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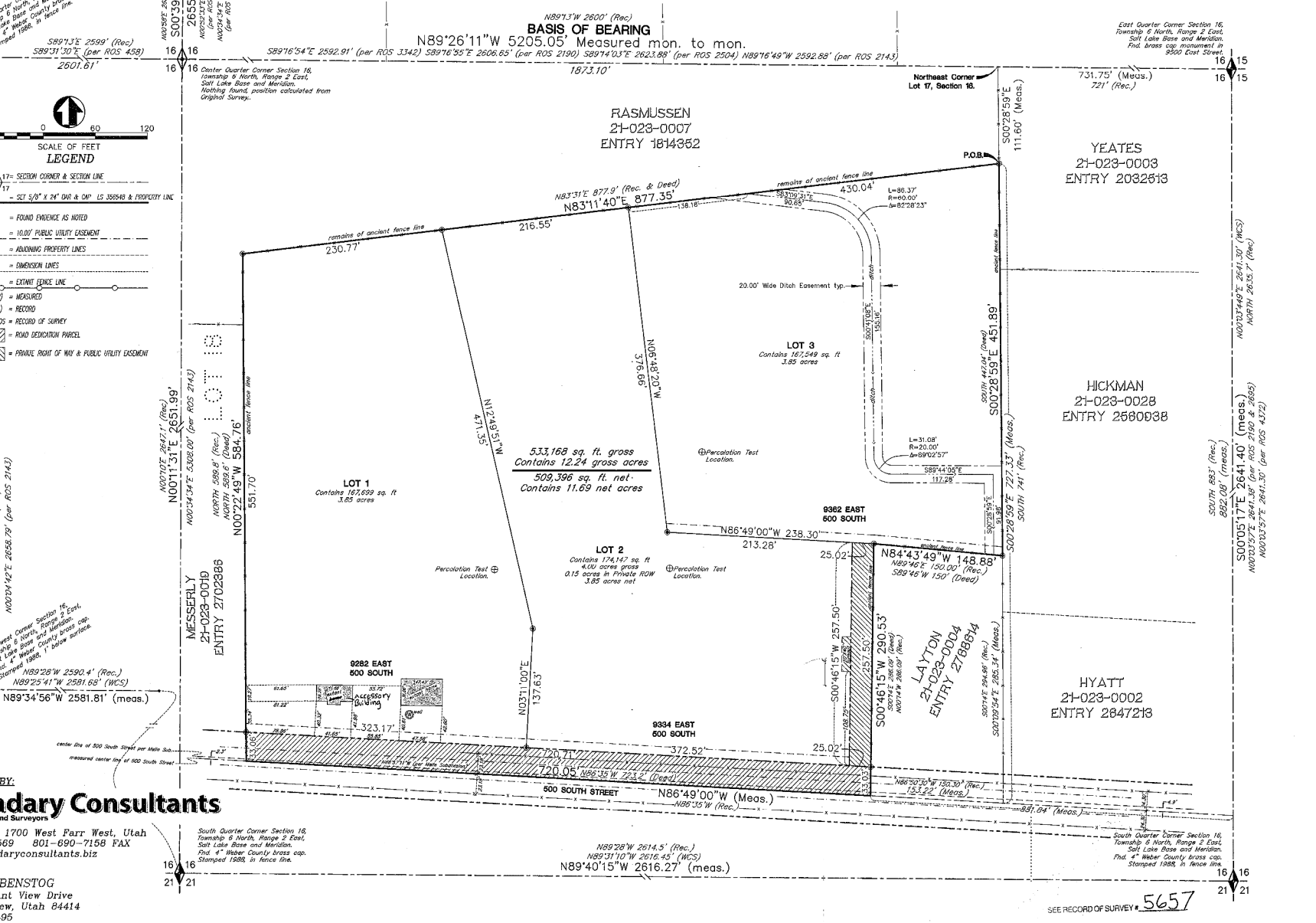
BENSTOG SUBDIVISION
OGDEN VALLEY, WEBER COUNTY, UTAH

LYING AND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
SURVEY PERFORMED: JUNE 2016

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 ANYTIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTIONS ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. (WCO Ord. 106-1-8(c)(5))



SEE RECORD OF SURVEY # 5657

BY:

ndary Consultants
nd Surveyors
1700 West Farr West, Utah
569 801-690-7158 FAX
daryconsultants.biz

BENSTOG
nt View Drive
ew, Utah 84414
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SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holdin 356548 in accordance with Title 58, Chapter 22, Professional Engineers a Surveyors Licensing Act and that a survey of the described tract of land completed by me in accordance with Section 17-23-17 and that I have measurements, have placed monuments as shown hereon and that all lot requirements of the Land Use Code.

NARRATIVE

See Record of Survey #5657 as filed with the Weber County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southeast Quarter of section 16 North, Range 2 East, Salt Lake Base and Meridian. Comprising the remain of Lot 16 of said Section 16, a "School Section" subdivided by that certa certified by HJ Craven, November 30, 1899, approved by the Secretary St Land Commissioners, November 8, 1899 and filed with the Weber County December 18, 1899. Portions of said survey being retraced by Boundary in June of 2016 depicted on that certain record of survey certified by Da P.L.S. and filed with the Weber County Surveyor. Basis of Bearing for sub North 89°26'11" West 5205.05 feet between the Weber County brass cap monumentalizing the north line of the south half of said Section 16. Sub more particularly described as follows:

Commencing at the East Quarter Corner of said Section 16, thence North 731.75 feet coincident with the north line of the Southeast Quarter of sa the Northeast Corner of Lot 17, of said Section 16; Thence South 00°28'5 feet along an ancient fence line and coincident with the east line of said number 5 rebar and yellow cap stamped "PLS 356548" and the Northea Lot 16, the True Point of Beginning;
Thence South 00°28'59" East 451.89 feet coincident with the east line of along an ancient fence line to a number 5 rebar and yellow plastic cap s 356548" set in an ancient fence corner; Thence the following two (2) co ancient fence line which is a "Boundary by Acquiescence", 1) North 84°43 feet to a number 5 rebar and yellow plastic cap stamped "PLS 356548" South 00°46'15" West 290.53 feet through a number 5 rebar and yellow p stamped "PLS 356548" set at the intersection of the 33.00 foot right of South Street, to the center line of said 500 South Street; Thence North 720.05 feet to the southwest corner of said Lot 16; Thence North 00°22' feet through a number 5 rebar and yellow plastic cap stamped "PLS 356 intersection of the 33.00 foot right of way line of 500 South Street, and west line of said Lot 16 to a number 5 rebar and yellow plastic cap star 356548" set in an ancient fence corner monumentalizing the northwest c 16; Thence North 83°11'40" East 877.35 feet coincident with the north lin to the Point of beginning.

UTAH PROFESSIONAL LAND SURVEYOR No. 356548 DAVID E. HAWKES 08/01/17 STATE OF UTAH

OWNERS DEDICATION

Known all men by these presents that we, the undersigned owner described tract of land having caused the same to be subdivided a public street, and a private right of way, as shown on this pla tract BENSTOG SUBDIVISION, and hereby dedicate, grant and conve County, Utah, all those parts or portions of said tract of land de public streets the same to be used as public thoroughfares forev dedicate to Weber County those certain strips as easements for p drainage purposes as shown hereon. We also hereby dedicate tha roadway for ingress and egress purposes for Lot 3 their guests the same to be used for the installation, maintenance and operat utility service lines and drainage as may be authorized by the go in witness we have hereunto set our signature.

Signed this 2 day of AUGUST 2017.

Patrick Benstog
Paul Benstog
Lola Benstog
John Benstog

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WEBER }

On the 2nd day of August 2017, personally appeared be undersigned Notary, in and for said County of Weber, in said Sta signers of the above Owner's Dedication, four (4) in number, who acknowledged to me that they signed it freely and voluntarily for therein mentioned. Patrick Benstog, Paul Benst Lola Benstog, John Benstog

Notary Public — My Commission Expir 8-24-19

WEBER MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates and conditions for this subdivision have been investigated b office and are approved for an on-site waste water sy

This 11th day of July, 201

Director, Weber Morgan Health Department

WEBER COUNTY RECORDER

ENTRY NUMBER 2871278
FEE PAID $ 33
FILED FOR RECORD AND RECORDED THIS 02.
DAY OF AUG 2017, IN BOOK 81, AT PAGE 164
OFFICIAL RECORDS.

SARA YOUNG
DEPUTY COUNTY RECORDER

WEBER COUNTY ATTORNEY

xamined the financial guarantee and other
ssociated with this subdivision plat and in my
conform with the County Ordinance applicable
hereto and now in force and affect.

day of , 20

Signature

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical 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 execute this plat from the responsibilities and/or liabilities associated therewith.

Signed this 10th day of July, 2017.

Val H. Schultz for Chief Deputy Devon Anderson
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 10 day of July, 2017.

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 27th day of July, 2017.

Chairman, Weber County Planning Commission

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: