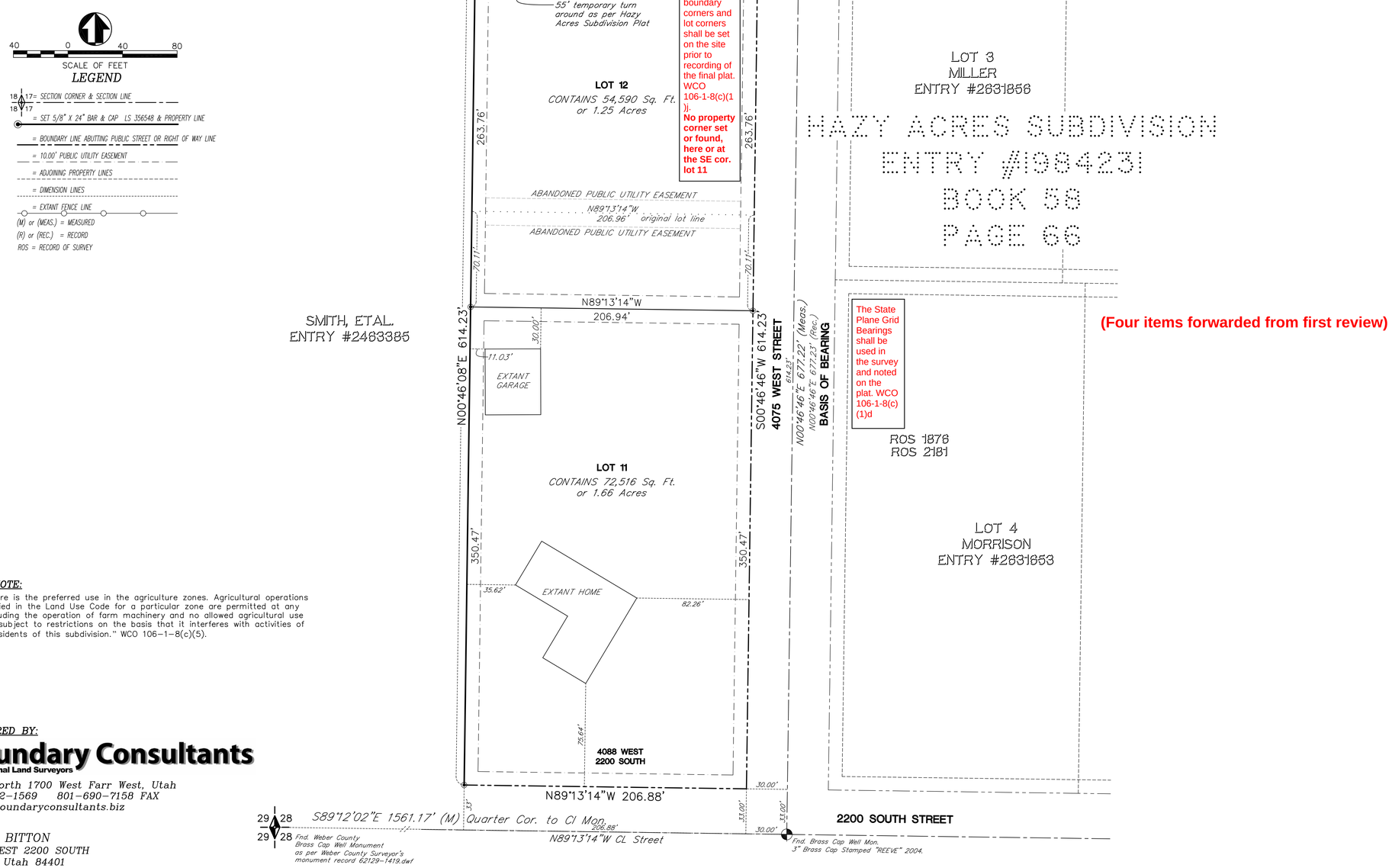
HAZY ACRES SUBDIVISION 1ST AMENDMENT
A RE-SUBDIVISION OF LOTS 1 AND 2 HAZY ACRES SUBDIVISION

LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 28,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: MAY 2017



(Four items forwarded from first review)

PLAT NOTE:

"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).

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:
CRAIG BITTON
4088 WEST 2200 SOUTH
OGDEN, Utah 84401
801-726-7197

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, have placed monuments as shown hereon and that all lots meet the requirements of the Land Use Code.

NARRATIVE

See Record of Survey #5738 as filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Northwest Quarter of Section 28, Township 6 North, Range 2 West, Salt Lake Base and Meridian. Comprising the 2.92 acres contained in Lots 1 and 2 of the Hazy Acres Subdivision, recorded as Entry 1984231, Book 58, Page 66 of the Weber County Records. Basis of Bearing for subject parcel being North 00°46'46" East 677.23 feet (measured) between the brass cap well monuments monumentalizing the intersections of 4075 West Street and 2100 South and 2200 South Streets. Subject parcel being more particularly described as follows:

Beginning at the Southwest Corner of Lot 1 of said Hazy Acres Subdivision, thence North 00°46'08" East 614.23 feet coincident with the west boundary of said subdivision to the Northwest Corner of Lot 2 of said Subdivision; Thence South 89°13'14" East 207.00 feet coincident with the south right of way line of 2100 South Street to the Northeast Corner of said Lot 2; Thence South 00°46'46" West 614.23 feet coincident with the west right of way line of 4075 West Street to the Southeast Corner of Lot 1 of said Subdivision; Thence North 89°13'14" West 206.88 feet coincident with the north right of way line of 2200 South Street to the point of beginning.

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

OWNERS DEDICATION

Please add: **of the Hazy Acres Subdivision**

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the common lot line between Lots 1 and 2 to be adjusted, as shown on this plat hereby name said tract HAZY ACRES SUBDIVISION 1ST AMENDMENT, and dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as public Utility Easements, with no buildings or structures being erected within thos easements, in witness we have hereunto set our signature.

Signed this_____day of_____2017.

Craig J. Bitton

Shae L. Bitton

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, two (2) 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 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 improvements 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.

Please make Improvement plural

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: _____

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