

**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

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES.
AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR
ZONE ARE PERMITTED AT ANYTIME INCLUDING THE OPERATION OF FARM MACHINERY
AND NO AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT
IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THE SUBDIVISION
(MCO Ord. 100-1-B(2)(5))

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548, State of Utah, and that I have personally supervised the survey and preparation of this plat. I have personally checked the accuracy of the measurements and the calculations thereon, and I have verified all measurements, have placed monuments as shown hereon and that all lots meet the requirements of the Land Use Code.

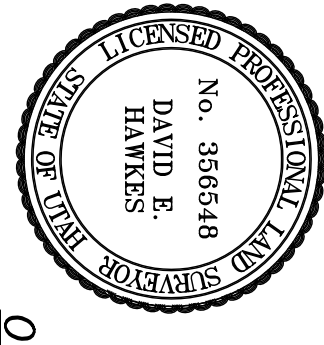
NARRATIVE

BOUNDARY DESCRIPTION

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

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 Brown, November 30, 1899, approved by the Secretary State Board of Land Commissioners, November 8, 1909 and filed with the Weber County Clerk, December 18, 1899, and amended by that certain 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 monumentizing 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 monumentizing the northeast corner of said Lot 17, a "True Point of Beginning"; thence North 89°26'11" West 5205.05 feet to the southeast corner of said Lot 16; 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 3 rebar and yellow plastic cap stamped "PLS 356548" set in 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 the west line of said Lot 16 to a number 5 rebar and yellow plastic cap stamped "PLS 356548" set in an ancient fence corner monumentizing 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.



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, a public street, and a private right of way, 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 public street, whether the same be used as public thoroughfare, for or in connection with the same, and the same be used as public thoroughfare, for or in connection with the same, and do hereby dedicate that certain private roadway for ingress and egress purposes for Lot 3, their guests and/or invitees, 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 } S.S.
COUNTY OF WEBER }

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.

WEBER MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates and site conditions for the above described lots and the public utility system proposed for on-site waste water disposal have been inspected and approved for on-site waste water disposal.

This _____ day of _____, 20____.

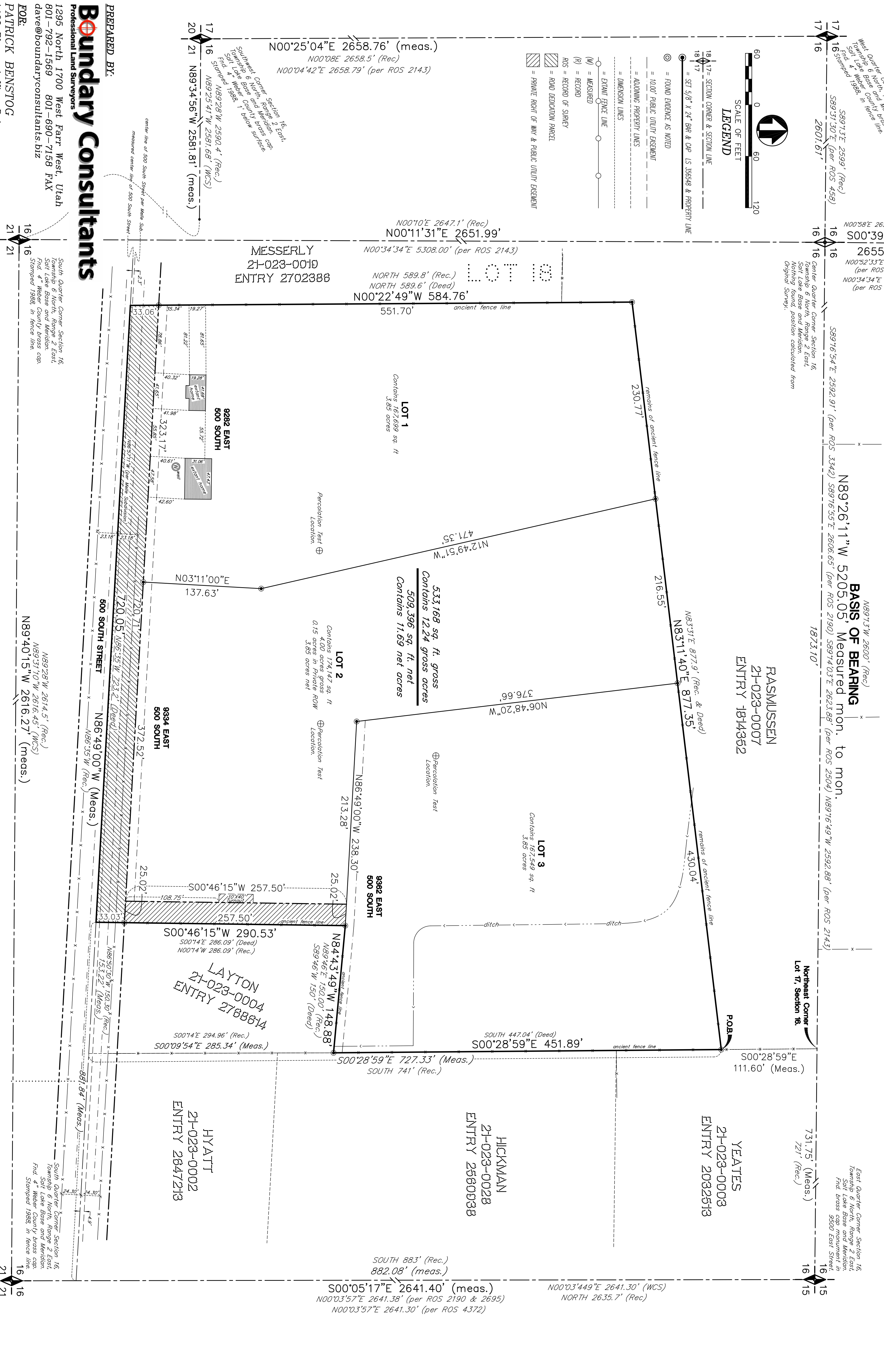
Director, Weber Morgan Health Department

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

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 effect.

Signed this _____ day of _____, 20____.

Signature _____

COUNTY SURVEYORS CERTIFICATE

I hereby certify that the Weber County Surveyors 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 easements associated with this subdivision, have been approved and accepted by the Commissioners of Weber County, Utah on the _____ day of _____, 20____.

Chairman, Weber County Commission