## BEST SUBDIVISION SURVEYOR'S CERTIFICATE I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE A PART OF THE NORTHWEST QUARTER OF SECTION 11, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS: THAT THE REFERENCE MONUMENTS SHOWN ON THIS NORTH QUARTER CORNER SECTION 2, PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE TOWNSHIP 6 NORTH, RANGE 1 EAST, T6N, R1E, S.L.B.&M. (FOUND WEBER COUNTY INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN BRASS CAP MONUMENT FAIR COND. 1987) DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF; SALT LAKE BASE AND MERIDIAN BEST SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT WEBER COUNTY, UTAH REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION. BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE: I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LO AUGUST, 2013 MEASUREMENTS HAVE BEEN COMPLIED WITH. - FOUND LANDMARK REBAR CAP KLINT H. WHITNEY, PLS NO. 8227228 SUBDIVISION BOUNDARY DESCRIPTION A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP Z NORTH, RANGE I EAST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT THE SOUTHWEST CORNER OF THE SOWERS SUBDIVISION BEING LOCATED SOUTH 0°22'02" WEST 952 31 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" WEST 2602.53 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; RUNNING THENCE ALONG TH FUTURE RIGHT-OF-WAY LINE -Description does not pertain to BARRY SCOTT & KIMBERLY BAILEY BEST 200080016 this subdivision proposal! WEST 2602.53 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST CORNER OF SAID SOUTH LINE OF SAID SOWERS SUBDIVISION NORTH 87°41'27" EAST 225.97 FEET; THENCE SOUTH 87°22'28" EAST 653.74 FEET; THENCE SOUTH 13°25'30" EAST 256.54 FEET; THENCE NORTH 89°38'33 WEST 639.55 FEET; THENCE NORTH 0°19'34" EAST 68.32 FEET; THENCE NORTH 89°38'33" WEST 300.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF 5100 EAST STREET; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 0°19'08" EAST (NORTH 0°22' EAST BY RECORD) 178.15 FEET; (2) ALONG THE ARC OF A 5762.58 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTAL ANGLE OF 0°10'46", CHORD BEARS NORTH 0°11'29' WEST, 18.04 FEET TO THE POINT OF BEGINNING. CONTAINING 5.04 ACRES. **Owner's Dedication** We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (Private Streets, Private Rights-of-Way) as shown heron and name said tract, BEST SUBDVISION and do hereby: Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. Private Streets, Access, Rights-of-way NORTH QUARTER CORNER SECTION 10, ince the Nw corner of NORTH QUARTER CORNER SECTION 11, Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others T6N, R1E, S.L.B.&M. (FOUND WEBER COUNTY S89°57'00"E ction 11 has not been within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or T6N, R1E, S.L.B.&.. (FOUND WEBER COUNT BRASS CAP MONUMENT GOOD COND. 2007) cated or retraced for assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private BRASS CAP MONUMENT FAIR COND. 1994) sitioning, this is not an move all language that doesn't Rights-of-Way) as access to the individual lots, to be maintained by a Lot (unit) Owners Association whose membership consists of rate representation of a pply to Subdv. (i.e. Private streets nowing this section line from quarter said owners, their grantees, successors, or assigns. e from the section line etc....) See Weber County orner to quarter corner. I suggest you ubdivision ordinace Public Utility, Drainage and Canal Maintenance Easements move all data. enowledgements for appropriate S0°35'38"W Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water N89°41'11"W detention ponds drainage easements and canal maintenance easement, the same to be used for the installation maintenance and S89°57'00"E operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels 5269.38 in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being 420.22 — P.O.B. erected within such easements. Set #5 x 24" rebar/cap SIGNED THIS THE \_\_\_\_\_ , 2013 cupational lines along or A 66' right of way width is required in this area. Follow the nterline of road and west right of way alignment of the already Kimberly Bailey Best orded "Raccasl" subdivision for this road dedication. Road edication this plat will be minimum 33 ft. Show road dedication nclude acreage here and with to the said Raccasi centerline even if deed line lies west of said Boundary description **ACKNOWLEDGMENT** Label Ownership names and land STATE OF UTAH **COUNTY OF** ON THIS \_\_\_ DAY OF\_\_ **EXISTING** PERSONALLY APPEARED BEFORE ME, ERIC SMITH, THE SIGNER OF THE ABOVE OWNER'S BUILDING DEDICATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND Show all evidence of 10.00' P.U.E. occupational lines (i.e. FOR THE PURPOSES THEREIN MENTIONED. fences, etc...) along or near **INSURE THAT PLAT IS TO PROPER** SCALE AT TIME OF MYLAR PRINTING EXISTING line agreement these two BUILDING legend lower left side corner <sup>V</sup>321.84' NOTARY PUBLIC N89°57'00"W S0°03'00"W S89°29'01"W ddress on Plat A PRIOR DIVISION THAT WAS NON-COMPLIANT TO THE SUBDIVISION LAWS OF THE STATE OF UTAH THAT INITIALLY - FOUND LANDMARK REBAR CAP determined as represented vithin the Zone D Floodpl NARRATIVE: ereon this Plat? FUTURE RIGHT-OF-WAY LINE THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE (1) LOT SUBDIVISION OF THE ILLEGALLY CREATED TAX PARCEL 200080015 SO THAT IT WILL COMPLY WITH CURRENT WEBER COUNTY ORDINANCES. THE CONTROL 100' USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION WEBER COUNTY MONUMENT AS NOTED WITHIN AND SURROUNDING SECTION 11, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND **Weber County Commission Acceptance** SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING MERIDIAN. THE RIGHT-OF-WAY OF 5900 EAST WAS DETERMINED BY PROJECTING THE DEDICATED RIGHT-OF-WAY I have examined the financial guarantee and other documents associated with this subdivision plat and in my This is to certify that this subdivision plat, the dedication of streets and other public ways and financial Scale in Feet PER THE RACCASI SUBDIVISION TO THE SOUTH. THE BASIS OF BEARING IS A LINE BETWEEN THE NORTH opinion they conform with the County Ordinance applicable thereto and now in force and affect. guarantee of public improvements associated with this subdivision, thereon are hereby approved and 1" = 50' PROPERTY LINE QUARTER CORNER OF SAID SECTION 11 AND THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH accepted by the Commissioners of Weber County, Utah this \_\_\_\_\_ day of \_\_\_\_\_ RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°35'38" EAST UTAH NORTH NAD ADJACENT PARCEL COUNTY RECORDER 83 STATE PLANE CALCULATED GRID BEARING. (WEBER COUNTY BEARING SHEETS DO NOT SHOW RECORD DISTANCES FOR SECTION 11) Chairman, Weber County Commission ---- SECTION LINE ENTRY NO. \_\_\_\_\_FEE PAIL 801-476-4242 5150 S. 375 E. OGDEN UTAH, 84405 EXISTING BUILDING \_\_\_\_\_ FILED FOR RECORD AND - EXISTING FENCE **Weber County Planning Commission Approval** — — — — — 10.00 FOOT PUBLIC UTILITY EASEMENT IN \_\_\_\_\_\_BOOK OF OFFICIAL This is to certify that this subdivision plat was duly approved by the Weber County Planning $\textit{K} \textit{j} \textit{gtgd} \{ \textit{"egtvkh}(\textit{"'y'} \textit{cv'y'} \textit{g"} Y \textit{gdgt"} \textit{Eqwpv}(\textit{"Uwtxg} \textit{qt} \textit{gu'} \textit{Qhhkeg'} \textit{j'} \textit{cu'tgxkgy gf "y'} \textit{ku'r rcv'hqt"} \textit{o cy'} \textit{go cvkecn'eqttgevpguu.} \}$ I hereby certify that the required public improvement standards and drawings for this subdivision conform with RECORDS, PAGE \_\_\_\_\_. RECORDE section corner data, and for harmony with lines and monuments on record in County offices. The approval of this County standards and the amount of the financial guarantee is sufficient for the installation of these Commission on the \_\_\_\_\_ day of \_\_\_\_\_ ROADWAY DEDICATION AREA 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 $\_$ . Chairman, Weber County Planning Commission Signed this \_\_\_\_\_\_, 20\_\_\_\_\_, COUNTY RECORDER CIVIL - LAND PLANNING **MUNICIPAL - LAND SURVEYING** Signature DEPUTY