#### 1. Show correct range

- 2. Part of 7500 West street has not been dedicated, the rest of the road adjacent to subdivision needs to be dedicated (see deed in book 130 page 557). Ernest would
- prefer that the owners dedicate the road to their north boundary line. 3. Show measurements to structures within 30' of boundaries
- 4. Show date and condition of found monuments
- 5. Show measured distance between monuments 6. Call to adjoiners in description
- 7. Show road CL Data, explain in narrative how this was established
- 8. It appears that there is a ditch on the east side of the property, running east west.
- Is this to be abandoned? does it need an easement?

## 9. Show developers name and mailing address

# Bitton Subdivision

Weber County, Utah

A Part of the Northwest Quarter of Section 26, Township 6 North, Range 3 West, Salt Lake Base & Meridian

February 2014

65,			
230.65	West	SP Willson  Wilson Family Trust  100470007	
	66.00'	House	
	0.30,42" E	P.O.B.  Lot 1  Containing 2.00 Acres	
		Shed Shed N 89°29'18" W	
		Barn  Barn	17-27
		SP Willson  Wilson Family Trust  100470007	
	7500	xxxxxxxx	X¬ ×

### SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, 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 I Have Completed a 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 Represented on this Plat, and have Hereby Subdivided said Tract into One (1) Lot, know Hereafter as Bitton Subdivision in Weber County, Utah, and has been Correctly Drawn to the Designated Scale and is 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 Further Hereby 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	
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K. Grea Hansen P.L.S. Utah Land Surveyor Licence No. 167819



### BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 7500 WEST STREET LOCATED 230.65 FEET SOUTH 00°30'42" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND 66.00 FEET SOUTH 89°29'18" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 26; RUNNING THENCE SOUTH 89°29'18" EAST 435.60 FEET; THENCE SOUTH 00°30'42" WEST 200.00 FEET; THENCE NORTH 89°29'18" WEST 435.60 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 00°30'42" EAST 200.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 2.000 ACRES.

### NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the One Lot Subdivision as Shown and described hereon. The survey was ordered by Jennifer Bitton. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 26, Township 6 North, Range 3 West, S.L.B.&M. The basis of bearing is the West line of the Northwest Quarter of said Section which bears South 30'42" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

## OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be subdivided into a lot and streets, as shown on this plat and name said tract Bitton Subdivision and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of <del>10-9a-607,</del> Utah code, without condition, restriction or reservation to Weber County, Utah, all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and also dedicate to Weber County those certain strips as easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by the Governing Authority in witness we have here unto set our signature this \_\_\_day of \_\_\_\_\_\_, 2014.

d	L.	Willson						Joanne V			West Willson			
	_			_		_		_		_			_	

Trustee for the Willson Family Trust Trustee for the Willson Family Trust

## TRUST ACKNOWLEDGMENT

County of

State of Utah

On this\_\_\_\_

Trustee for the Wilson Family trust, personally appeared before me, the undersigned notary public in and for said county, in the state of utah, the signers of the attached owners dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

oublic

WEBER COUNTY RECORDER

# WEBER COUNTY COMMISSION ACCEPTANCE

Scale: 1" = 60'

Scale in Feet (Data in Parentheses is Record)

**LEGEND** 

— — Public Utility Easement (P.U.E.)

——— Easement

Subdivision Boundary Line

Adjoining property Line

= Road cl, ROW

Found Survey Point

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 that it interferes with activities of future residents of this subdivision

Set 5/8" by 24" Rebar With Cap HANSEN & ASSON

Section Corner

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

Signed this\_\_\_\_\_, Day of\_\_\_\_\_

Chairman, Weber County Commission

# I Hereby Certify that the Weber County Surveyor's Office has Reviewed this Plat for Mathematical Correctness, Section Corner Data, and for Harmony

WEBER COUNTY SURVEYOR

with the 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 

## 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\_\_\_\_\_\_\_\_, 2014.

Weber County Attorney

## WEBER-MORGAN HEALTH DEPARTMENT

I Hereby Certify that the Soils, Percolation Rates, and Site Conditions for this Subdivision have been Investigated by this Office and are Approved for On-Site Wastewater Disposal Systems. Signed this . Day of

ENTRY NO.			FEE	PAIL	
RECORDED_					
	IN BO	OK	_OF OFF	TCIAL	
RECORDS, I	PAGE_		RECO	RDEL	
FOR					

COUNTY RECORDER

DEPUTY

1- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.

WEBER COUNTY ENGINEER

I Hereby Certify that the Required Public Improvement

Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the

Financial Guarantee is Sufficient for the Installation of

WEBER COUNTY PLANNING

COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly

Approved by the Weber County Planning Commission.

Signed this\_\_\_\_\_, Day of\_\_\_\_\_

Chairman, Weber County Planning Commission

theses Improvements.

Weber County Engineer

Signed this\_\_\_



Consulting Engineers and Land Surveyors 538 North Main Street, Brigham, Utah 84302 Visit us at www.haies.net Brigham City Ogden (435) 723-3491 (801) 399-4905 (435) 752-8272

13-3-212 13-3-212v12 11/15/13

Attest

Weber County Surveyor

Weber-Morgan Health Department