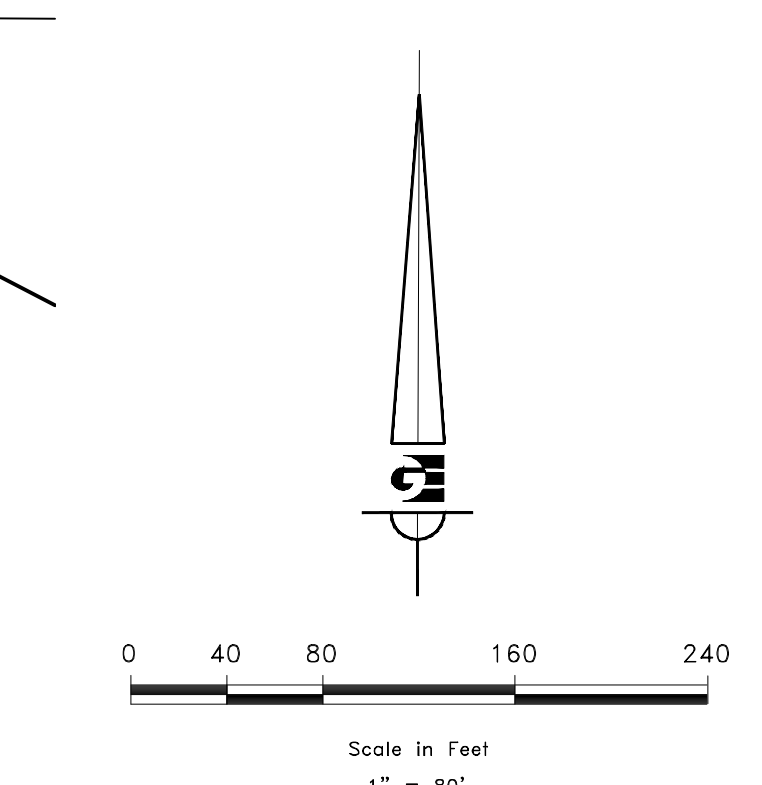
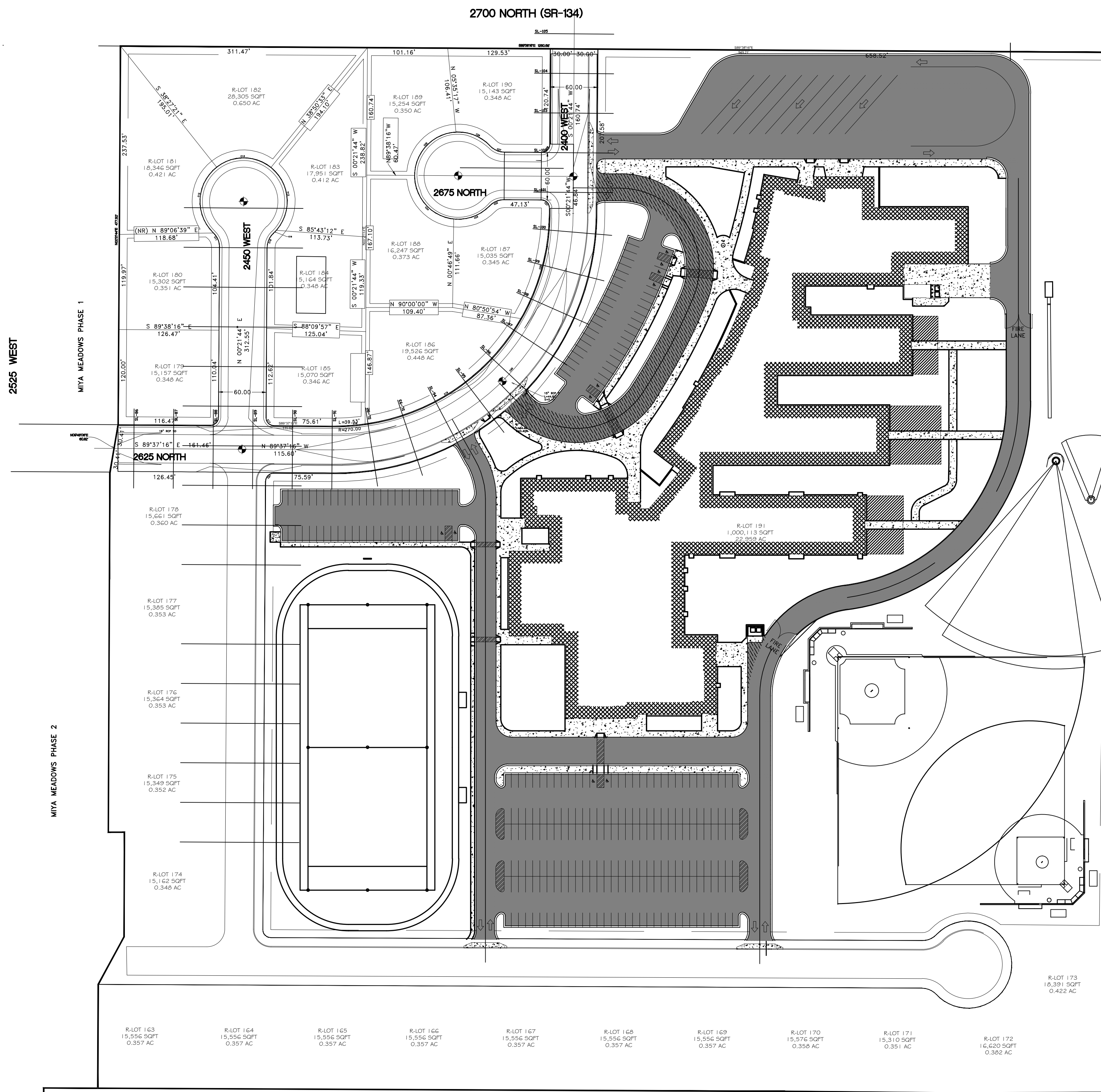


FINAL PLAT
MIYA MEADOWS PHASE 5
 PART OF THE NORTHWEST 1/4 OF SECTION 35, T7N, R2W, SLB&M
 FARR WEST CITY, WEBER COUNTY, UTAH
 MAY 2012

NORTHWEST COR. SEC. 35,
 T7N, R2W, SLB&M WEBER COUNTY
 SURVEYOR BRASS CAP MONUMENT

NORTH 1/4 CORNER
 SECTION 35, T7N, R2W, SLB&M
 WEBER COUNTY BRASS CAP



- LEGEND:**
- STREET MONUMENT TO BE SET
 - 10 FOOT UTILITY EASEMENTS (TYP) UNLESS OTHERWISE NOTED.
 - SECTION CORNER

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 29 LOT SUBDIVISION AS SHOWN. THE PREVIOUS SUBDIVISION PLATS ADJOINING THE SUBJECT PARCEL WERE USED TO ESTABLISH THE WESTERN BOUNDARY OF THE SUBDIVISION WITH THE WILLARD CANAL ON THE EAST AND THE WEBER BOX ELDER CONSERVATION DISTRICT DEED ON THE SOUTH.

NOTE:

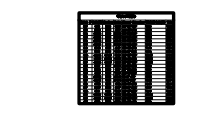
10 FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN. ALL EASEMENTS TO BE USED FOR IRRIGATION WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES.

#5 REBAR WITH CAP SET AT BACK LOT CORNERS. COPPER RIVET TO BE SET IN CURB AT LOT LINE EXTENSION.

ZONING: R-1-15

BUILDING SETBACK: 30' REAR, 30' FRONT, 10'-14' ALT. SIDE YARD, 30' CORNER LOT STREET SIDE, 15' CORNER INTERIOR SIDE.

"NOTICE TO PURCHASERS OF RESTRICTED "R" LOTS": LOTS DESIGNATED BY THE LETTER "R" BEFORE THE LOT NUMBER ARE RESTRICTED LOTS AND BASEMENTS ARE RESTRICTED TO 24" MAXIMUM DEPTH BELOW TBC ELEVATION. WINDOW WELLS AND HOME ENTRANCES TO BE LOCATED A MIN. OF 1.0' ABOVE TBC ELEVATION. LOT FRONTAGE IS TO BE GRADED AT MIN. OF 3.0% TO R.O.W.



DEVELOPER
 VALEO MANAGEMENT
 1080 SOUTH DEPOT DR.
 OGDEN, UTAH 84404

SURVEYOR'S CERTIFICATE

I, KEN E GARDNER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 154270 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY. THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY. THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION REGULATIONS OF FARR WEST CITY.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 35 TOWNSHIP 7 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT SOUTH 00°04'03" WEST 64.07 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 35, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 2700 NORTH STREET; THENCE SOUTH 00°34'38" WEST 1311.80 FEET; THENCE SOUTH 89°49'34" WEST 199.73 FEET; THENCE NORTH 89°30'19" WEST 209.74 FEET; THENCE NORTH 89°44'04" WEST 866.73 FEET TO THE EASTERLY LINE OF THE MIYA MEADOWS PHASE 2 SUBDIVISION; THENCE CONTINUING ALONG SAID LINE THE FOLLOWING (4) COURSES; THENCE NORTH 00°15'56" EAST 131.00 FEET; THENCE NORTH 28°30'11" EAST 68.10 FEET; THENCE NORTH 00°15'56" EAST 319.12 FEET; THENCE NORTH 89°44'04" WEST 20.46 FEET; THENCE NORTH 00°15'56" EAST 319.12 FEET; THENCE ALONG THE EASTERLY LINE OF THE MIYA MEADOWS PHASE 1 SUBDIVISION THE FOLLOWING (3) COURSES; THENCE NORTH 00°15'56" EAST 135.00 FEET; THENCE NORTH 09°48'08" EAST 60.82 FEET; THENCE NORTH 00°21'44" EAST 477.50 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 2700 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°38'16" EAST 1260.68 FEET TO THE POINT OF BEGINNING.
 CONTAINS 1,658,948 SQ.FT., OR 38.084 ACRES MORE OR LESS.

DATE _____ SIGNATURE _____ SEAL _____

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

MIYA MEADOWS PHASE 5

AND HEREBY DEDICATE, GRANT AND CONVEY 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 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 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 ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS THE ____ DAY OF _____, 2012

BRETT SATTERTHWAITE
 PRESIDENT VALEO MANAGEMENT

BRENT RICHARDS
 BOARD PRESIDENT
 WEBER SCHOOL DISTRICT

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF WEBER } SS

ON THIS ____ DAY OF _____, 2012, PERSONALLY
 APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, BRETT SATTERTHWAITE, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS PRESIDENT OF VALEO MANAGEMENT AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION IN BEHALF OF SAID CORPORATION, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

STAMP _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF WEBER } SS

ON THIS ____ DAY OF _____, 2012, PERSONALLY
 APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN SAID STATE OF UTAH, BRENT RICHARDS, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS BOARD PRESIDENT OF WEBER SCHOOL DISTRICT AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION IN BEHALF OF SAID CORPORATION, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

STAMP _____ NOTARY PUBLIC

FARR WEST CITY ATTORNEY

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

CITY ATTORNEY _____ DATE _____, 2012

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 ____ DAY OF _____, 2012

CHAIRMAN, FARR WEST CITY PLANNING COMMISSION _____

FARR WEST CITY ENGINEER

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

DATE _____, 2012 CITY ENGINEER _____

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 CITY, UTAH

THIS ____ DAY OF _____, 2012

MAYOR, FARR WEST CITY _____ ATTEST: _____ CITY RECORDER

Prepared By: _____

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____, AT IN _____ BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____ COUNTY RECORDER BY: _____ DEPUTY

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 (801)476-0202