

**BEST SUBDIVISION**  
 A PART OF THE NORTHWEST QUARTER OF SECTION 11,  
 TOWNSHIP 6 NORTH, RANGE 1 EAST,  
 SALT LAKE BASE AND MERIDIAN  
 WEBER COUNTY, UTAH  
 AUGUST, 2013

**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 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 PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF:

**BEST SUBDIVISION**

IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013  
 \_\_\_\_\_  
 KLINT H. WHITNEY, PLS NO. 8227228

**SUBDIVISION BOUNDARY DESCRIPTION**

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 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 THE 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°19'09" EAST (NORTH 0°22' EAST BY RECORD) 178.15 FEET; (2) ALONG THE ARC OF A 5762.55 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL 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 hereon and name said tract, BEST SUBDIVISION and do hereby:

**Public Streets and Parks**  
 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**  
 Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on said plat as Private Streets (Private Rights-of-Way) as access to the individual lots, to be maintained by a Lot (unit) Owners Association whose membership consists of said owners, their grantees, successors, or assigns.

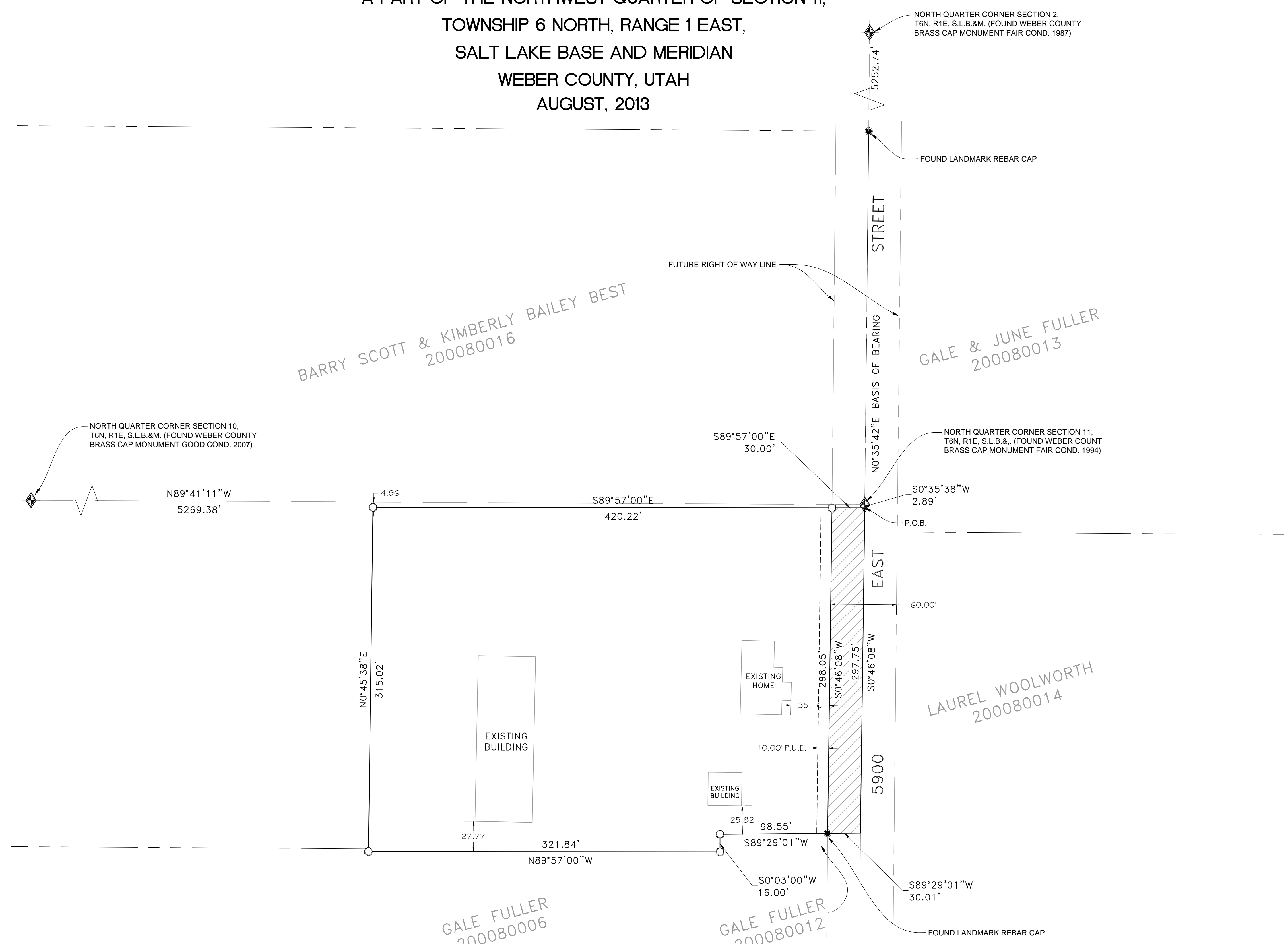
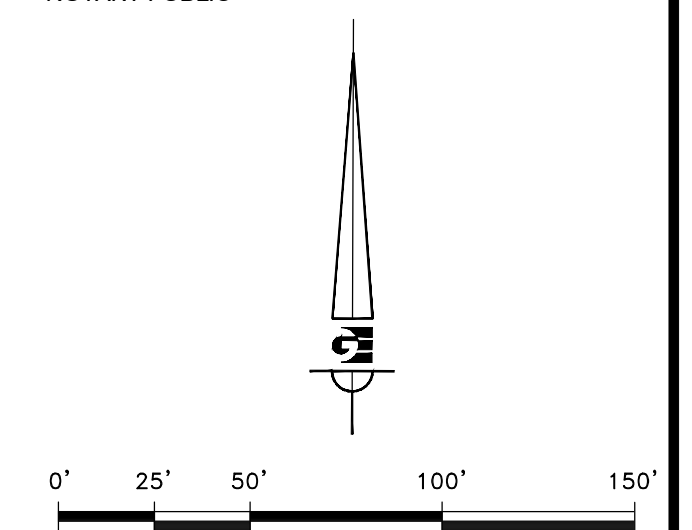
**Public Utility, Drainage and Canal Maintenance Easements**  
 Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds drainage easements and canal maintenance easement, the same to be used for the installation maintenance and operation of public utility service line, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

SIGNED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013  
 \_\_\_\_\_  
 Barry Scott Best  
 \_\_\_\_\_  
 Kimberly Bailey Best

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013,  
 PERSONALLY APPEARED BEFORE ME, ERIC SMITH, THE SIGNER OF THE ABOVE OWNERS' DEDICATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

STAMP NOTARY PUBLIC



**NARRATIVE:**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE (1) LOT SUBDIVISION OF THE ILLEGALLY CREATED TAX PARCEL 200080016 SO THAT IT WILL COMPLY WITH CURRENT WEBER COUNTY ORDINANCES. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION WITHIN AND SURROUNDING SECTION 11, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. THE RIGHT-OF-WAY OF 5900 EAST WAS DETERMINED BY PROJECTING THE DEDICATED RIGHT-OF-WAY PER THE RACCASI SUBDIVISION TO THE SOUTH. THE BASIS OF BEARING IS A LINE BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 11 AND THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°35'38" EAST UTAH NORTH NAD 83 STATE PLANE CALCULATED GRID BEARING. (WEBER COUNTY BEARING SHEETS DO NOT SHOW RECORD DISTANCES FOR SECTION 11)

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- PROPERTY LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING BUILDING
- EXISTING FENCE
- 10.00 FOOT PUBLIC UTILITY EASEMENT
- ROADWAY DEDICATION AREA

801-476-4242 5150 S. 375 E. OGDEN UTAH, 84405

**GARDNER ENGINEERING**  
 CIVIL • LAND PLANNING  
 MUNICIPAL • LAND SURVEYING

**Weber County Surveyor**  
 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 Engineer**  
 I hereby certify that the required public improvement 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 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 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 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  
 \_\_\_\_\_

**COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 \_\_\_\_\_ FILED FOR RECORD AND  
 RECORDED \_\_\_\_\_, AT  
 IN \_\_\_\_\_ BOOK OF OFFICIAL  
 RECORDS, PAGE \_\_\_\_\_, RECORDED  
 FOR \_\_\_\_\_  
 \_\_\_\_\_  
 COUNTY RECORDER  
 BY: \_\_\_\_\_  
 DEPUTY