

**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. 100-1-8(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 verified all measurements, have placed monuments as shown hereon and that all lots meet the requirements of the Land Use Code.  
**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 Brown, November 8, 1899, approved by the Secretary State Board of Land Commissioners, November 8, 1899, and filed with the Weber County Clerk, Lot 16, Northwest Quarter, Township 6 North, Range 2 East, Salt Lake Base and Meridian, 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°28'59" East 451.89 feet through a number 3 rebar and yellow plastic cap stamped "PLS 356548" set in the southeast 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 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, and also for, drainage purposes, and the same be used as public utility and drainage purposes as shown hereon. We also 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.

Notary Public \_\_\_\_\_ My Commission Expires \_\_\_\_\_  
**WEBER MORGAN HEALTH DEPARTMENT**  
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 \_\_\_\_\_

**WEBER COUNTY COMMISSION ACCEPTANCE**  
This is to certify that this subdivision plat, the dedication of streets and easements associated with this subdivision, and the plat are hereby approved and accepted by the Commissioners of Weber County, Utah on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Chairman, Weber County Commission

**WEBER COUNTY COMMISSION APPROVAL**  
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Chairman, Weber County Planning Commission

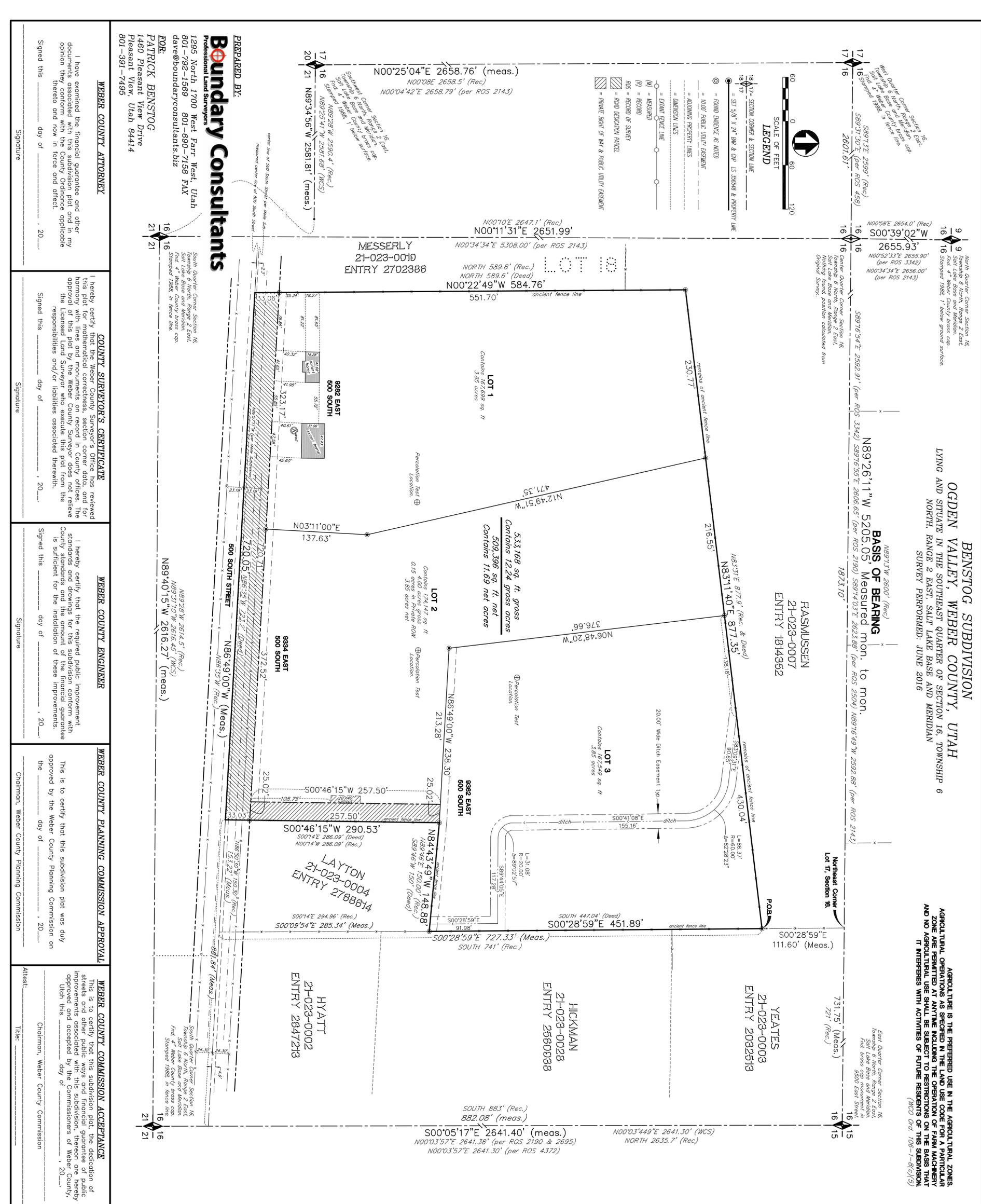
**WEBER COUNTY ATTORNEY**  
I hereby certify that the Weber County Surveyor has reviewed this plat for non-mathematical correctness, section corner data, and for conformity with lines and monuments on record in County offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who execute this plat from the responsibilities and/or liabilities associated therewith.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Signature \_\_\_\_\_

**COUNTY SURVEYOR'S CERTIFICATE**  
I hereby certify that the Weber County Surveyor has reviewed this plat for non-mathematical correctness, section corner data, and for conformity 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 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 \_\_\_\_\_

**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 \_\_\_\_\_

**WEBER COUNTY ATTORNEY**



**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