SURVEYOR'S CERTIFICATE BEST SUBDIVISION I. KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE A PART OF THE NORTHWEST QUARTER OF SECTION 11, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT: I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS: THAT THE REFERENCE MONUMENTS SHOWN ON THIS NORTH QUARTER CORNER SECTION 2, PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE TOWNSHIP 6 NORTH, RANGE 1 EAST, T6N, R1E, S.L.B.&M. (FOUND WEBER COUNTY INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN BRASS CAP MONUMENT FAIR COND. 1987) DESCRIBED TRACT OF REAL PROPERTY: AND THAT THIS PLAT OF: SALT LAKE BASE AND MERIDIAN IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT WEBER COUNTY, UTAH REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MAY, 2014 MEASUREMENTS HAVE BEEN COMPLIED WITH. FOUND LANDMARK REBAR CAP SUBDIVISION BOUNDARY DESCRIPTION A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP & NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE CENTERLINE OF 5900 EAST STREET AS DETERMINED BY THE RACCASI SUBDIVSION RECORDED IN BOOK 54 PAGE 55 WEBER COUNTY RECORDERS OFFICE LOCATED SOUTH FUTURE RIGHT-OF-WAY LINE 00°25'02" WEST 2.89 FEET (SOUTH 00°35'38" WEST 2.89 FEET BY RECORD) FROM THE MONUMENTED NORTH BARRY SCOTT & KIMBERLY BAILEY BEST QUARTER CORNER OF SAID SECTION 11: RUNNING THENCE ALONG SAID CENTERLINE SOUTH 00°25'02" WEST 297.71 FEET (SOUTH 00°46'08" WEST 297.75 FEET BY RECORD); THENCE SOUTH 89°29'01" WEST 130.40 FEET (SOUTH 89°29'01" WEST 128.56 FEET BY RECORD); THENCE SOUTH 00°03'00" WEST 16.00 FEET; THENCE NORTH 89°57'00" WEST 321.84 FEET; THENCE NORTH 00°45'38" EAST 315.02 FEET; THENCE SOUTH 89°57'00" EAST 450.23 FEET TO THE POINT OF BEGINNING. CONTAINING 3.212 ACRES AND ONE (1) LOT. Owner's Dedication We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into a lot as shown heron and name said tract, BEST SUBDIVISION 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 Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds drainage easements and canal maintenance easement, 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 whichever is applicable as may be authorized by the governing authority, with no buildings or structures being NORTH QUARTER CORNER SECTION 11, erected within such easements. T6N, R1E, S.L.B.&,. (FOUND WEBER COUNT BRASS CAP MONUMENT FAIR COND. 1994) S0°25'02"W S89°57'00"E SIGNED THIS THE _____ DAY OF _____ 450.23 2.89 Barry Scott Best 420.23 SET #5X24" REBAR/CAP (TYPICAL) RIGHT-OF-WAY DETERMINED Kimberly Bailey Best BY BEING PARALLEL WITH RACCASI SUBDIVISION EXISTING STEEL RAIL FENCE ACKNOWLEDGMENT ROAD DEDICATION AREA STATE OF UTAH COUNTY OF ON THIS ___ DAY OF____ LOT 1 PERSONALLY APPEARED BEFORE ME, ERIC SMITH, THE SIGNER OF THE ABOVE OWNER'S EXISTING 3.007 ACRES DEDICATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED. **EXISTING** BUILDING 10.00' P.U.E. -FOUND LANDMARK REBAR CAP DEVELOPER: FENCE LINE IS PROPERTY LINE SHAWN CLEGG PER SPECIAL WARRANTY DEED **NOTARY PUBLIC** 801-232-4153 RECORDED AS ENTRY #2353700 EDEN, UTAH BASE ON FEBRUARY 5, 2008 LANDMARK BUILDING CENTERLINE/SECTION LINE "RECORD OF SURVEY" AND ROADWAY DEDICATION DETERMINED BY RACCASI THIS PROPERTY FALLS IN FLOOD ZONE D BASE ON FEMA MAP 49057C0243E EFFECTIVE DECEMBER 16, 2005. SUBDIVISION 100.40 27.77 DUE TO THE TOPOGRAPHY AND LOCATION OF THIS SUBDIVISION ALL OWNERS WILL S89°29'01"W 321.84 ACCEPT RESPONSIBILITY FOR ANY STORM RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED. N89°57'00"W 0 AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS S0°03'00"W SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO THE RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. NARRATIVE: FUTURE RIGHT-OF-WAY LINE THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE (1) LOT SUBDIVISION OF A PRIOR DIVISION THAT WAS SECTION LINE BASED ON 2008 LANDMARK SURVEY NON-COMPLIANT TO THE SUBDIVSION LAWS OF THE STATE OF UTAH THAT INITIALLY CREATED TAX PARCEL RECORDED WITHIN SPECIAL WARRANTY DEED 200080015 SO THAT IT WILL COMPLY WITH CURRENT WEBER COUNTY ORDINANCES. THE CONTROL USED TO ENTRY #2353700 ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION WITHIN WEBER COUNTY MONUMENT AS NOTED AND SURROUNDING SECTION 11, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. Weber County Commission Acceptance THE RIGHT-OF-WAY OF 5900 EAST WAS DETERMINED BY PROJECTING THE DEDICATED RIGHT-OF-WAY PER THE I have examined the financial guarantee and other documents associated with this subdivision plat and in my This is to certify that this subdivision plat, the dedication of streets and other public ways and financial SET #5X24" REBAR AND CAP MARKED GARDNER ENGINEERING Scale in Feet RACCASI SUBDIVISION TO THE SOUTH. THE BASIS OF BEARING IS A LINE BETWEEN THE NORTH QUARTER guarantee of public improvements associated with this subdivision, thereon are hereby approved and opinion they conform with the County Ordinance applicable thereto and now in force and affect. 1" = 50' CORNER OF SAID SECTION 11 AND THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE FOUND PROPERTY CORNER AS NOTED accepted by the Commissioners of Weber County, Utah this day of EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°35'42" EAST UTAH NORTH NAD 83 STATE PLANE CALCULATED GRID BEARING. (WEBER COUNTY BEARING SHEETS DO NOT SHOW RECORD DISTANCES COUNTY RECORDER PROPERTY LINE Chairman, Weber County Commission _____ ADJACENT PARCEL 801-476-4242 5150 S. 375 E. OGDEN UTAH, 84405 SECTION LINE _____ FILED FOR RECORD AND RECORDED ______, AT EXISTING BUILDING IN _____BOOK OF OFFICIAL Weber County Planning Commission Approval Weber County Surveyor EXISTING FENCE I hereby certify that the required public improvement standards and drawings for this subdivision conform with This is to certify that this subdivision plat was duly approved by the Weber County Planning I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, RECORDS, PAGE _____. RECORDED County standards and the amount of the financial guarantee is sufficient for the installation of these Commission on the day of section corner data, and for harmony with lines and monuments on record in County offices. The approval of this — — — — — 10.00 FOOT PUBLIC UTILITY EASEMENT plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the improvements. responsibilities and/or liabilities associated therewith, **ROADWAY DEDICATION AREA** Chairman, Weber County Planning Commission COUNTY RECORDER CIVILE LAND PLANNING MUNICIPAL - LAND SURVEYING Signature DEPUTY