13'56"
C18	180.00	1.34	1.34	0.67	S40°51'06"W	2°33'54"
C19	120.00	85.04	83.27	44.39	S20°45'45"W	40°36'16"
C20	10.50	16.49	14.85	10.50	S44°32'23"E	90°00'00"
C21	10.50	16.49	14.85	10.50	N45°27'57"E	90°00'00"
C22	10.50	16.49	14.85	10.50	N45°28'05"E	89°59'05"
C23	30.00	26.62	25.75	14.26	N24°56'28"W	50°50'00"
C24	65.00	35.14	34.71	18.01	N34°52'11"W	30°58'34"
C25	65.00	88.23	81.61	52.42	N18°30'17"E	77°48'27"
C26	65.00	70.54	66.96	39.06	N89°23'33"E	62°00'08"
C27	65.00	65.00	62.33	35.51	S30°57'31"E	57°17'45"
C28	65.00	60.83	58.63	32.85	S24°29'57"W	53°57'11"
C29	30.00	26.62	25.75	14.26	S25°33'52"W	50°50'00"
C30	10.50	16.50	14.85	10.50	S44°31'55"E	90°00'55"
C31	80.00	125.62	113.11	79.95	N45°32'02"E	89°58'03"
C32	10.50	16.45	14.82	10.45	N45°36'53"E	89°44'41"
C33	10.50	16.54	14.89	10.55	S44°21'07"E	90°15'39"

CONTAINING 788,297 SQUARE FEET OR 18.097 ACRES, MORE OR LESS.

LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = SET STREET CENTERLINE MONUMENT
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = PUBLIC UTILITY EASEMENT



FARR WEST CITY PLANNING COMMISSION

APPROVED BY THE FARR WEST CITY PLANNING COMMISSION

THIS _____ DAY OF _____, 20____.

FARR WEST CITY ENGINEER

APPROVED BY THE FARR WEST CITY ENGINEER

THIS _____ DAY OF _____, 20____.

FARR WEST ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY FARR WEST CITY, WEBER COUNTY, UTAH.

THIS _____ DAY OF _____, 20____.

ATTEST:

TITLE:

FARR WEST CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE _____ OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

Weber County Recorder

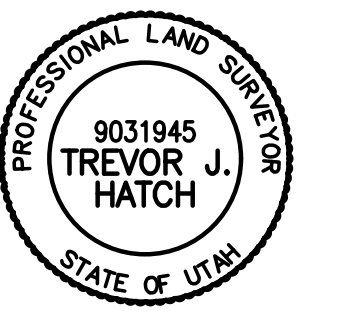
Entry No. _____ Fee Paid _____
 _____ Filed For Record
 And Recorded, _____
 At _____ in Book _____
 Of The Official Records, Page _____
 Recorded For: _____

 _____ Deputy.

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT 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 THAT THIS PLAT OF **HAPPY DAYS ESTATES SUBDIVISION PHASE 1** IN **FARR WEST CITY, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **FARR WEST CITY, WEBER COUNTY**, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.



9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION

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 ON THE PLAT AND NAME SAID TRACT **HAPPY DAYS ESTATES SUBDIVISION PHASE 1**, 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 TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, SEWER EASEMENTS, AND IRRIGATION CANAL EASEMENTS, 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 NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO DEDICATE PARCEL A TO FARR WEST CITY FOR DETENTION BASIN PURPOSES AND ALSO HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

SIGNED THIS _____ DAY OF _____, 20____.

LAKEVIEW FARMS 1 LLC
ALLAN KARRAS, MANAGING PARTNER

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF _____)
 ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF _____)
 ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ OF LAKEVIEW FARMS 1 LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Reeve & Associates, Inc.

5160 S 1500 W, RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Project Info.

Surveyor: T. HATCH

Designer: N. ANDERSON

Begin Date: 5-9-19

Name: HAPPY DAYS ESTATES SUBDIVISION PHASE 1

Number: 1714-46

Revision: _____

Scale: 1"=80'

Checked: _____