

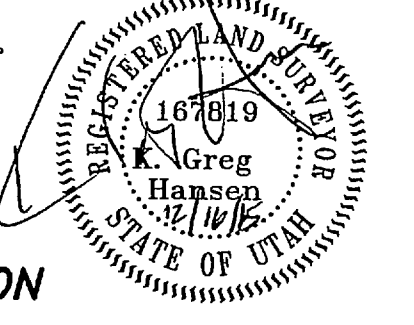
Hales Estates Phase 1
Farr West City, Weber County, Utah
A Part of the Northwest Quarter of Section 35,
Township 7 North, Range 2 West, Salt Lake Base & Meridian

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and 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 have hereafter as Hales Estates Phase 1 in Farr West City, Weber County, Utah, and has been correctly drawn to the designated scale and is 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.

Signed this 11th day of December, 2015.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819.



BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF THE WEBER-BOX ELDER CONSERVANCY DISTRICT PROPERTY RECORDED AS ENTRY NO. 1725674 IN THE FILES OF THE WEBER COUNTY RECORDER, BEING A POINT ON THE EAST BOUNDARY LINE OF MIYA MEADOWS PHASE 3 RECORDED AS ENTRY NO. 2286192 IN THE FILES OF THE WEBER COUNTY RECORDER, LOCATED 1330.70 FEET SOUTH 89°18'59" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER AND 1386.48 FEET SOUTH 00°00'00" WEST AND 290.55 FEET SOUTH 00°02'29" WEST FROM THE NORTHWEST CORNER OF SAID SECTION 35;

RUNNING THENCE SOUTH 89°39'02" EAST 270.80 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID WEBER-BOX ELDER CONSERVANCY DISTRICT PROPERTY; THENCE SOUTH 14°22'26" EAST 138.20 FEET; THENCE SOUTH 26°24'25" EAST 61.58 FEET; THENCE SOUTH 12°23'09" EAST 126.51 FEET; THENCE SOUTH 68°05'12" WEST 248.44 FEET; THENCE SOUTH 87°15'24" WEST 132.84 FEET TO THE EAST BOUNDARY OF SAID MIYA MEADOWS PHASE 3; THENCE ALONG SAID EAST BOUNDARY SOUTH 01°16'22" WEST 66.85 FEET TO THE SOUTHEAST CORNER OF MIYA MEADOWS PHASE 3 BEING THE NORTHEAST CORNER OF MIYA MEADOWS PHASE 4 RECORDED AS ENTRY NO. 2184179 IN THE FILES OF THE WEBER COUNTY RECORDER; THENCE ALONG THE EAST BOUNDARY LINE OF MIYA MEADOWS PHASE 4 THE FOLLOWING TWO (2) COURSES; (1) SOUTH 01°16'22" WEST 88.84 FEET; AND (2) SOUTH 00°18'48" WEST 88.86 FEET; THENCE NORTH 62°21'24" EAST 150.76 FEET; THENCE IN A SOUTHEASTERLY DIRECTION TO THE LEFT OF A NON-TANGENT 55.00 FOOT RADIUS CURVE, A DISTANCE OF 60.11 FEET, CHORD BEARS SOUTH 58°57'15" EAST 57.17 FEET, HAVING A CENTRAL ANGLE OF 62°37'19"; THENCE SOUTH 00°15'55" EAST 191.12 FEET; THENCE NORTH 89°18'59" WEST 184.23 FEET TO THE SOUTHEAST CORNER OF LOT 151-R MIYA MEADOWS PHASE 4; THENCE ALONG THE EAST BOUNDARY LINE OF SAID MIYA MEADOWS PHASE 4 THE FOLLOWING THREE (3) COURSES; (1) NORTH 00°07'14" EAST 2.45 FEET; (2) NORTH 00°18'48" EAST 234.86 FEET; AND (3) NORTH 01°16'22" EAST 88.84 FEET TO THE NORTHEAST CORNER OF MIYA MEADOWS PHASE 4 BEING THE SOUTHEAST CORNER OF MIYA MEADOWS PHASE 3; THENCE ALONG THE EAST BOUNDARY LINE OF MIYA MEADOWS PHASE 3 THE FOLLOWING TWO (2) COURSES; (1) NORTH 01°16'22" EAST 157.73 FEET; AND (2) NORTH 00°16'20" EAST 322.46 FEET TO THE POINT OF BEGINNING. CONTAINING 3.608 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT HALES ESTATES PHASE 1, AND HEREBY DEDICATE, GRANT AND CONVEY, IN PERPETUITY, PURSUANT TO THE PROVISIONS OF 17-27A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION, 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 DEDICATE TO FARR WEST CITY THOSE CERTAIN STRIPS SHOWN AS PUBLIC UTILITY EASEMENTS FOR PUBLIC UTILITY, DRAINAGE AND IRRIGATION PURPOSES AS SHOWN HEREON - THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES INCLUDING PROVISION FOR DRAINAGE AND IRRIGATION LINES, A S MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY. WE ALSO DEDICATE PARCEL 'A' TO FARR WEST CITY FOR STORM DRAINAGE PURPOSES, AND DECLARE BINDING AND EFFECTIVE THE PLAT NOTES SHOWN HEREON.

BEING ALSO THE PERTINENT OWNERS OF LAND OUTSIDE THE PLATTED SUBDIVISION BOUNDARIES, WE HEREBY DEDICATE THE THREE EASEMENTS AS SHOWN HEREON TO FARR WEST CITY, NAMELY THE 60-FOOT ACCESS AND PUBLIC UTILITY EASEMENT ADJOINING THE SOUTH LINE OF PARCEL 'A', THE 15-FOOT PUBLIC UTILITY EASEMENT BETWEEN LOT 2-R AND PARCEL 'A', AND THE 55-FOOT RADIUS TEMPORARY TURNAROUND EASEMENT AT THE END OF 2425 NORTH STREET - SAID EASEMENT SHALL INHERENTLY BE VACATED BY FUTURE PLATTING AS 2425 NORTH STREET PROGRESSES EASTWARD.

IN WITNESS WE HEREBY SET OUR SIGNATURE THIS _____ DAY OF _____, 2015.

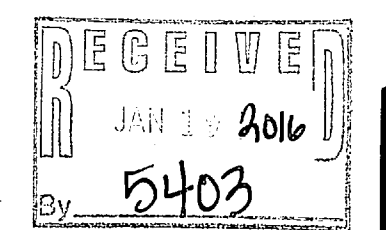
ELAINE HALES FOR HALES PROPERTY LLC NO. 2 _____ DATE: _____

_____, 2015. DATE: _____

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Weber

On the _____ day of _____, 2015, personally appeared before me, the undersigned notary public in and for said state and county, _____, being duly sworn, acknowledged to me that she is the majority owner(s) of Hales Property LLC No. 2 and that she signed the above owner's dedication, who duly acknowledged to me that she signed it freely and voluntarily and for the uses and purposes therein mentioned.



Notary public

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND

RECORDED _____, AT _____

IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____

COUNTY RECORDER

BY _____

DEPUTY

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the six Lot and one Parcel Subdivision as Shown and Described Hereon. This Survey was Ordered by Brent Hales. The Control used to Establish the Property Corners was the Existing Miya Meadows Subdivisions to the west and the Weber County Survey Monumentation Surrounding Section 35, Township 7 North, Range 2 West, S.L.B.&M. The basis of bearing is the North line of the Northeast Quarter of said Section which bears North 89°36'23" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

Northwest Corner of Sec. 35, T. 7 N., R. 2 W., SLB&M Calculated Position.

West

2575

West

2425 North

West

290.55'

S 00°02'29" W

1386.48'

S 89°18'59" E

1330.70'

270.80'

P.O.B.

204.29'

322.46'

Lot 86

Lot 84

Lot 85

Lot 87

Lot 88

Lot 89

Lot 90

Lot 91

Lot 92

Lot 93

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