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 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 LOT MAY, 2014 MEASUREMENTS HAVE BEEN COMPLIED WITH. FOUND LANDMARK REBAR CAP SIGNED THIS KLINT H. WHITNEY, PLS NO. 8227228 SUBDIVISION BOUNDARY DESCRIPTION A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE CENTERLINE OF 5900 EAST STREET AS DETERMINED BY THE RACCASI SUBDIVSION RECORDED IN BOOK 54 PAGE 55 WEBER COUNTY RECORDERS OFFICE BEGIN LOCATED FUTURE RIGHT-OF-WAY LINE SOUTH O0°25'02" WEST 2,89 FEET (SOUTH O0°35'38" WEST 2,89 FEET BY RECORD) FROM THE MONUMENTED BARRY SCOTT & KIMBERLY BAILEY BEST 200020086 NORTH QUARTER CORNER OF SAID SECTION 11; RUNNING THENCE ALONG SAID CENTERLINE SOUTH 00°25'02" WEST 297.71 FEET (SOUTH 00°46'08" WEST 297.75 FEET BY RECORD); THENCE SOUTH 89°29'01" WEST 130.40 FEET (SOUTH 89°29'01" WEST 128.56 FEET BY RECORD): THENCE SOUTH 00°03'00" WEST 16.00 FEET: THENCE NORTH 89°57'00" WEST 321.84 FEET; THENCE NORTH 00°45'38" EAST 315.02 FEET; THENCE SOUTH 89°57'00" EAST 450.22 FEET TO THE POINT OF BEGINNING. CONTAINING 3.212 ACRES AND ONE (1) LOT. BEARING **Owner's Dedication** We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into a lot as shown heron and name said tract, BEST SUBDIVISION and do hereby: SIS 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. 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 ,42, NORTH QUARTER CORNER SECTION 11, 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. T6N, R1E, S.L.B.&,. (FOUND WEBER COUNT BRASS CAP MONUMENT FAIR COND. 1994) S0°25'02"W 450.22 S89°57'00"E 2.89 SIGNED THIS THE _____ DAY OF _____ , 2013 Barry Scott Best 420.22 SET #5X24" REBAR/CAP (TYPICAL) RIGHT-OF-WAY DETERMINED Kimberly Bailey Best BY BEING PARALLEL WITH RACCASI SUBDIVISION EXISTING STEEL RAIL FENCE **ACKNOWLEDGMENT** ROAD DEDICATION AREA CONTAINING 0.21 ACRES STATE OF UTAH COUNTY OF ON THIS ___ DAY OF_____ , 2013, LOT 1 PERSONALLY APPEARED BEFORE ME, ERIC SMITH, THE SIGNER OF THE ABOVE OWNER'S EXISTING 3.007 ACRES DEDICATION, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED. **EXISTING** BUILDING 10.00' P.U.E. -FOUND LANDMARK REBAR CAP DEVELOPER: FENCE LINE IS PROPERTY LINE -SHAWN CLEGG PER SPECIAL WARRANTY DEED **NOTARY PUBLIC** 801-232-4153 EXISTING RECORDED AS ENTRY #2353700 BUILDING EDEN, UTAH - CENTERLINE/SECTION LINE BASE ON FEBRUARY 5, 2008 LANDMARK "RECORD OF SURVEY" AND ROADWAY DEDICATION DETERMINED BY RACCASI THIS PROPERTY FALLS IN FLOOD ZONE D BASE ON FEMA MAP 49057C0243E EFFECTIVE DECEMBER 16, 2005. SUBDIVISION 100.40 27.77 DUE TO THE TOPOGRAPHY AND LOCATION OF THIS SUBDIVISION ALL OWNERS WILL S89°29'01"W 321.84 ACCEPT RESPONSIBILITY FOR ANY STORM RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED. N89°57'00"W AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS S0°03'00"W SPECIFIED IN THE LAND USE CODE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT TO THE RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. \Box NARRATIVE: FUTURE RIGHT-OF-WAY LINE -THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE (1) LOT SUBDIVISION OF A PRIOR DIVISION THAT WAS SECTION LINE BASED ON 2008 LANDMARK SURVEY NON-COMPLIANT TO THE SUBDIVSION LAWS OF THE STATE OF UTAH THAT INITIALLY CREATED TAX PARCEL RECORDED WITHIN SPECIAL WARRANTY DEED 200080015 SO THAT IT WILL COMPLY WITH CURRENT WEBER COUNTY ORDINANCES. THE CONTROL USED TO ENTRY #2353700 ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION WITHIN WEBER COUNTY MONUMENT AS NOTED AND SURROUNDING SECTION 11, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN. **Weber County Commission Acceptance Weber County Attorney** THE RIGHT-OF-WAY OF 5900 EAST WAS DETERMINED BY PROJECTING THE DEDICATED RIGHT-OF-WAY PER THE SET #5X24" REBAR AND CAP MARKED GARDNER ENGINEERING 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 RACCASI SUBDIVISION TO THE SOUTH. THE BASIS OF BEARING IS A LINE BETWEEN THE NORTH QUARTER guarantee of public improvements associated with this subdivision, thereon are hereby approved and opinion they conform with the County Ordinance applicable thereto and now in force and affect. 1" = 50' CORNER OF SAID SECTION 11 AND THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 1 FOUND PROPERTY CORNER AS NOTED accepted by the Commissioners of Weber County, Utah this _____ day of _____, 20 ___ EAST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 00°35'38" EAST UTAH NORTH NAD 83 STATE Signed this ______, 20_____, PLANE CALCULATED GRID BEARING. (WEBER COUNTY BEARING SHEETS DO NOT SHOW RECORD DISTANCES COUNTY RECORDER Chairman, Weber County Commission ADJACENT PARCEL Signature ENTRY NO. _____FEE PAID 801-476-4242 5150 S. 375 E. OGDEN UTAH, 84405 ——— SECTION LINE _____ FILED FOR RECORD AND EXISTING BUILDING RECORDED _____, AT **Weber County Planning Commission Approval** X EXISTING FENCE IN _____BOOK OF OFFICIAL This is to certify that this subdivision plat was duly approved by the Weber County Planning I hereby certify that the Weber County Surveyor's Office has reviewed this plat for mathematical correctness, I hereby certify that the required public improvement standards and drawings for this subdivision conform with RECORDS, PAGE _____. RECORDED 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 ____ - — — — 10.00 FOOT PUBLIC UTILITY EASEMENT 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. ROADWAY DEDICATION AREA Chairman, Weber County Planning Commission COUNTY RECORDER CIVIL - LAND PLANNING Signature **MUNICIPAL - LAND SURVEYING** Signature