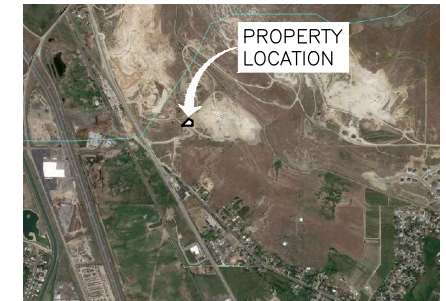


BONA VISTA WATER IMPROVEMENT DISTRICT HOT SPRINGS RESERVOIR NUMBER 2

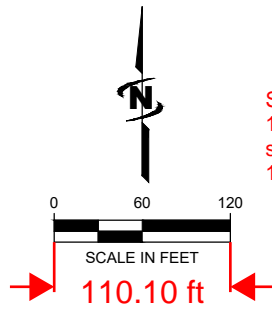
A PART OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 7
NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
APRIL 2023

**Name: Bona Vista water Improvement District cannot be in the title to similar to annexation plat you can have it as a subtitle e.g.,
HOT SPRINGS RESEVOIR NUBER 2 SUBDIVISION
Bona Vista Water Improvement district**

VICINITY MAP:



NOT TO SCALE



Scale of the map no smaller than 1" = 100' unless specified by the county surveyor. WCO 106-1-5(a); WCO 106-1-8(c)(1)

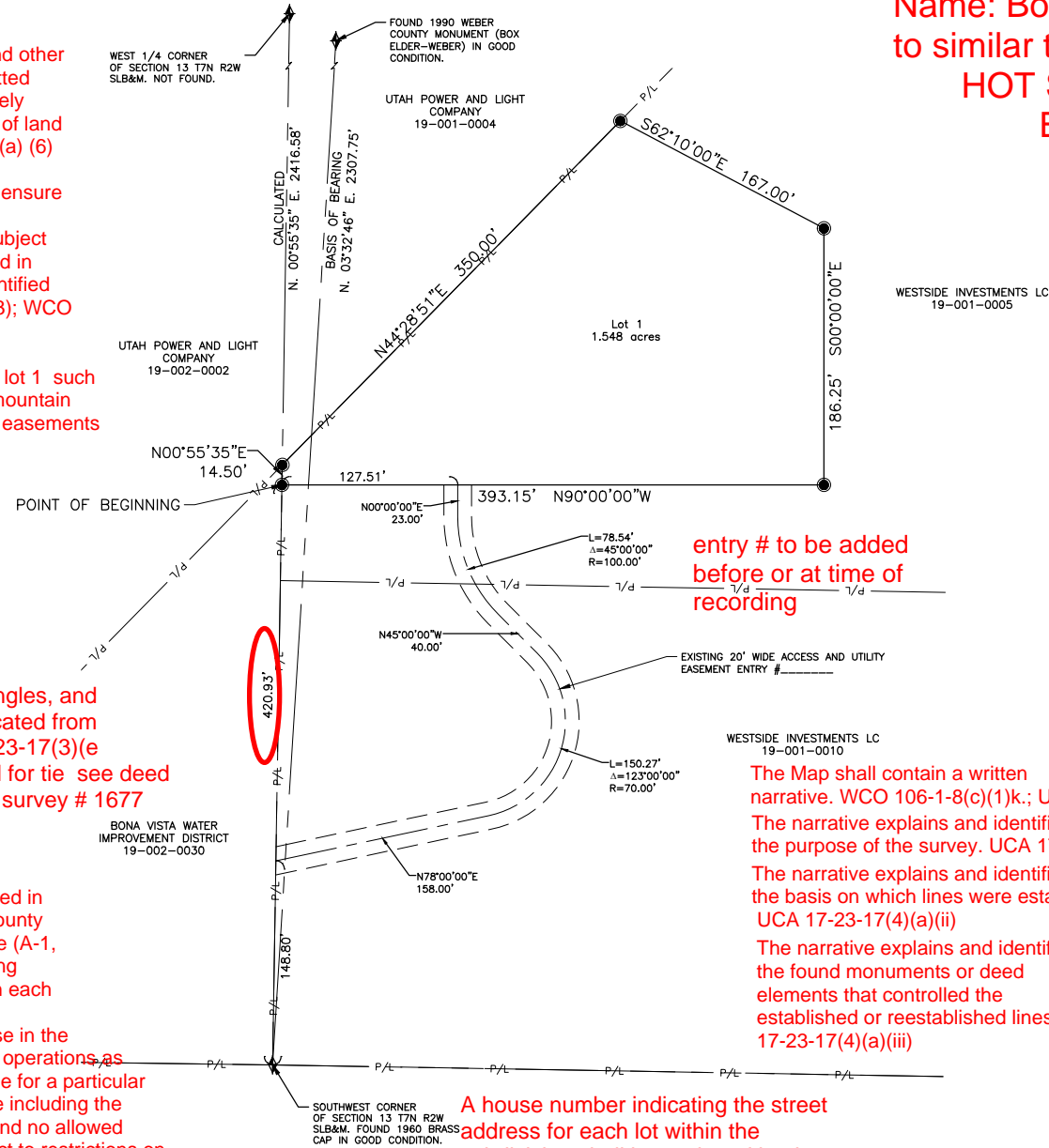
The existing location, widths, and other dimensions of all existing or platted easements within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a) (6)

Check preliminary title report to ensure all easements, boundary line agreements, or rights of way (subject to or together with) that are listed in the report are shown and/or identified on the plat. WCO 106-1-5(a)(13); WCO 106-1-8(c)(1)n

show existing easements within lot 1 such as access easement for rocky mountain also for clarity show Bona Vista easements

All measured bearings, angles, and distances separately indicated from those of record. UCA 17-23-17(3)(e) show record vs measured for tie see deed 727 pg 561 and record of survey # 1677

For subdivisions that are located in unincorporated areas of the county which are zoned for agriculture (A-1, A-2, A-3, and V-3), the following statement shall be required on each page of the final plat:
"Agriculture is the preferred use in the agriculture zones. Agricultural operations as 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 restrictions on the basis that it interferes with activities of future residents of this subdivision." WCO 106-1-8(c)(5). zoned A-1



entry # to be added before or at time of recording

Westside Investment LC is current owner and will need to sign or a Deed will be required to transfer property if you are changing ownership before or at the time of recording

The Map shall contain a written narrative. WCO 106-1-8(c)(1)k.; UCA 17-23-17(4)(a)
The narrative explains and identifies the purpose of the survey. UCA 17-23-17(4)(a)(i)
The narrative explains and identifies the basis on which lines were established. UCA 17-23-17(4)(a)(ii)
The narrative explains and identifies the found monuments or deed elements that controlled the established or reestablished lines. UCA 17-23-17(4)(a)(iii)

A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. WCO 106-1-8(c)(1)f see addressing review for house number

OWNER'S CERTIFICATE OF 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 ON THIS PLAT, AND NAME SAID TRACT BONA VISTA WATER IMPROVEMENT DISTRICT HOT SPRINGS RESERVOIR NUMBER 2.

SIGNED THIS _____ DAY OF _____, 2023. BY:

GENERAL MANAGER, CHAIRMAN OF THE BOARD,
BONA VISTA WATER IMPROVEMENT DISTRICT BONA VISTA WATER IMPROVEMENT DISTRICT

PRINTED NAME PRINTED NAME

ACKNOWLEDGMENT

IN WITNESS WHEREOF, said _____ has caused this instrument to be executed by its proper officers thereunto duly authorized, this _____ day of _____, A.D. 2023.

STATE OF)
) ss. _____
COUNTY OF) By _____

On the date first above written personally appeared before me, _____ who, being by me duly sworn, says that he is the GENERAL MANAGER of BONA VISTA WATER IMPROVEMENT DISTRICT, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and said _____ acknowledged to me that said corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

ACKNOWLEDGMENT

IN WITNESS WHEREOF, said _____ has caused this instrument to be executed by its proper officers thereunto duly authorized, this _____ day of _____, A.D. 2023.

STATE OF)
) ss. _____
COUNTY OF) By _____

On the date first above written personally appeared before me, _____ who, being by me duly sworn, says that he is the CHAIRMAN OF THE BOARD of BONA VISTA WATER IMPROVEMENT DISTRICT, a corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and said _____ acknowledged to me that said corporation executed the same.

WITNESS my hand and official stamp the date in this certificate first above written:

Notary Public

BOUNDARY DESCRIPTION:

A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 13 SAID POINT BEING N.00°55'35"E. 420.93 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 13, THENCE N.00°55'35"E. 14.50 FEET ALONG THE SECTION LINE TO THE GRANTORS NORTHERLY BOUNDARY LINE; THENCE N.44°28'51"E. 350.00 FEET ALONG SAID GRANTORS NORTHERLY BOUNDARY LINE; THENCE S.62°10'00"E. 167.00 FEET; THENCE S.00°00'00"E. 186.25 FEET; THENCE N.90°00'00"W. 393.15 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 67,439 SQUARE FEET OR 1.548 ACRES, MORE OR LESS.

has verified all measurements. UCA 17-27a-603(4)(b)(ii)
The surveyor making the plat shall certify that the surveyor "has placed monuments as represented on the plat". UCA 17-27a-604(4)(b)(iii)

SURVEYOR'S CERTIFICATE

I DAVID D STRONG DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 5331568 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN HEREON IN ACCORDANCE WITH SECTION 17-23-17. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

SIGNED THIS _____ DAY OF _____, 2023.

SIGNATURE

LEGEND:

- CENTER LINE OF ROAD
- SECTION LINES
- EASEMENT LINE
- EXISTING PROPERTY LINE
- SET 5/8 X 24" REBAR AND J-U-B ENGINEERS INC CAP
- ◆ WEBER COUNTY SURVEY MONUMENT

<p>WEBER COUNTY COMMISSION ACCEPTANCE:</p> <p>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 _____, 2023.</p> <p>ATTEST: _____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>TITLE: _____</p>	<p>WEBER COUNTY ENGINEER:</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2023.</p> <p>WEBER COUNTY ENGINEER</p>	<p>WEBER COUNTY SURVEYOR:</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2023.</p> <p>WEBER COUNTY SURVEYOR</p>	<p>WEBER COUNTY ATTORNEY:</p> <p>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.</p> <p>SIGNED THIS _____ DAY OF _____, 2023.</p> <p>WEBER COUNTY ATTORNEY</p>	<p>WEBER COUNTY PLANNING COMMISSION APPROVAL:</p> <p>THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 2023.</p> <p>CHAIRMAN, WEBER COUNTY PLANNING COMMISSION</p>	<p>DEVELOPER: BONA VISTA WATER IMPROVEMENT DISTRICT 801-621-0474</p> <p>PREPARED BY: JUB J-U-B ENGINEERS, INC. 466 North 900 West Kaysville, Utah 84037 Phone (801) 947-0395</p> <p>PROJECT #55-20-139 FEBRUARY 2023</p> <p>WEBER COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ 20____ AT _____ IN BOOK _____ PAGE _____ OF OFFICIAL RECORDS.</p> <p>RECORDED FOR</p> <p>COUNTY RECORDER</p>
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