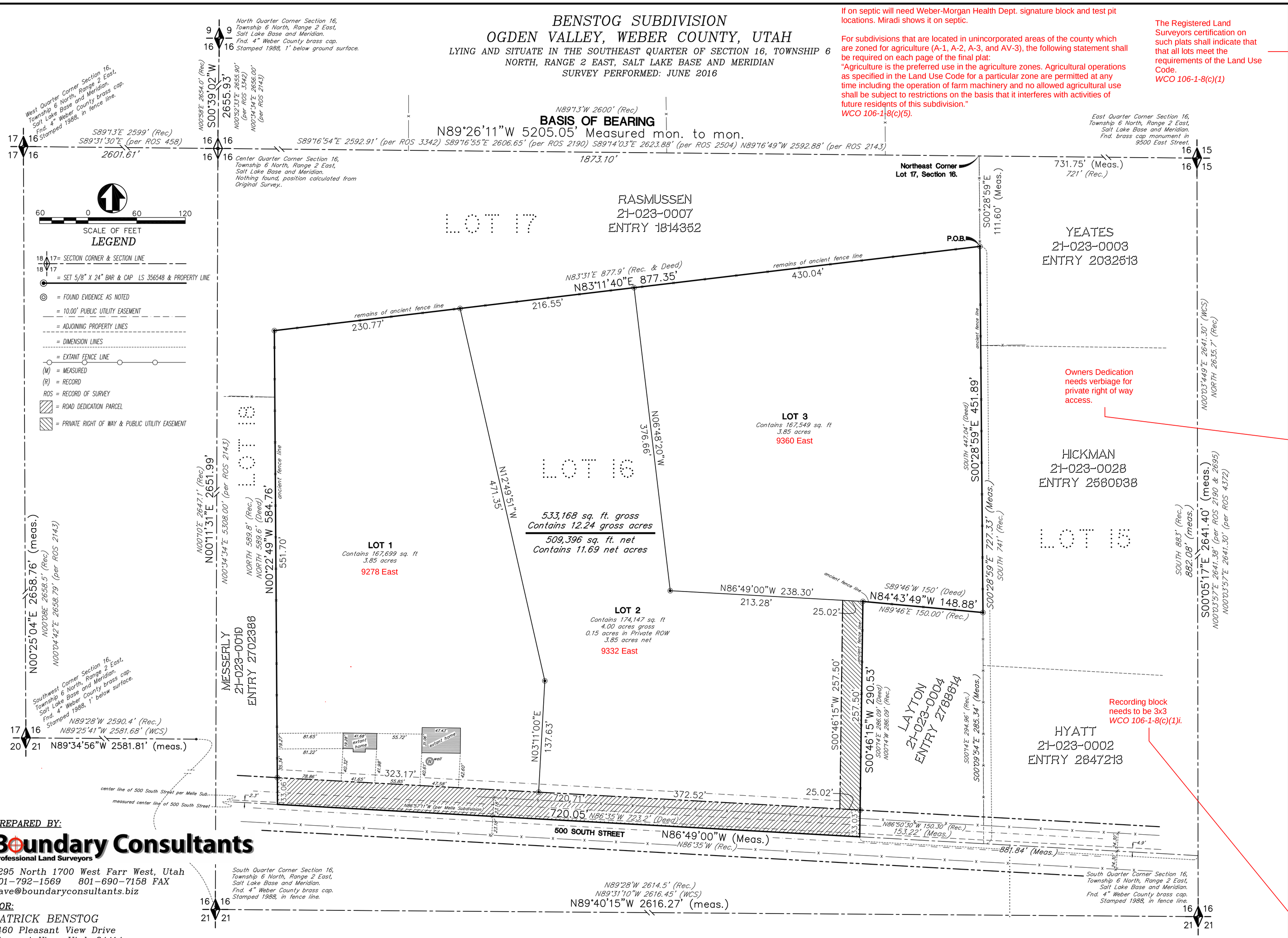
BENSTOG SUBDIVISION
OGDEN VALLEY, WEBER COUNTY, UTAH

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: JUNE 2016

If on septic will need Weber-Morgan Health Dept. signature block and test pit locations. Miradi shows it on septic.

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and AV-3), the following statement shall be required on each page of the final plat:
"Agriculture is the preferred use in the agriculture zones. Agricultural operations as 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 restrictions on the basis that it interferes with activities of future residents of this subdivision."
WCO 106-1-8(c)(5).

The Registered Land Surveyors certification on such plats shall indicate that that all lots meet the requirements of the Land Use Code.
WCO 106-1-8(c)(1)



SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17–23–17 and that I have verified all measurements and have placed monuments as shown hereon.

NARRATIVE

See Record of Survey #5657 as filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southeast Quarter of section 16, Township 6 North, Range 2 East, Salt Lake Base and Meridian. Comprising the remaining 12.24 acres of Lot 16 of said Section 16, a "School Section" subdivided by that certain survey certified by HJ Craven, November 30, 1899, approved by the Secretary State Board of Land Commissioners, November 8, 1899 and filed with the Weber County Recorder December 18, 1899. Portions of said survey being retraced by Boundary Consultants, Inc. in June of 2016 depicted on that certain record of survey certified by David E. Hawkes, P.L.S. and filed with the Weber County Surveyor. Basis of Bearing for subject parcel being North 89°26'11" West 5205.05 feet between the Weber County brass cap monuments monumentalizing the north line of the south half of said Section 16. Subject parcel being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 16, thence North 89°26'11" West 731.75 feet coincident with the north line of the Southeast Quarter of said Section 16 to the Northeast Corner of Lot 17, of said Section 16; Thence South 00°28'59" East 111.60 feet along an ancient fence line and coincident with the east line of said Lot 17 to a number 5 rebar and yellow cap stamped "PLS 356548" and the Northeast Corner of said Lot 16, the True Point of Beginning;
Thence South 00°28'59" East 451.89 feet coincident with the east line of said Lot 16, along an ancient fence line to a number 5 rebar and yellow plastic cap stamped "PLS 356548" set in an ancient fence corner; Thence the following two (2) courses along an ancient fence line which is a "Boundary by Acquiescence", 1) North 84°43'49" West 148.88 feet to a number 5 rebar and yellow plastic cap stamped "PLS 356548"; 2) South 00°46'15" West 290.53 feet through a number 5 rebar and yellow plastic cap stamped "PLS 356548" set at the intersection of the 33.00 foot right of way line of 500 South Street, to the center line of said 500 South Street; Thence North 86°49'00" West 720.05 feet to the southwest corner of said Lot 16; Thence North 00°22'49" West 584.76 feet through a number 5 rebar and yellow plastic cap stamped "PLS 356548" set at the intersection of the 33.00 foot right of way line of 500 South Street, and coincident with west line of said Lot 16 to a number 5 rebar and yellow plastic cap stamped "PLS 356548" set in an ancient fence corner monumentalizing the northwest corner of said Lot 16; Thence North 83°11'40" East 877.35 feet coincident with the north line of said Lot 16 to the Point of beginning.

LICENSED PROFESSIONAL LAND SURVEYOR No. 356548 DAVID E. HAWKES STATE OF UTAH

David E. Hawkes P.L.S.

OWNERS DEDICATION

Known 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 three lots and a street, as shown on this plat and name said tract **BENSTOG SUBDIVISION,** and hereby dedicate, grant and convey to 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 Weber County those certain strips as easements for public utility and drainage purposes as shown hereon The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by the governing authority in witness we have hereunto set our signature.

Signed this_____day of_____2017.

Patrick Benstog

Paul Benstog

Lola Benstog

John Benstog

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER } S.S.

On the_____day of_____2017, personally appeared before me, the undersigned Notary, in and for said County of Weber, in said State of Utah, the signers of the above Owner's Dedication, four (4) in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

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LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

WEBER COUNTY RECORDER

ENTRY NUMBER _____

FEE PAID _____
FILED FOR RECORD AND RECORDED THIS

DAY OF_____2017, IN BOOK_____, AT PAGE_____OF THE OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER

PREPARED BY:
Boundary Consultants
Professional Land Surveyors
1295 North 1700 West Farr West, Utah
801–792–1569 801–690–7158 FAX
dave@boundaryconsultants.biz

FOR:
PATRICK BENSTOG
1460 Pleasant View Drive
Pleasant View, Utah 84414
801–391–7495

WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and affect.

Signed this _____ day of _____ , 20__.

Signature

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in County offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____ , 20__.

Signature

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.

Signed this _____ day of _____ , 20__.

Signature

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____ , 20__.

Chairman, Weber County Planning Commission

WEBER COUNTY COMMISSION 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 Commissioners of Weber County, Utah this _____ day of _____ , 20__.

Chairman, Weber County Commission

Attest:_____
Title: _____