

MUSGRAVE BITTON SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 WEBER COUNTY, UTAH
 JANUARY, 2015

PARCEL B

PARCEL B: TO BE DEEDED TO THE PROPERTY TO THE NORTH

PART OF THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

BEGINNING AT A POINT S89°15'33"E 1452.18 FEET AND NORTH 1176.15 FEET AND S89°12'16"E 24.96 FEET FROM THE FOUND WEBER COUNTY MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 16 AND RUNNING THENCE N03°40'57"E 1.89 FEET; THENCE N89°37'57"E 116.51 FEET; THENCE S00°22'03"E 4.26 FEET; THENCE N89°12'16"W 116.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 358 SQUARE FEET OR 0.008 ACRE

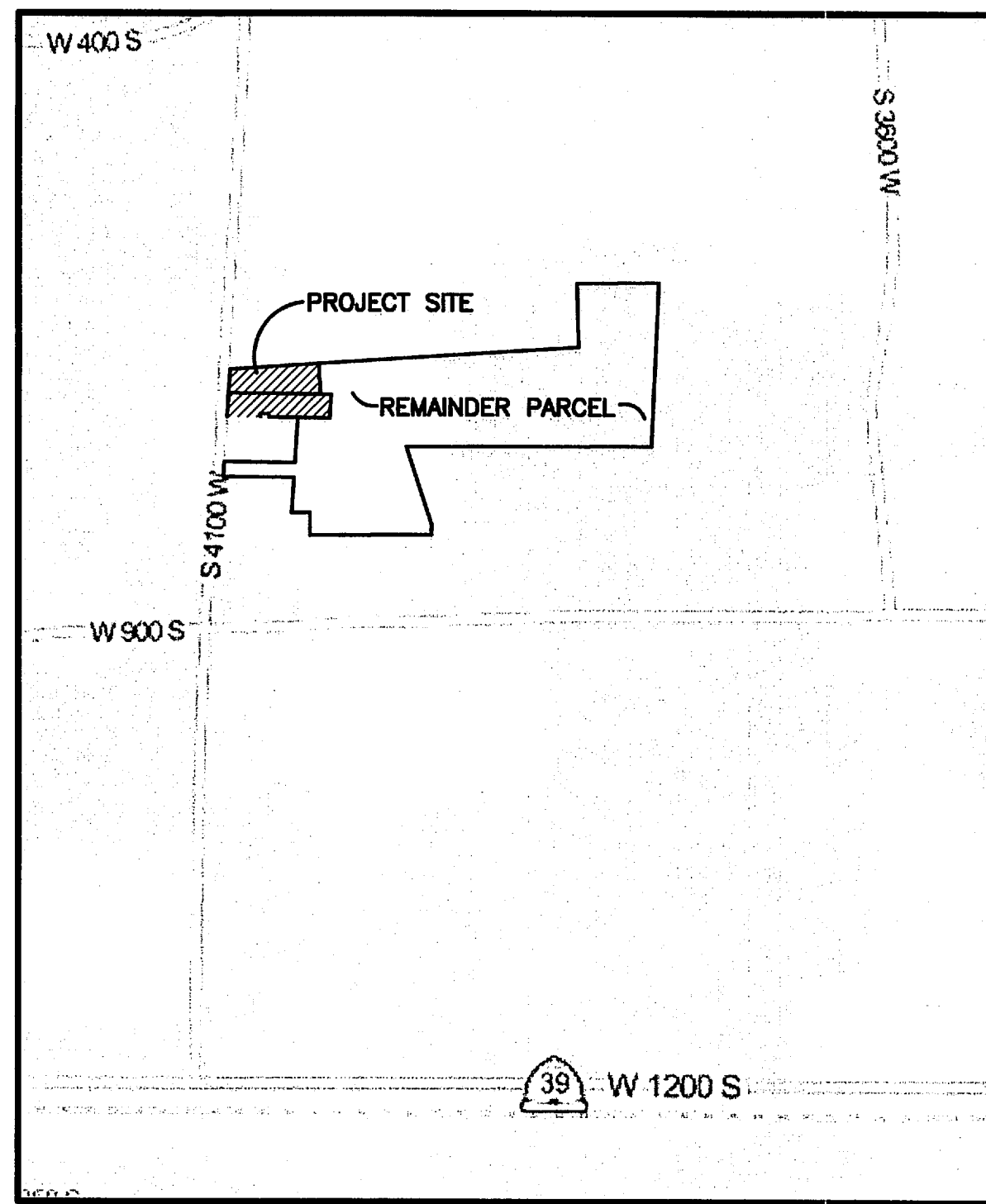
PARCEL A

PARCEL A: TO BE DEEDED TO THE PROPERTY TO THE SOUTH

PART OF THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

BEGINNING AT A POINT S89°15'33"E 1452.18 FEET AND NORTH 1176.15 FEET AND S89°12'16"E 141.62 FEET AND N00°22'03"W 4.26 FEET FROM THE FOUND WEBER COUNTY MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 16 AND RUNNING THENCE N00°22'03"W 14.03 FEET; THENCE N89°22'17"E 36.72 FEET; THENCE S00°27'50"E 14.19 FEET; THENCE S89°37'57"W 36.74 FEET TO THE POINT OF BEGINNING.

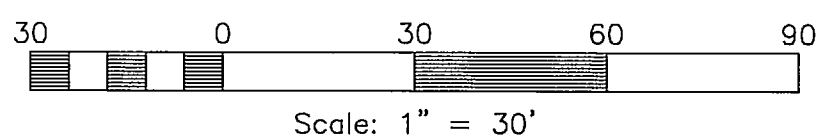
CONTAINING 518 SQUARE FEET OR 0.012 ACRE



VICINITY MAP
 SCALE: NONE

LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = CENTERLINE OF EXISTING ROAD
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCELINE
- = EXISTING STRUCTURE
- = ROAD DEDICATION
- = EXISTING PAVEMENT
- = PUBLIC UTILITY EASEMENT



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE FOUND WEBER COUNTY MONUMENT AT THE SOUTHWEST CORNER AND THE FOUND WEBER COUNTY MONUMENT OF THE SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S89°15'33"E.

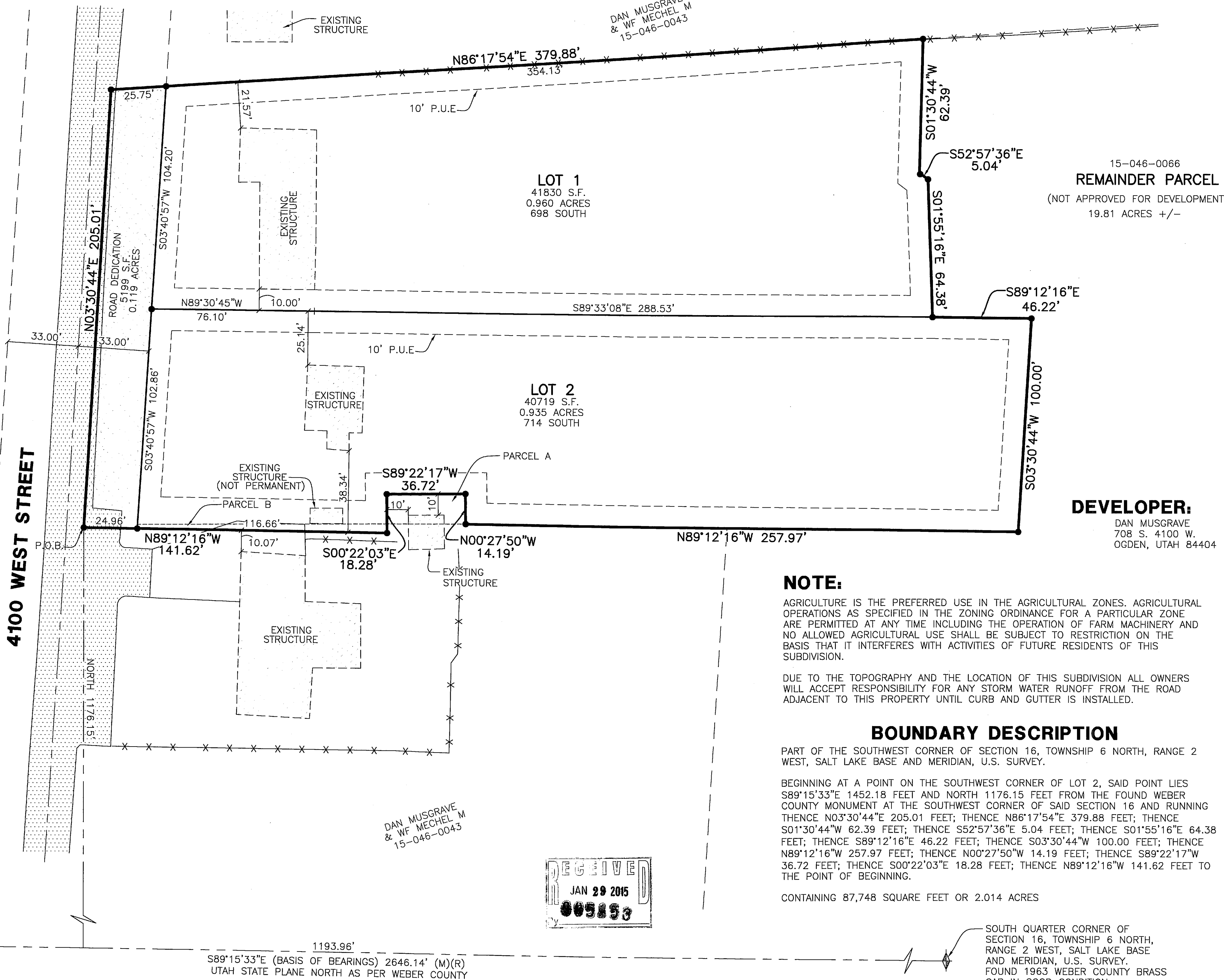
NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION AS SHOWN. ALL LOT CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

ORIGINAL SECTION 16 LOT BEARINGS HAVE BEEN TRANSLATED AND ROTATED 01°47'44" TO MATCH AN EXISTING FENCE AT THE NORTHERLY AND EASTERLY BOUNDARY OF THE ORIGINAL LOT 17. BY USING SAID FENCELINE, WE FOUND THAT THE ROAD AND OTHER FENCELINES MATCHED EXISTING OCCUPATION.

RIGHT-OF-WAY WAS ESTABLISHED USING THE CENTERLINE OF THE EXISTING ASPHALT.

SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 1963 WEBER COUNTY BRASS CAP IN GOOD CONDITION



NOTE:

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL 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 AGRICULTURAL USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.

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.

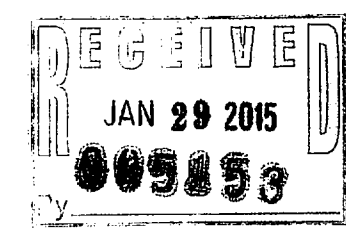
BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF LOT 2, SAID POINT LIES S89°15'33"E 1452.18 FEET AND NORTH 1176.15 FEET FROM THE FOUND WEBER COUNTY MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 16 AND RUNNING THENCE N03°30'44"E 205.01 FEET; THENCE N86°17'54"E 379.88 FEET; THENCE S01°30'44"W 62.39 FEET; THENCE S52°57'36"E 5.04 FEET; THENCE S01°55'16"E 64.38 FEET; THENCE S89°12'16"W 46.22 FEET; THENCE S03°30'44"W 100.00 FEET; THENCE N89°12'16"W 257.97 FEET; THENCE N00°27'50"W 14.19 FEET; THENCE S89°22'17"W 36.72 FEET; THENCE S00°22'03"E 18.28 FEET; THENCE N89°12'16"W 141.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 87,748 SQUARE FEET OR 2.014 ACRES

SOUTH QUARTER CORNER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. FOUND 1963 WEBER COUNTY BRASS CAP IN GOOD CONDITION



SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, 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 THAT 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 THAT THIS PLAT OF MUSGRAVE BITTON SUBDIVISION IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A 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 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 27 DAY OF JANUARY, 2015

7736336
 UTAH LICENSE NUMBER CHAD A. ANDERSON

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A ONE LOT SUBDIVISION AND STREET AS SHOWN ON THE PLAT AND NAME SAID TRACT MUSGRAVE BITTON SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

T. CARTER MUSGRAVE JORDAN R. MUSGRAVE
 Dan T. Musgrave Me'Chel M. Musgrave

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF _____)ss.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF _____)ss.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

Project Info.

Surveyor: C. ANDERSON
 Designer: E. ROCHE
 Begin Date: 09-11-14
 Name: DAN MUSGRAVE SUBDIVISION
 Number: 6422-01
 Revision: 10-22-14
 Scale: 1"=30'
 Checked: _____

920 CHAMBER STREET, SUITE 14, OGDEN, UTAH 84403
 TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

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 _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

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.

WEBER COUNTY ENGINEER

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 _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

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 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 _____, 20____.

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 EFFECT. SIGNED THIS _____ DAY OF _____, 20____.

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 _____, 20____.

WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. _____ Fee Paid _____
 And Recorded, _____
 At _____ In Book _____
 Of _____ The Official Records, Page _____
 Recorded For: _____
 Weber County Recorder _____ Deputy.