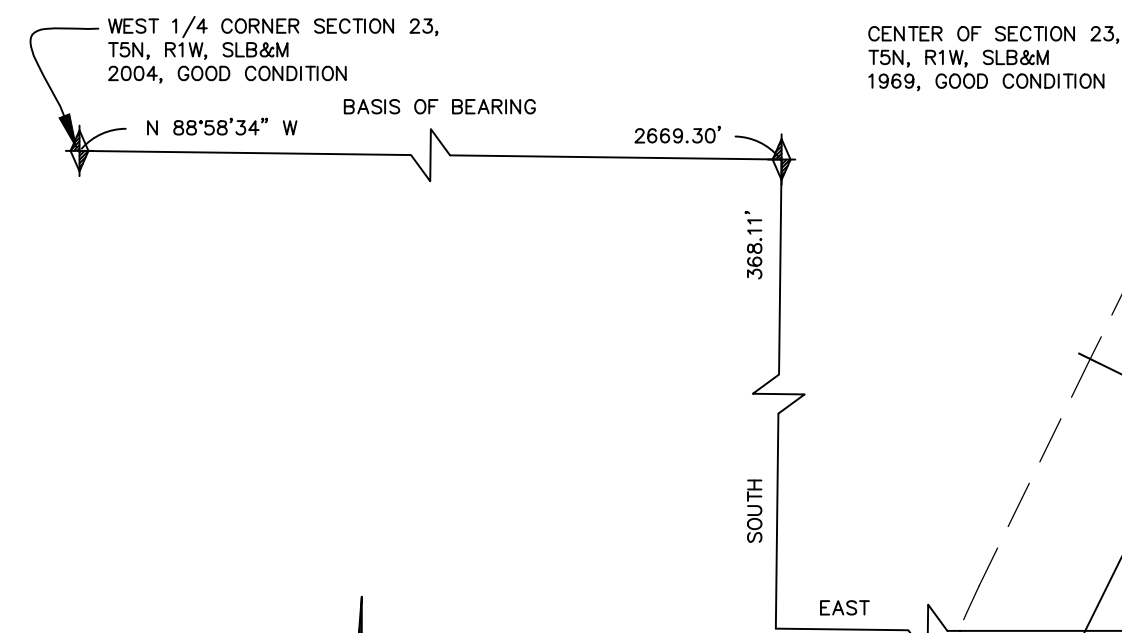


BYBEE POND SUBDIVISION

A PART OF THE S. W. 1/4 OF SEC. 24, T. 5 N., R. 1 W., S.L.B. & M.
WEBER COUNTY, UTAH
JUNE 2013



There will need to be a culvert placed under the access.

The capacity of the detention pond will need to remain the same. Whatever may be taken here will need to be replaced over here. Please provide a design of the new access with a profile.

Will this easement take care of the utility easements as well??

Will this be private or public?

Fire District has some requirements and there are requirements under the Supplementary and Qualifying Regulations 23-29

This lot is now being modified. Should it be part of the subdivision?

It appears that there is a drainage that comes through this area. The easement needs to be shown on the plat.

Are there any existing easements that are still on this property from when it was a pond? They will need to be vacated.

SURVEYOR'S CERTIFICATE

I, DALLAS K. BUTTARS, HOLDING LICENSE NUMBER 167594, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

I DO ALSO HEREBY CERTIFY THAT THIS PLAT OF BYBEE POND SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN CORRECTLY DRAWN TO SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF WEBER COUNTY B.O.A. 2013-01.

SIGNED THIS _____ DAY OF _____, 20__.

OWNERS' DEDICATION

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 HEREIN AND NAME SAID TRACT BYBEE POND SUBDIVISION 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 FOREVER; ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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 _____ DAY OF _____, 20__.

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER } ss

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS' DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 24, T5N, R1W, SLB&M, U.S. SURVEY.

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 CALAIS SUBDIVISION WHICH IS 368.11 FEET SOUTH, 3358.47 FEET EAST AND SOUTHWEST 1/4 1/2 69.64 FEET FROM THE CENTER OF SECTION 23 T5N, R1W, SLB&M, U.S. SURVEY; AND RUNNING THENCE SOUTH 29°15'47" EAST 160.89 FEET; THENCE SOUTH 15°15'47" EAST 127.47 FEET; THENCE NORTH 88°52'55" WEST 330.73 FEET TO A POINT ON THE EASTERLY LINE OF EASTWOOD SUBDIVISION NO.6; THENCE THE FOLLOWING THREE COURSES ALONG SAID EASTERLY LINE OF EASTWOOD SUBDIVISION NO.6: (1) NORTH 17°27'32" EAST 84.98 FEET, (2) NORTH 29°15'47" WEST 439.39 FEET, (3) NORTH 26°13'13" EAST 41.09 FEET; THENCE NORTH 66°43'57" EAST 126.69 FEET TO THE POINT OF BEGINNING.

CONTAINS 112,996 SF OR 2.594 ACRES

DEVELOPER: MATT RASMUSEN

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION AS SHOWN. BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN.

AGRICULTURAL NOTE

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS _____ DAY OF _____, 20__.

DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

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

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 SURVEYOR

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 EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

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 AFFECT.

SIGNED THIS _____ DAY OF _____, 20__.

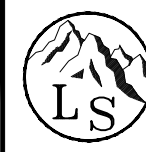
SIGNATURE

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__.

TITLE: CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST:



LANDMARK SURVEYING, INC.
A COMPLETE LAND SURVEYING SERVICE
4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401
PHONE 801-731-4075 FAX 801-731-8506

CLIENT: MATT RASMUSEN

LOCATION: PART OF THE S.W. 1/4 OF SEC. 24,
T.5N., R.1W., S.L.B.&M.

SURVEYED: JUNE 2013

REVISIONS:

DRAWN BY: T.K.

CHECKED BY: D.B.

DATE: 6-12-13

FILE: 3236-BYBEE POND

WEBER COUNTY RECORDER

ENTRY # _____ FEE _____

FILED FOR RECORD & RECORDED

THIS _____ DAY OF _____, 20__.

AT _____ IN BOOK _____ OF _____

PAGE _____

WEBER COUNTY RECORDER

BY _____

DEPUTY