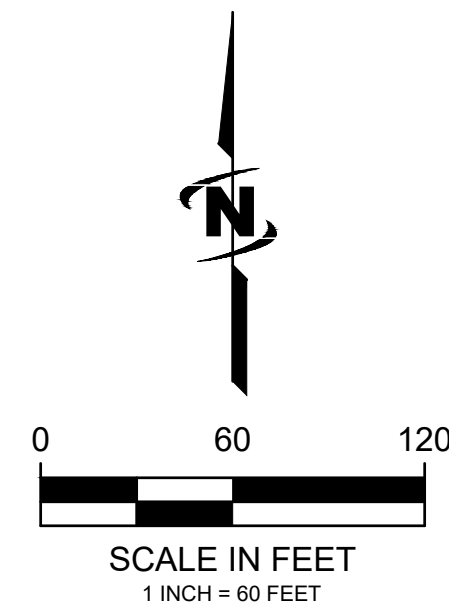


HOT SPRINGS RESERVOIR NUMBER 2 SUBDIVISION

BONA VISTA WATER IMPROVEMENT DISTRICT

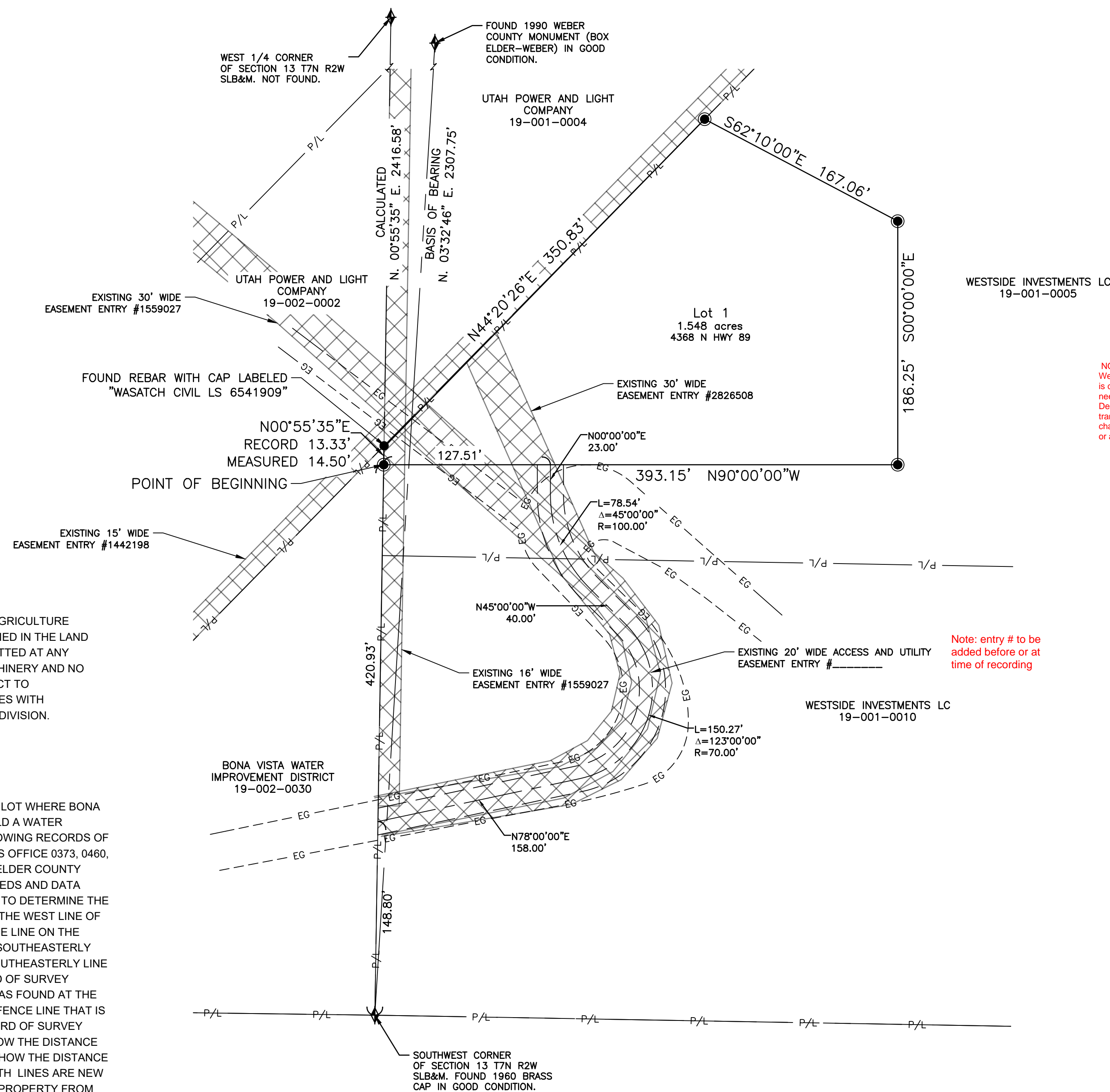
A PART OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
WEBER COUNTY, UTAH
APRIL 2023



VICINITY MAP:



NOT TO SCALE



NOTE: 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

Note: entry # to be added before or at time of recording

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 HOT SPRINGS RESERVOIR NUMBER 2 SUBDIVISION.

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. 13.33 FEET ALONG THE SECTION LINE TO THE GRANTORS NORTHERLY BOUNDARY LINE; THENCE N 44°20'26"E. 350.83 FEET ALONG SAID GRANTORS NORTHERLY BOUNDARY LINE; THENCE S 62°10'00"E. 167.06 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 67,308 SQUARE FEET OR 1.545 ACRES, MORE OR LESS.

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, WHERE MONUMENTS WERE PLACED AS REPRESENTED ON THE PLAT AND ALL MEASUREMENTS WERE VERIFIED. 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:

- EXISTING EASEMENT
- SECTION LINES
- EDGE OF GRAVEL ROAD
- NEW EASEMENT LINE FOR LOT 1
- EXISTING PROPERTY LINE
- SET 5/8 X 24" REBAR AND J-U-B ENGINEERS INC CAP
- FOUND REBAR
- WEBER COUNTY SURVEY MONUMENT

NOTES:

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.

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CREATE A LOT WHERE BONA VISTA WATER IMPROVEMENT DISTRICT CAN BUILD A WATER STORAGE TANK. INFORMATION FROM THE FOLLOWING RECORDS OF SURVEY FROM THE WEBER COUNTY SURVEYORS OFFICE 0373, 0460, 1100, 1366, 1677, AND 1909 AND FROM THE BOX ELDER COUNTY SURVEYORS OFFICE 2011-02467 ALONG WITH DEEDS AND DATA COLLECTED FROM A FIELD SURVEY WERE USED TO DETERMINE THE BOUNDARY LOCATIONS. THE WESTERLY LINE IS THE WEST LINE OF SAID SECTION 13. THERE IS AN EXISTING FENCE LINE ON THE NORTHERLY BOUNDARY LINE THAT IS 200 FEET SOUTHEASTERLY AND PERPENDICULARLY DISTANT FROM THE SOUTHEASTERLY LINE OF SURVEYED PARCEL 1 AS SHOWN ON RECORD OF SURVEY 2011-02467, AS SHOWN ON THIS MAP A REBAR WAS FOUND AT THE INTERSECTION OF THE SECTION LINE AND THE FENCE LINE THAT IS 435.43 FEET FROM THE SECTION CORNER, RECORD OF SURVEY #1677 AND E#1490531, BOOK 1878 PAGE 2741 SHOW THE DISTANCE AS 434.26 FEET, E#391702, BOOK 727 PAGE 561 SHOW THE DISTANCE AS 432.00 FEET. THE EASTERLY, EAST, AND SOUTH LINES ARE NEW LINES DETERMINED BY THE PURCHASE OF THIS PROPERTY FROM WESTSIDE INVESTMENTS LC.

<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>_____ CHAIRMAN, WEBER COUNTY COMMISSION</p> <p>ATTEST: _____ 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>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> <p>DEVELOPER: BONA VISTA WATER IMPROVEMENT DISTRICT 801-621-0474</p> <p>PREPARED BY JUB J-U-B ENGINEERS, INC. 466 North 800 West Kaysville, Utah 84037 Phone (801) 847-0393</p> <p>PROJECT #55-20-139 FEBRUARY 2023</p>
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