

Subdivision Name approved by the county recorder: WCO 106-1-5(a)(1): WCO 106-1-8(c)(1)a; UCA 17-27a-603(1)(a) Please Use: **Hazy Acres Subdivision 1st Amendment** Subdivision Name in bold letters at the top of the sheet: WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a

You may want to add: **A RE-SUBDIVISION OF LOTS 1 AND 2 HAZY ACRES SUBDIVISION** General Location of the Subdivision in bold letters at the top of the sheet: (e.g. County, State) WCO 106-1-5(a)(1); WCO 106-1-8(c)(1)a

HAZY ACRES LOTS 1 AND 2 AMENDED RE-SUBDIVISION OF LOTS 1 AND 2 HAZY ACRES SUBDIVISION LOT 8
KING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: MAY 2017

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 and that I have surveyed the above described tract of land in accordance with the 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.

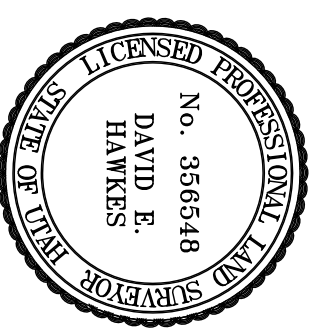
NARRATIVE

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 67°23' feet (measured) between the brass cap well monuments located at the Southeast Corner of said Lot 1 and 2500 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 2207.00 feet to the East 2200 South Street, thence North 89°13'14" East 2207.00 feet to the 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.



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, have agreed to dedicate to the public the following easements and to be enjoyed, as shown on this plat hereby, "none said tract **HAZY ACRES SUBDIVISION LOTS 1 AND 2 AMENDED** and dedicate, grant and convey to Weber County, Utah, all those parts or portions of said tract of land designated as public Utility Easements. In witness we have hereunto set our signature.

Signed this _____ day of _____, 2017.

Craig J. Bitton
Shoe 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 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 _____

The plat shall have a detailed description of all monuments found and each one shall be referenced on the plat including the "... condition, and location in reference to the surface of the ground" ... WCO 45-3-3(b) Please add the above information to the already detailed monument description shown in the intersection of 4075 W 2200 S, and to the detailed monument description of the quarter section corner for sections 28 & 29 below.

The subdivision boundary corners and lot corners shall be set on the site prior to recording of the final plat. WCO 106-1-8(c)(1). No property corner set or found, here or at the SE cor. lot 11

HAZY ACRES SUBDIVISION
ENTRY #1984231
BOOK 58
PAGE 66

The State Plane Grid Bearings shall be used in the survey and noted on the plat. WCO 106-1-8(c)(1)d

Subdivision Name approved by the county recorder: WCO 106-1-5(a)(1): WCO 106-1-8(c)(1)a; UCA 17-27a-603(1)(a) Please Use: **Hazy Acres Subdivision 1st Amendment** Owner's Dedication Certificate shall include the following Public Utility, Drainage and Canal Maintenance dedication as applicable... "with no buildings or structures being erected within such easements." WCO 106-7-1

A legend shall be included which clearly identifies the lines, symbols, and other markings used to create the survey map, or plat. WCO 45-3-3(d)

Subdivision boundary lines shall be slightly heavier than street lines, and the street lines shall be slightly heavier than lot lines. WCO 106-1-8(c)(1)d

The surveyed boundary lines of the tract to be subdivided: WCO 106-1-5(a)(4)

The lines... of all lots... WCO 106-1-8(c)(1)e; UCA 17-27a-603(1)(c)

Road right of way line can be confusing to layman, please use property (lot), or boundary line. Usually a solid heavyweight line is used to show the limits of the amended subdivision.

A note on the plat shall indicate the subdivision boundary and lot corners are set as required by state code and county ordinance. WCO 106-1-8(c)(2)

SMITH, ET AL.
ENTRY #2483385

A signature block for County Surveyor conforming to state code and county ordinance.

Weber County Surveyor: I hereby certify that the Weber County Surveyor's Office has reviewed this plat and all conditions for approval by this office have been satisfied. The approval of this plat by the Weber County Surveyor does not relieve the Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.

Signed this _____ day of _____, 20____
Weber County Surveyor
WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c)
New Signature Block

PLAT NOTE:

*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 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)(3).

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
801-728-7197

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 SURVEYOR'S CERTIFICATE

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for nonmathematical 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 executed 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.

Signed this _____ day of _____, 20____

Signature

WEBER COUNTY PLANNING COMMISSION APPROVAL

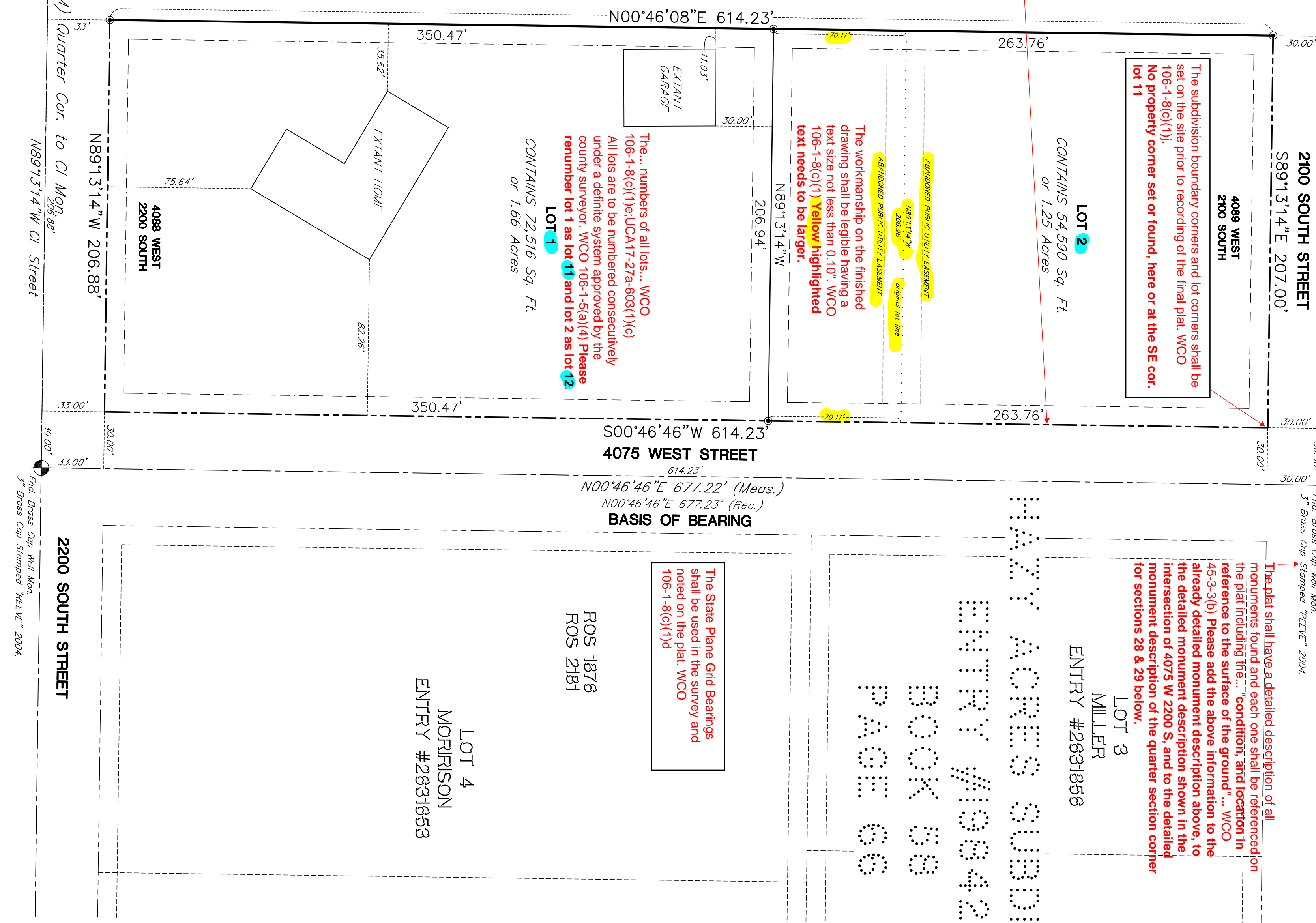
This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the _____ day of _____, 20____

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, and the improvements approved and accepted by the Commissioners of Weber County, Utah this _____ day of _____, 20____

Chairman, Weber County Commission



The differs from the of the Hazy Acres Subdivision &/or 2200 S Str. CL. &/or CL. of Sec. 28. Please explain. ?
S89°12'02" E 1561.17' (M)
29 28
29 28
Fid. Weber County, Brass Cap Well Monument, as per Weber County Surveyor's monument record 62129-149.0m

Fid. Brass Cap Well Monument, Brass Cap Stamped "FEET" 2004
J. Brass Cap Stamped "FEET" 2004