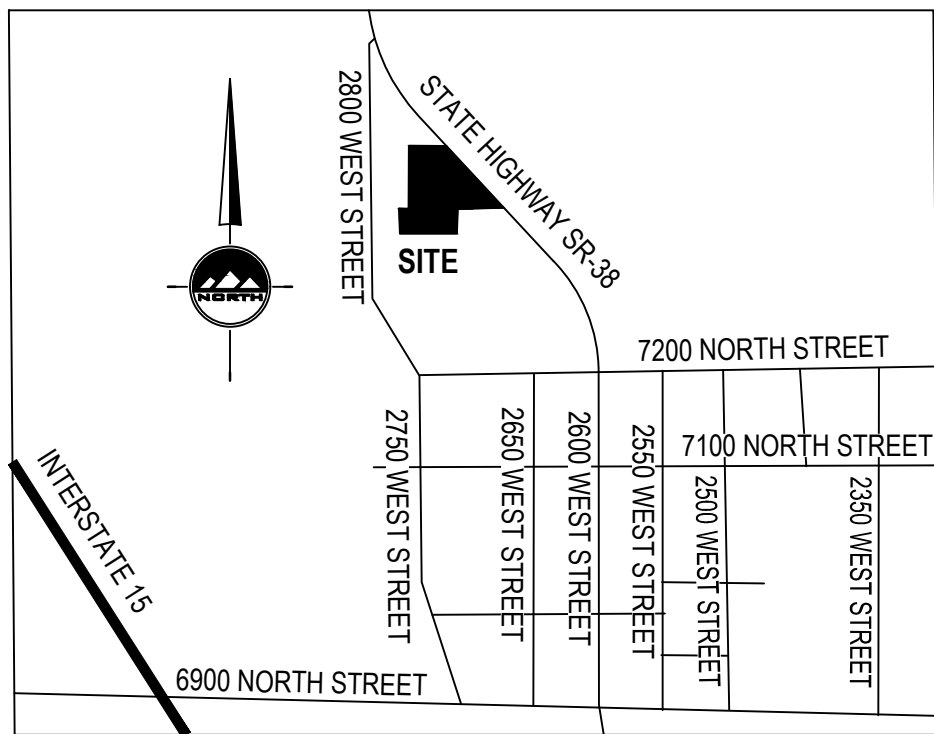


# HONEYVILLE FARMS

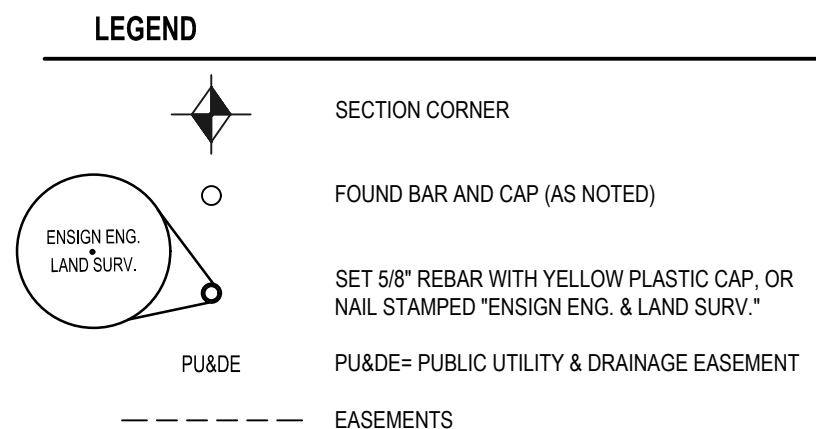
LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 33  
TOWNSHIP 11 NORTH RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
HONEYVILLE CITY, BOX ELDER COUNTY, UTAH



**APPROVED**  
By HAI STAFF at 4:04 pm, Mar 18, 2019

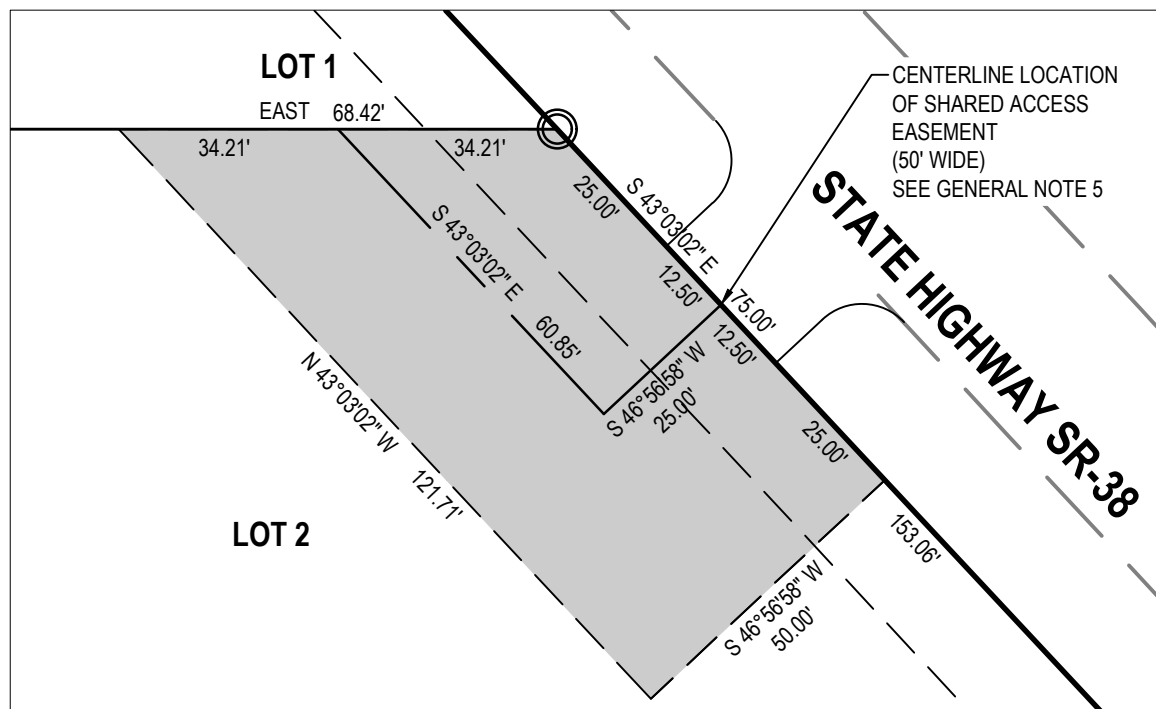


VICINITY MAP  
NO SCALE  
HONEYVILLE, UT



## GENERAL NOTES:

- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 15' FRONT, UNLESS OTHERWISE NOTED HEREON.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U. & D.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U. & D.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U. & D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U. & D.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U. & D.E.
- THE FOLLOWING ITEMS ARE CONDITIONS REQUIRED BY HONEYVILLE CITY FOR SITE PLAN APPROVAL AT TIME OF BUILDING PERMIT APPLICATION:
  - VEHICLE / DRIVEWAY ACCESS FOR ALL LOTS TO BE APPROVED BY UDOT.
  - 50' SHARED INGRESS/EGRESS EASEMENT LOCATED ON LOT 2 IS TO PROVIDE ACCESS TO AND FROM SR-38 OVER LOT 2 IN FAVOR OF LOT 1 AND LOT 2. NO ACCESS TO/FROM SR-38 PERMITTED ON LOT 1. THE OWNERS OF LOT 1 AND LOT 2 SHALL AGREE THAT EACH IS EQUALLY RESPONSIBLE FOR THE IMPROVEMENTS AND MAINTENANCE OF THE SHARED DRIVEWAY.
  - INGRESS/EGRESS TO LOT 3 TO BE A MINIMUM OF 150 FEET FROM THE CENTERLINE ACCESS OF LOT 1 AND LOT 2.
  - WHERE DRIVE APPROACHES ARE TO BE INSTALLED, THE EXISTING SIDEWALK WILL NEED TO BE REMOVED AND REPLACED WITH A 6" THICK SIDEWALK THROUGH THE DRIVE APPROACH.
  - DEVELOPER AND OR HOMEOWNER SHOULD BE COMPLETELY FAMILIAR WITH HONEYVILLE'S SUBDIVISION ORDINANCE AND WILL BE REQUIRED TO A SUBMIT SITE PLAN AND COMPLY WITH HONEYVILLE CITY REQUIREMENTS.
  - STORM RUNOFF WATER FROM SR-38 IF ANY, WHICH DRAINS ONTO ANY LOT IS TO BE RESOLVED WITH A GRADING / DRAINAGE PLAN SUBMITTED AND APPROVED BY UDOT AND HONEYVILLE CITY AT THE TIME OF A BUILDING PERMIT APPLICATION.
  - HONEYVILLE CITY HAS AN ORDINANCE WHICH RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION, ACCORDINGLY IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY BUILDING INSPECTOR.
  - HONEYVILLE CITY ORDINANCES PROHIBIT ANY OPEN IRRIGATION DITCHES WITHIN OR ADJACENT TO A SUBDIVISION AND ANY LOT OWNERS HAVING IRRIGATION FACILITIES SITUATED UPON THEIR PROPERTY AGREE TO COMPLY WITH THIS REQUIREMENT.
  - THE SUBDIVIDER AND PROSPECTIVE LOT OWNERS SHALL ALSO ACKNOWLEDGE THAT THE HONEYVILLE CITY ADOPTED WATER SYSTEM CONSERVATION AND MANAGEMENT PLAN PROHIBITS THE USE OF CULINARY WATER FOR IRRIGATION AND/OR SPRINKLING OF OUTDOOR LANDSCAPE AREAS GREATER THAN 1/3 ACRE PER LOT.



DETAIL A

**DEVELOPER**  
**TOSH FARR**  
5065 SOUTH 3100 WEST  
ROY, UT  
801.510.8876

## SURVEY RECORDING DATA

DATE: \_\_\_\_\_  
DRAWING No. \_\_\_\_\_



SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

LAYTON Phone: 801.547.1100  
TOOELE Phone: 435.943.3590  
CEDAR CITY Phone: 435.955.1453  
RICHFIELD Phone: 435.950.0187  
COLORADO SPRINGS Phone: 719.478.0119

## BEAR RIVER HEALTH DEPT. APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE BEAR RIVER HEALTH DEPT.

BEAR RIVER HEALTH DEPT.

## CITY ATTORNEY'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE HONEYVILLE CITY ATTORNEY.

HONEYVILLE CITY ATTORNEY

## PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, HONEYVILLE CITY PLANNING COMMISSION

## CITY ENGINEER'S APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE HONEYVILLE CITY ENGINEER

HONEYVILLE CITY ENGINEER

## CITY COUNCIL APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE HONEYVILLE CITY COUNCIL

CITY RECORDER

CITY MAYOR

## SHEET 1 OF 1

PROJECT NUMBER : 8123  
MANAGER : MHERBST  
DRAWN BY : A.SHLBY  
CHECKED BY : MHERBST  
DATE : 3/18/19

## BOX ELDER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FILED FOR RECORD AND  
PAID \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
RECORDED THIS \_\_\_\_\_ AT \_\_\_\_\_  
PAGE \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS

BOX ELDER COUNTY RECORDER

BY \_\_\_\_\_ DEPUTY RECORDER

## SURVEYOR'S CERTIFICATE

I, MIKE HERBST, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 5046930 as prescribed under 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 below, and have subdivided said tract of land into lots and streets, hereafter to be known as HONEYVILLE FARMS, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

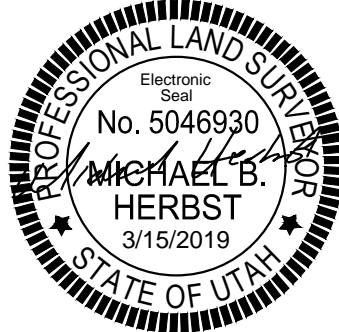
## BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 33, Township 11 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Honeyville, Box Elder County Utah, more particularly described as follows:

Beginning at a point which is North 830.00 feet along the section line and 203.00 feet East from the Southwest Corner of Section 33 T 11 N, R 2 W, SLB&M and running:

Thence NORTH 128.00 feet to a fence line;  
thence EAST 34.30 feet;  
thence NORTH 109.20 feet (Record 106.5 feet) to fence line;  
thence EAST 3.50 feet;  
thence NORTH 305.00 feet to adjacent fence line and adjoiner's south boundary;  
thence North 89°54'14" East 179.69 feet to the westerly right-of-way line of State Highway;  
thence South 43°03'02" East 538.28 feet along said right-of-way line to the Northeast Corner of Lot 1, Clark Hunsaker Subdivision;  
thence WEST 251.34 feet along the North line of said Lot 1, Clark Hunsaker Subdivision to the Northwest Corner of said Lot 1;  
thence SOUTH 149.14 feet along the West line of said Lot 1 to the Southwest corner of Said Lot 1;  
thence WEST 333.61 feet, to the point of beginning.

Contains 192,265 square feet or 4.42 acres.



March 15, 2019  
Date

Michael B. Herbst  
License no. 5046930

## OWNER'S 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 to be hereafter be known as

## HONEYVILLE FARMS

and hereby dedicate, grant and convey to honeyville city, box elder county, utah all those parts or portions of said tract of land designated as public utility easements for public utility service lines and drainage as shown hereon, and hereby grant and convey a shared ingress/egress easement across lot 2 as shown in favor of lots 1 and 2 to serve as a common driveway access point for lots 1 and 2, and the plat notes hereon are declared effective and binding.

In witness whereof I / we have hereunto set our signature (s) this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

By: Tosh Farr

By: Julie Farr

## OWNER'S ACKNOWLEDGEMENT OF RESPONSIBILITY

Known all men by these presents that we, the under- signed owners of the above described tract(s) of land contained within the subdivision boundary described hereon, acknowledge that failure of the local jurisdiction or planning commission to observe or recognize hazardous, unknown or unsightly conditions, or to recommend denial of the subdivision because of said unsightly conditions shall not relieve the developer or owner from responsibility for the condition or damages resulting therefrom, and shall not result in the local jurisdiction or planning commission, its officers or agents, being responsible for the conditions and damages resulting therefrom. In witness whereof we have hereunto set our signature this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

By: Tosh Farr

By: Julie Farr

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of BOX ELDER J.S.S.

On the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, Tosh Farr, personally appeared before me, the undersigned Notary public, in and for said County of Box Elder, in said State of Utah, who after being duly sworn, acknowledged to me that He signed the Owner's Dedication, \_\_\_\_\_ 1 \_\_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_, RESIDING IN \_\_\_\_\_ COUNTY.

NOTARY PUBLIC

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH  
County of BOX ELDER J.S.S.

On the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, Julie Farr, personally appeared before me, the undersigned Notary public, in and for said County of Box Elder, in said State of Utah, who after being duly sworn, acknowledged to me that She signed the Owner's Dedication, \_\_\_\_\_ 1 \_\_\_\_\_ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_, RESIDING IN \_\_\_\_\_ COUNTY.

NOTARY PUBLIC

## HONEYVILLE FARMS

LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 33  
TOWNSHIP 11 NORTH RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
HONEYVILLE CITY, BOX ELDER COUNTY, UTAH