## OWNER'S DEDICATION BERG SUBDIVISION We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract BERG SUBDIVISION: PART OF THE SW 1/4 OF SECTION 22 TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or UNINCORPORATED WEBER COUNTY, UTAH - Date of Survey: NOVEMBER 2016 road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity. CENTER OF SECTION 22, T6N, R2W, SLB&M NOT INCLUDED As being the owners of the remainder parcel, we hereby grant and dedicat SECTION 22, TON, R2W, SLB&M S 89°12'04" E W.C.S. " BRASS CAP MONUMENT to the owners of Lot 2, their heirs, successors and assigns an easement 3" BRASS CAP MONUMENT FLUSH WITH GROUND 1963, GOOD CONDITION FLUSH WITH GROUND for ingress and egress being 16 feet perpendicularly distant and running 1963, GOOD CONDITION parallel to the West property line of Lot 1 as shown. We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be 15-060-0003 authorized by the governing entity, with no buildings or structures being REMAINDER PARCEL erected within such easements. EXISTING FENCE LINETYPES FROM LEGEND DON'T (NOT APPROVED FOR DEVELOPMENT) We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such MATCH THE DRAWING land drains, a perpetual easement over such land drains for the purpose of maintenance and operation. STREET CENTERLINE FND SECTION CORNER P.U.E. FND STREET MONUMENT Trust Acknowledgement HORSE STALLS IN WITNESS WHEREOF, said BRENT AND RENEE WAGSTAFF FAMILY TRUST. FND CURB NAIL has caused this instrument to be executed by its trustee(s) hereunto EXIST. SHED FND REBAR AND CAP duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_. SET #5x24" REBAR AND CAP STAMPED LANDMARK The existing location, widths, and other Brent William Wagstaff ReNee Wagstaff dimensions of all existing or platted ROAD/STREET DEDICATION DEDICATION HATCHING IS MISSING FROM MAP buildings and structures within and STATE OF UTAH immediately adjacent (within 30') to the Lot 2 COUNTY OF WEBER ) tract of land to be subdivided. WCO 41,280 SQ FT 106-1-5(a)(6) On the date first above written personally appeared before me the above Vicinity Map 0.95 ACRES named signers, residing at [ addresses], who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust. Accurately drawn boundaries, showing WITNESS my hand and official stamp the date in this certificate first above distance and bearings of all lines traced or established by the survey, and dimensions of all boundary lines of the subdivision. WCO 106-1-8(c)(1)d; UCA Notary Public Residing in: 17-27a-603(1)(b); UCA 17-23-17(3)(d) Agriculture is the preferred use in the My Commission Expires: agricultural zones. Agricultural operations as specified in the Land Use Code for a The lines, dimensions, bearings, Exist. Barn particular zone are permitted at any time areas, and numbers of all lots and including the operation of farm machinery and blocks. WCO 106-1-8(c)(1)e; UCA no allowed agricultural use shall be subject to 17-27a-603(1)(c) restriction on the basis that it interferes with activities of future residents of this subdivision. BOUNDARY DESCRIPTION [Amd. Ord. Sec. 106-1-8(c)(5)] The existing location, widths, and other A part of the Southwest Quarter of Section 22, Township 6 North, Range 2 West, Salt Lake Base & dimensions of all existing or platted Meridian, U.S. Survey: fence lines or other lines of occupation Beginning at the South Quarter Corner of said Section 22; and running thence North 89°05'23" West along the Section line 200.00 feet; thence North 0°54'37" East 33.00 feet to the North right of way line within or immediately adjacent to the of 1800 South Street; thence along said right of way North 89°05'23" West 66.31 feet; thence North tract to be subdivided. WCO 106-1-5(a)(6 0°46'30" East 187.14 feet; thence North 89°05'23" West 102.76 feet; thence North 0°46'30" East 227.50 existing location of fence along west boundary feet; thence South 89°05'23" East 181.45 feet; thence South 0°46'30" West 227.50 feet; thence South 89°05'23" East 187.55 feet to the West line of said Southwest Quarter Section; thence along said West line South 0°46'30" West 220.14 feet to the point of beginning. HORSE STALLS Contains 97,702 s.f. or 2.24 Acres 15-060-0003 Fogether with an access easement for ingress and egress described as follows: 10.00 Beginning at a point on the North right of way line of 1800 South Street being 33.00 feet North REMAINDER PARCEL P.U.E. 0°46'30" East to said right of way and along said right of way 266.23 feet North 89°05'23" West from (NOT APPROVED FOR DEVELOPMENT) he South Quarter Corner of said Section 22; and running thence North 89°05'23" West along said right of way line 16.00 feet; thence North 0°46'30" East 187.14 feet; thence South 89°05'23" East 16.00 feet; hence South 0°46'30" West 187.14 feet to the point of beginning. ADDRESSES WILL BE GIVEN AT NEXT SUBMITTAL TAXING DISTRICTS WILL SPLIT *NARRATIVE* LOTS INTO MULTIPLE PARCELS. MAY NEED TO ANNEX INTO The purpose of this survey is to create a two (2) lot subdivision from a Lot 1 UTILITY COMPANY TO AVOID 49,823 SQ FT MULTIPLE PARCELS Documents used or reviewed in this survey are, but not limited to, the following: 1.14 ACRES Ownership records and Electronic Abstracts for the following Parcel no.'s; 15-060-0003, 15-060-0093, 15-060-0036. **EASMENT MUST BE** Deeds of record by Entry #'s 2676584 and 2676586 (current deed descriptions). INCLUDED IN THE SUBDIVISION BOUNDARY A signature block for County Surveyor Ownership Plats of Weber /county Recorder by Book-Page; 15-060-2, conforming to state code and county EXIST. HOUSE Recorded Subdivision Plat of Wagstaff Place Subdivision. ordinance. Parcels that are split by a taxing district shall have the entire parcel Record of Survey #'s 4613 and 5120 in the Weber County Surveyors Office. annexed into that taxing district prior to the recording of the subdivision. RECORD EASEMENT AS A Weber County Surveyor: Exceptions will be made for bond obligations by the taxing district. WCO SEPERATE DOCUMENT AND I hereby certify that the Weber County NOTE ENTRYT NUMBER ON The basis of bearing of bearing is State Plane Grid Bearing as shown. Surveyor's Office has reviewed this plat and all conditions for approval by this office have been SURVEYOR'S CERTIFICATE satisfied. The approval of this plat by the , Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold County Surveyor does not relieve the Licensed license no. 9008384-2201 in accordance with Title 58, P.O. B. EASEMENT Land Surveyor who executed this plat from the Chapter 22 known as the Professional Engineers and responsibilities and/or liabilities associated Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and Signed this placing monuments as represented. That this plat was prepared from the field notes of this survey and from As per Blane W Frandsen County Engineer documents and records as noted hereon. I further certify Road Dedication Weber County Surveyor dedicate road to easement Section 22, T6N, R2W, SLB&M WCO 106-1-8(c)(1)h.10; WCO 45-4-2(c) that, to the best of my knowledge and belief, all lots 6,599 S.F. SOUTHWEST CORNER -SECTION 22, T6N, R2W, SLB&M meet the current requirements of the Land Use Ordinance 3" BRASS CAP MONUMENT 3" BRASS CAP MONUMENT of Weber county. BELOW ASPHALT SURFACE BELOW ASPHALT SURFACE 1963, GOOD CONDITION N 89°05'23" W W.C.S. BASIS OF BEARING 1960, GOOD CONDITION 2648.29' 2648.12' 1800 South Street Landmark Surveying, Inc. Weber County Recorder 4646 South 3500 West - #A-3 A Complete Land Surveying Service West Haven, UT 84401 www.LandmarkSurveyUtah.com 801-731-4075 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\_\_\_\_. DEVELOPER: Brent Wagstaff Filed for record and recorded 3156 W. 1800 S. Ogden UT, 84401 WEBER COUNTY SURVEYOR Chairman, Weber County Planning Commission I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, section corner data, WEBER COUNTY COMMISSION ACCEPTANCE in book \_\_\_\_\_ of official records, WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER and for harmony with lines and monuments on record in county I have examined the financial guarantee and other documents associated with This is to certify that this subdivision plat, the dedication of streets and Subdivision I hereby certify that the required public improvement standards and drawings xx 1/4 of Section xx, Township x North, on page\_\_\_\_ offices. The approval of this plat by the Weber County Surveyor this subdivision plat and in my opinion they conform with the County other public ways and financial guarantee of public improvements associated for this subdivision conform with County standards and the amount of the Range x Xxst, Salt Lake Base and Meridian. does not relieve the Licensed Land Surveyor who executed this plat Ordinance applicable thereto and now in force and effect. Signed this \_\_\_\_\_ with this subdivision thereon are hereby approved and accepted by the financial guarantee is sufficient for the installation of these improvements. County Recorder: Leann H Kilts from the responsibilities and/or liabilities associated therewith. Commissioners of Weber County, Utah this day of day of \_\_\_\_\_ \_\_\_\_\_, 20\_\_\_\_. Signed this \_\_\_\_ day of \_\_\_\_\_\_, 20 \_\_\_. DRAWN BY: TDK Signed this \_\_\_\_, day of \_\_\_\_\_, 20\_\_. CHECKED BY: EDR Signature Chairman, Weber County Commission Title: Weber County Clerk DATE: Signature FILE: 3668 This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.