

# Bitton Subdivision

Weber County, Utah  
A Part of the Northwest Quarter of Section 26,  
Township 6 North, Range 3 West, Salt Lake Base & Meridian  
MARCH 2014

### 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 17-25-17 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 \_\_\_\_\_, 2014.

K. Greg 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 THE NORTHWEST CORNER OF SAID SECTION 26 AND RUNNING THENCE SOUTH 89°16'52" EAST 66.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF 7500 WEST STREET; THENCE SOUTH 00°30'42" WEST 230.42 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE SOUTH 89°29'18" EAST 435.60 FEET; THENCE SOUTH 00°30'42" WEST 200.00 FEET; THENCE NORTH 89°29'18" WEST 501.60 FEET TO THE WEST RIGHT-OF-WAY LINE OF 7500 WEST STREET AND THE WEST LINE OF SAID SECTION 26; THENCE NORTH 00°30'42" EAST 430.65 FEET ALONG SAID WEST RIGHT-OF-WAY LINE AND SECTION LINE TO THE POINT OF BEGINNING. CONTAINING 2.652 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 west R-O-W line of 7500 West is the West line of the Northwest Quarter of Sec. 26, T6N, R3W as currently monumented. The R-O-W is being dedicated at 66.00 feet wide as established by previous surveys to the north and to the south of this property. 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 0°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 17-27a-607, 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.

Donald L. Willson  
Trustee for the Willson Family Trust

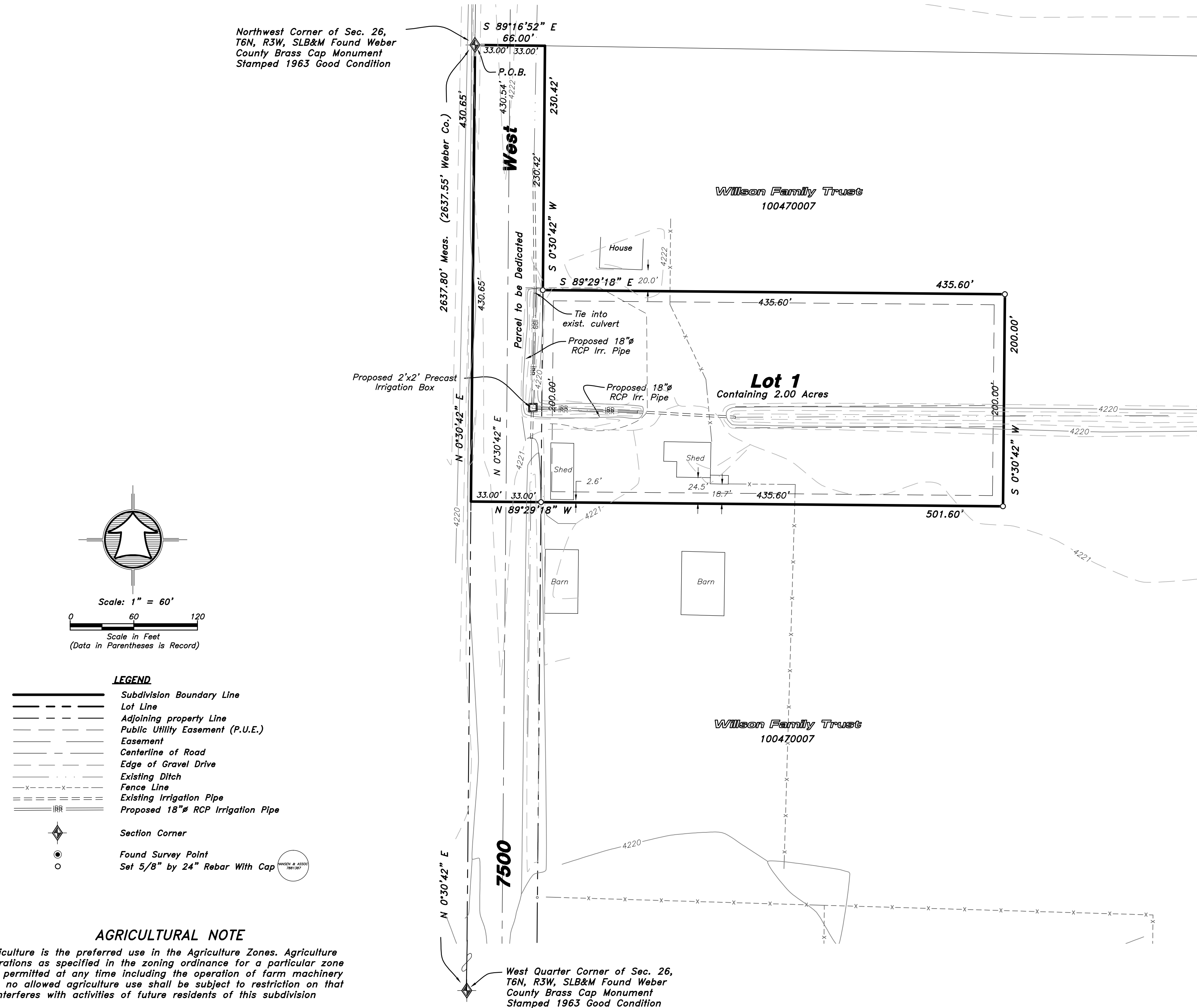
Joanne West Willson  
Trustee for the Willson Family Trust

### TRUST ACKNOWLEDGMENT

State of Utah  
County of \_\_\_\_\_  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2014.  
Trustee for the Willson 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.

\_\_\_\_\_  
Notary public

<b>WEBER COUNTY RECORDER</b>	
ENTRY NO. _____	FEE PAID _____
FILED FOR RECORD AND	
RECORDED _____	IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ . RECORDED	
FOR _____	
COUNTY RECORDER	
BY: _____	DEPUTY _____



LEGEND	
	Subdivision Boundary Line
	Lot Line
	Adjoining property Line
	Public Utility Easement (P.U.E.)
	Easement
	Centerline of Road
	Edge of Gravel Drive
	Existing Ditch
	Fence Line
	Existing Irrigation Pipe
	Proposed 18" RCP Irrigation Pipe
	Section Corner
	Found Survey Point
	Set 5/8" by 24" Rebar With Cap

### 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

### 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  
Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Chairman, Weber County Commission

AHest

### WEBER COUNTY SURVEYOR

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 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-MORGAN HEALTH DEPARTMENT

I Have Examined 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 \_\_\_\_\_, 2014.

\_\_\_\_\_  
Weber-Morgan Health Department

### 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 these Improvements.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Weber County Engineer

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

\_\_\_\_\_  
Chairman, Weber County Planning Commission

### NOTES:

- 1- ALL PUBLIC UTILITY EASEMENTS (PUE'S) ARE 10.00 FEET WIDE UNLESS NOTED OTHERWISE.
- 2- DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION, ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.

Developer:  
Jennifer Bitton  
3609 N 3800 W Farr West Ut 84404  
801-731-1055

**HANSEN & ASSOCIATES, INC.**  
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