SURVEYOR'S CERTIFICATE MUSGRAVE-BITTON SUBDIVISION -W 400 S CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. AND HAVE PLACED MONUMENTS AS WEBER COUNTY, UTAH REPRESENTED ON THIS PLAT. AND THAT THIS PLAT OF MUSGRAVE—BITTON SUBDIVISION IN SEPTEMBER, 2014 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 AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHEI CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE REMAINDER PARCEL-= W 900 S 7736336 UTAH LICENSE NUMBER CHAD A. ANDERSON N86°17'54"E 379,88 OWNERS DEDICATION AND CERTIFICATION WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A ONE LOT SUBDIVISION AND STREET AS SHOWN ON THE PLAT AND NAME SAID TRACT MUSGRAVE-BITTON SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND 15-046-0066 REMAINDER PARCEL 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 (NOT APPROVED FOR DEVELOPMENT) 41707 S.F. THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN 19.81 ACRES +/-0.957 ACRES SUCH EASEMENTS. SIGNED THIS ______, 20_____, VICINITY MAP -S89°12'16"E LEGEND S89°33'08"E 288.53' DUANE L WAGSTAFF REVOCABLE TRUST = SECTION CORNER = SET 5/8" X 24" REBAR AND PLASTIC 10' P.U.E-CAP STAMPED "REEVE & ASSOCIATES" CLEO R. WAGSTAFF REVOCABLE TRUST = BOUNDARY LINE = CENTERLINE OF EXISTING ROAD ACKNOWLEDGMENT 40260 S.F. STATE OF UTAH 0.924 ACRES --- = ADJOINING PROPERTY COUNTY OF . -----= EASEMENTS__ DAY OF ____ = SECTION TIE LINE BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, -S89°22'17"W-SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, X X X = EXISTING FENCELINE 36.72 WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED. = EXISTING STRUCTURE N89°12'16"W 257.97' = ROAD DEDICATION NOTARY PUBLIC COMMISSION EXPIRES 14.19 **DEVELOPER:** DAN MUSGRAVE = EXISTING PAVEMENT STRUCTURE 708 S. 4100 W. ACKNOWLEDGMENT OGDEN, UTAH 84404 = PUBLIC UTILITY EASEMENT P.U.E. NOTE: STATE OF UTAH COUNTY OF ___ AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL STRUCTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE Scale: 1" = 30'___, 20____, PERSONALLY APPEARED __ DAY OF __ ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC. NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BEING BY ME DULY SWORN. ACKNOWLEDGED TO ME THEY ARE **BASIS OF BEARINGS** BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS __ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED. BETWEEN THE FOUND WEBER COUNTY MONUMENT AT THE SOUTHWEST CORNER AND THE FOUND WEBER COUNTY MONUMENT OF **BOUNDARY DESCRIPTION** THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. PART OF THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 NOTARY PUBLIC COMMISSION EXPIRES SHOWN HEREON AS S89°15'33"E. WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF LOT 2, SAID POINT LIES NARRATIVE S89'15'33"E 1452.49 FEET AND NORTH 1181.15 FEET FROM THE FOUND WEBER Project Info. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION COUNTY MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 16 AND RUNNING AS SHOWN. ALL LOT CORNERS WERE SET WITH A 5/8" X 24" THENCE NO3°30'44"E 200.00 FEET; THENCE N86°17'54"E 379.88 FEET; THENCE C. ANDERSON REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". S01°30'44"W 62.39 FEET; THENCE S52°57'36"E 5.04 FEET; THENCE S01°55'16"E 64.38 FEET; THENCE S89'12'16"E 46.22 FEET; THENCE S03'30'44"W 100.00 FEET; THENCE ORIGINAL SECTION 16 LOT BEARINGS HAVE BEEN TRANSLATED AND N89°12'16"W 257.97 FEET; THENCE N00°27'50"W 14.19 FEET; THENCE S89°22'17"W ROTATED 01°47'44" TO MATCH EXISTING FENCING AND OCCUPATION 36.72 FEET; THENCE S00°22'03"E 13.28 FEET; THENCE N89°12'16"W 141.28 FEET TO THE POINT OF BEGINNING. FOUND WEBER COUNTY CONTAINING 87,041 SQUARE FEET OR 1.998 ACRES MONUMENT AT THE SOUTHWEST CORNER OF Number: 6422-01 SECTION 16, TOWNSHIP 6 - FOUND WEBER COUNTY MONUMENT AT THE SOUTH QUARTER CORNER OF NORTH, RANGE 2 WEST, 1452.49 Scale: 1"=30' SALT LAKE BASE AND SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE MERIDIAN, U.S. SURVEY. S89°15'33"E (BASIS OF BEARINGS) 2646.14' Checked:_ AND MERIDIAN, U.S. SURVEY. Weber County Recorder WEBER-MORGAN HEALTH DEPARTMENT WEBER COUNTY ATTORNEY WEBER COUNTY SURVEYOR WEBER COUNTY COMMISSION ACCEPTANCE WEBER COUNTY ENGINEER WEBER COUNTY PLANNING __ Filed For Record HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER COMMISSION APPROVAL THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S I HEREBY CERTIFY THAT THE REQUIRED PUBLIC And Recorded, _____ DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS At _____ In Book ___ IN MY OPINION THEY CONFORM WITH THE COUNTY INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND Of The Official Records, Page APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. ON-SITE WASTEWATER DISPOSAL SYSTEMS. ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY WITH LINES AND MONUMENTS ON RECORD IN COUNTY THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT SIGNED THIS _____, 20___, SIGNED THIS _____, 20___, 20___. APPROVED AND ACCEPTED BY THE COMMISSIONERS OF OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER FOR THE INSTALLATION OF THESE IMPROVEMENTS. Recorded For: SIGNED THIS _____ DAY OF _____ COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND WEBER COUNTY, UTAH. SIGNED THIS _____ DAY OF _____ SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS _____, 20____, 20____. Weber County Recorder CHAIRMAN. WEBER COUNTY COMMISSION WEBER-MORGAN HEALTH DEPARTMENT WEBER COUNTY ATTORNEY WEBER COUNTY SURVEYOR Deputy. WEBER COUNTY ENGINEER CHAIRMAN, WEBER COUNTY PLANNING COMMISSION Reeve & Associates, Inc. - Solutions You Can Build On