

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 RECORDS; 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 NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT SOUTH 00°35'38" WEST 2.89 FEET FROM THE MONUMENTED NORTH QUARTER CORNER OF SAID SECTION 11; RUNNING THENCE SOUTH 00°46'08" WEST 297.75 FEET; THENCE SOUTH 89°29'01" WEST 128.56 FEET; 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 3.21 ACRES AND ONE (1) LOT.

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 hereon and name said tract, BEST 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.

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 lines, 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.

NOTARY PUBLIC

SP STAMP

DEVELOPER:
 SHAWN CLEGG
 801-232-4153
 EDEN, UTAH

NOTES:
 THIS PROPERTY FALLS IN FLOOD ZONE D BASE ON FEMA (MAD) 490570243E EFFECTIVE DECEMBER 16, 2005.

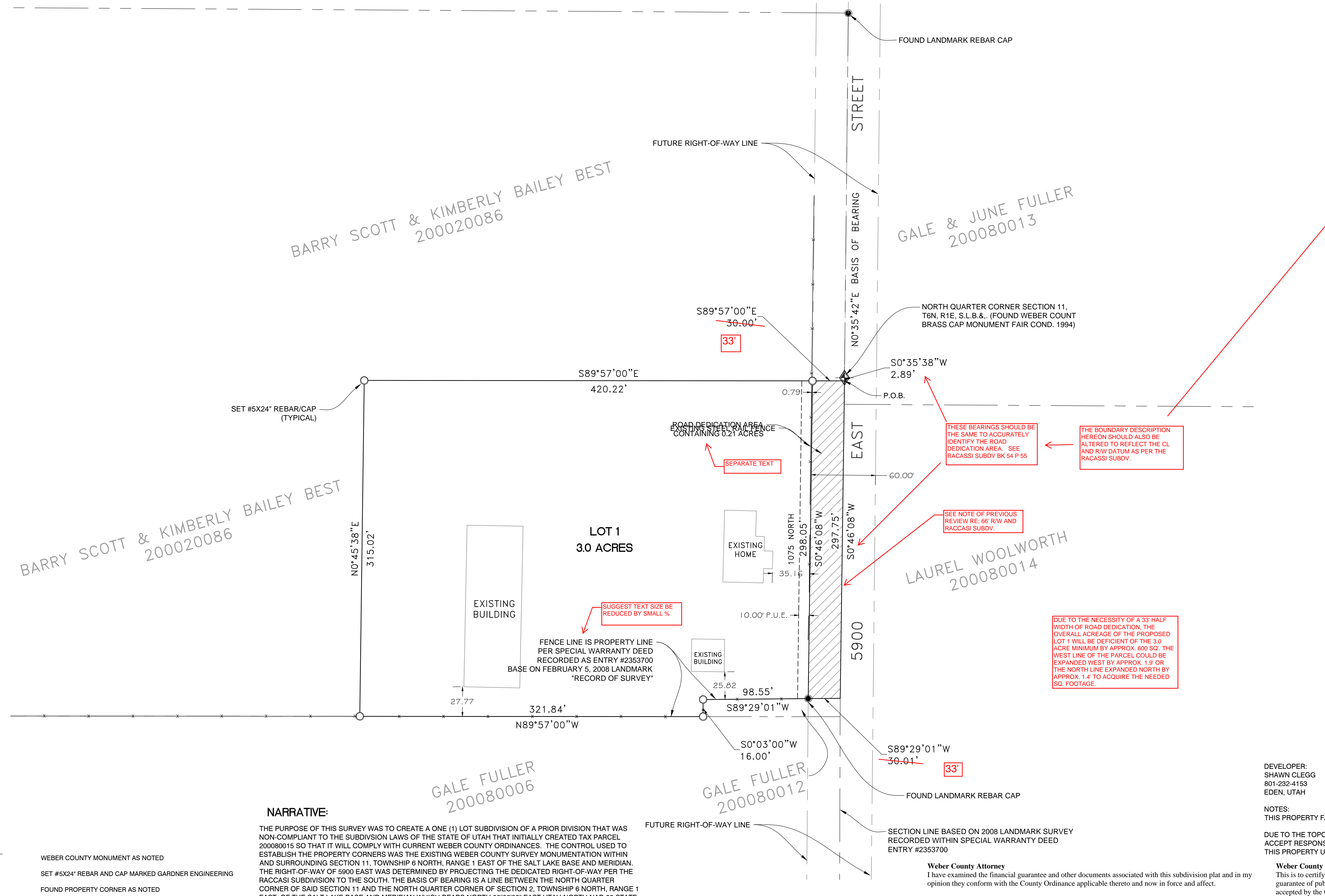
DUE TO THE TOPOGRAPHY AND LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

0' 25' 50' 100' 150'
 Scale in Feet
 1" = 50'

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 _____ FILED FOR RECORD AND
 RECORDED _____, AT
 IN _____ BOOK OF OFFICIAL
 RECORDS, PAGE _____, RECORDED
 FOR _____

 COUNTY RECORDER
 BY: _____ DEPUTY



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE (1) LOT SUBDIVISION OF A PRIOR DIVISION THAT WAS NON-COMPLIANT TO THE SUBDIVISION LAWS OF THE STATE OF UTAH THAT INITIALLY CREATED TAX PARCEL 200080015 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)

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

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING

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 execute 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 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 MONUMENT AS NOTED
- SET #5X24" REBAR AND CAP MARKED GARDNER ENGINEERING
- FOUND PROPERTY CORNER AS NOTED
- PROPERTY LINE
- ADJACENT PARCEL
- SECTION LINE
- EXISTING BUILDING
- EXISTING FENCE
- 10.00 FOOT PUBLIC UTILITY EASEMENT
- ROADWAY DEDICATION AREA

INCLUDE THE STATEMENT "AGRICULTURE IS THE PREFERRED USE" SEE FINAL PLAT REQUIREMENTS 1-8 (1) AS PER WEBER COUNTY SUBDIVISION ORDINANCE

THESE BEARINGS SHOULD BE THE SAME TO ACCURATELY IDENTIFY THE ROAD DEDICATION AREA. SEE RACCASI SUBDV BK 64 P. 55

DUE TO THE NECESSITY OF A 33' HALF WIDTH OF ROAD DEDICATION, THE OVERALL ACREAGE OF THE PROPOSED LOT 1 WILL BE DEFICIENT OF THE 3.0 ACRE MINIMUM BY APPROX. 800 SQ. FT. THE WEST LINE OF THE PARCEL COULD BE EXPANDED WEST BY APPROX. 1.9' OR THE NORTH LINE EXPANDED NORTH BY APPROX. 1.4' TO ACQUIRE THE NEEDED SQ. FOOTAGE.

SUGGEST TEXT SIZE BE REDUCED BY SMALL %

SEE NOTE OF PREVIOUS REVIEW RE: 66' R/W AND RACCASI SUBDV.

ROAD DEDICATION AREA CONTAINING 0.21 ACRES
 SEPARATE TEXT