

Ben Lomond View Subdivision First Amendment

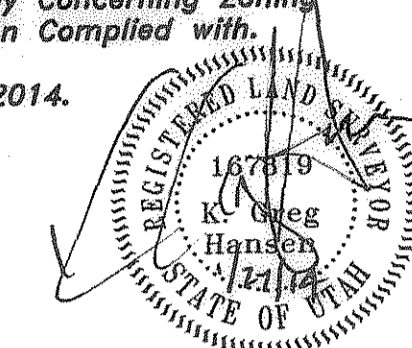
Farr West, Weber County, Utah
A Part of the Southwest Quarter of Section 36,
Township 7 North, Range 2 West, Salt Lake Base & Meridian
January 2014

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 17-23-17 and have verified all measurements, and have placed monuments as represented on this Plat, and have hereby subdivided said Tract into Two (2) Lots, know hereafter as Ben Lomond View Subdivision First Amendment located in Farr West City, 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 Farr West City concerning zoning requirements regarding lot measurements have been complied with.

Signed this 27th day of January, 2014.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819



BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF BEN LOMOND VIEW SUBDIVISION, DESCRIBED OF RECORD AS BEING THE NORTHEAST CORNER OF LOT 29 OF SAID SECTION 36, ENTRY NO. 1712368 AS RECORDED IN THE OFFICE OF THE WEBER COUNTY RECORDERS OFFICE BEING A POINT LOCATED NORTH 00°03'07" EAST 648.68 FEET (652.32 FEET BY RECORD) ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND SOUTH 89°56'53" EAST 1031.65 FEET (1036.04 FEET BY RECORD) FROM THE SOUTHWEST CORNER OF SAID SECTION 36; RUNNING THENCE SOUTH 13°28'07" WEST (SOUTH 13°00'00" WEST BY RECORD) 393.20 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE CORNER; THENCE NORTH 57°19'53" WEST (NORTH 57°48'00" WEST BY RECORD) 186.50 FEET ALONG AN EXISTING FENCE LINE TO AN EXISTING FENCE CORNER; THENCE NORTH 13°35'04" EAST (NORTH 13°06'57" EAST BY RECORD) 395.45 FEET ALONG AN EXISTING FENCE LINE; THENCE SOUTH 56°35'53" EAST (SOUTH 57°04'00" EAST BY RECORD) 186.50 FEET TO THE POINT OF BEGINNING, CONTAINING 1.591 ACRES AND TWO LOTS.

OWNERS DEDICATION

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 lots and streets, as shown on this plat and name said tract Ben Lomond View Subdivision First Amendment and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 10-9a-607, Utah code, without condition, restriction or reservation to Farr West City, 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 Farr West City 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.

Benjamin A. Sines	Date: _____
Heidi J. Sines	Date: _____
John S. Taylor	Date: _____
Gladys F. Taylor	Date: _____

ACKNOWLEDGMENT

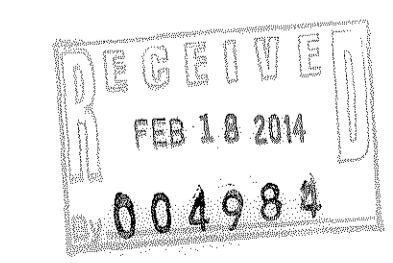
State of Utah
County of _____
On this _____ day of _____, 2014, John S. Taylor and Gladys F. Taylor, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of _____, in the State of Utah, the Signers of the Attached Owners Dedication, two in Numbers, who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

Notary Public

ACKNOWLEDGMENT

State of Utah
County of _____
On this _____ day of _____, 2014, Benjamin A. Sines and Heidi J. Sines, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of _____, 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.

Notary Public



West Quarter Corner of Sec. 36,
T. 7 N., R 2 W., SLB&M Found
Weber Co. Survey Brass Cap Mon.
1974 Good Condition

2659.53'

Section Line - Basis of Bearing (State Plans Add Bearing)
648.68' (652.32')

N 0°03'07" E

Southwest Corner of Sec. 36,
T. 7 N., R 2 W., SLB&M Found
Weber Co. Survey Brass Cap Mon.
1967 Good Condition

S 89°56'53" E
1031.65' (1036.04')

Don Blair
191420020

Lot 1
Gladys F. & John S. Taylor
Containing 0.692 Acres
191450001

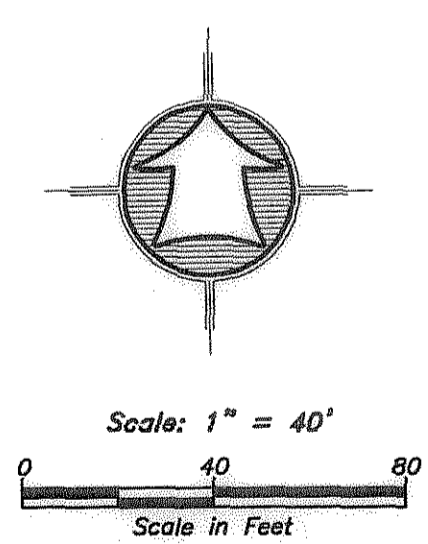
Kayrl Chugg
191420018

Lot 2
Benjamin A. and Heidi J. Sines
Containing 0.699 Acres
191450001

Lot 2

Lot 3

LEGEND
Subdivision Boundary Line
Lot Line
Adjoining property Line
Public Utility Easement (P.U.E.)
Easement
Fence Line
Section Corner
Found Reeves Rebar and Cap
Set 5/8" by 24" Rebar With Cap



NARRATIVE

The Purpose of this Survey was to Amend the two lot subdivision known as Ben Lomond View Subdivision. This amendment changed the configuration of Lots 1 and 2 to better fit improvements on the existing lots as shown and described hereon. This Survey was Ordered by Ben Sines. The POB for this Subdivision of record was found to be 2.46' south and 4.42' west of the monument location on the ground, being found Reeves rebar and cap. This subdivision amendment was also rotated to fit the bearing of Chugg Farr West Farms Subdivision which adjoins this property on the east side. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 36, Township 7 North, Range 2 West, S.L.B.&M. The basis of bearing is the West line of the Southwest Quarter of said Section which bears North 00°03'07" East, Utah North, State Plans, Calculated N.A.D.83 Bearing.

FARR WEST CITY PLANNING COMMISSION

Approved by the Farr West City Planning Commission
this _____ day of _____, 2014.

By: _____
Chairman

FARR WEST CITY ACCEPTANCE

This is to certify that this plat and dedication of this plat was duly approved and accepted on this _____ day of _____, 2014.

By: _____
Mayor
Attest: _____

FARR WEST CITY ENGINEER

This plat was approved by the Farr West City Engineer for Farr West City this _____ day of _____, 2014.

City Engineer

FARR WEST CITY ATTORNEY

I certify that the requirements of all applicable statutes and ordinances prerequisite by the state of Utah and the ordinances of Farr West City of the foregoing plat and dedications have been complied with. Dated this _____ day of _____, 2014.

Signature

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

HANSEN & ASSOCIATES, INC.
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