

Bitton Subdivision

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

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 9TH day of JULY, 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 to 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 _____ Joanne West Willson _____
Trustee for the Willson Family Trust Trustee for the Willson Family Trust

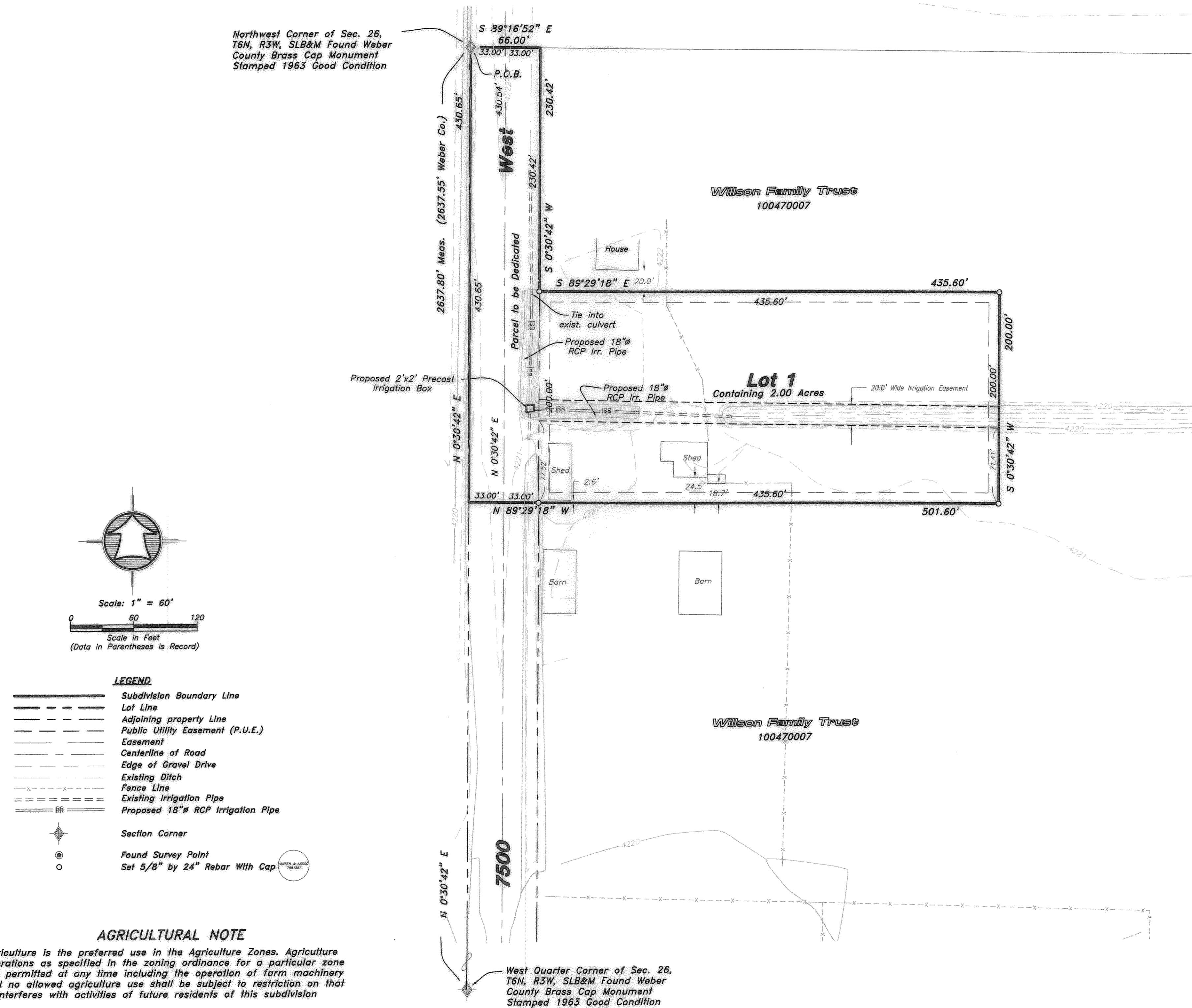
TRUST ACKNOWLEDGMENT

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



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



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

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's Office has reviewed this Plat for Mathematical Correctness, Section Corner Data, and for Harmony 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 Associated Therewith. Signed this _____ Day of _____, 2014.

Weber County Surveyor

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 _____, 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 (P.U.E.'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

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