G BERREI SURVEYOR'S CERTIFICATE JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, T6N, R2W, SLB&M, OGDEN CITY, WEBER IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; COUNTY, UTAH THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF ALLEN P BERRETT & JUDY G BERRETT TRUST SUBDIVISION POINT OF COMMENCEMENT AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT FOUND 3" BRASS MONUMENT SCALE AT THE NORTHWEST CORNER OF VICINITY MAP SIGNED THIS 22ND DAY OF APRIL SECTION 33, T6N, R2W, SLB&M HORIZONTAL: 1" = 30PER TIE SHEET AREA NOT SURVEYED SCHMIDT, LOWELL D & SHIRLEY K SCHMIDT 150830025 SET REBAR & CAP OFFSET N19°09'05"W 7.30'WEST FROM APPROXIMATE CENTER OF CANAL JAMES V. HEINRITZ, PLS 11072412-2201 S89° 10' 01"E FOR AND ON BEHALF OF VARA 3D, INC 4' CHAINLINK FENCE A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN, OGDEN LOT 1 CITY, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 39,801 SQ. FT. SITE 0.914 ACRES COMMENCING AT A 3" BRASS MONUMENT AT THE NORTHWEST CORNER OF SAID SECTION 33, WHENCE A FOUND STREET MONUMENT LOCATED AT THE INTERSECTION OF 2750 SOUTH STREET AND 4300 WEST STREET BEARS SOUTH 01°06'18" WEST A DISTANCE OF 1,525.91 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; 6' CHAINLINK FENCE THENCE SOUTH 01°06'18" WEST ALONG THE WESTERLY LINE OF SAID SECTION 33 A DISTANCE OF 1,329.08 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER N90° 00' 00" OF SECTION 33 THE POINT OF BEGINNING; 348.89' N88° 13' 58"W 7.24' WEST FROM APPROXIMATE CENTER OF CANAL THENCE LEAVING SAID WESTERLY LINE OF SECTION 33 SOUTH 89"10"01" EAST ALONG THE NORTH 300 WEST ST (PUBLIC) LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33 A DISTANCE OF 462.54 FEET TO THE CENTER OF THE CANAL; THENCE LEAVING SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 24'-WIDE EASEMENT FROM OF SECTION 33 THE FOLLOWING FIVE (5) COURSES ALONG CENTER OF CANAL: THE & OF CANAL 40'-WIDE DEDICATED FOR PUBLIC RIGHT-OF-WAY 15,039 SQ FT OR 0.345 ACRES 1. SOUTH 50°47'40" WEST A DISTANCE OF 146.44 FEET; 2. THENCE SOUTH 50°51'21" WEST A DISTANCE OF 146.44 FEET; 3. THENCE SOUTH 50°54'20" WEST A DISTANCE OF 107.23 FEET; 24'-WIDE EASEMENT FROM 4. THENCE SOUTH 49°51'17" WEST A DISTANCE OF 52.02 FEET; THE & OF CANAL 5. THENCE SOUTH 49°44'12" WEST A DISTANCE OF 104.42 FEET TO THE SAID WESTERLY LINE LOT 2 OF SECTION 33; 50,532 SQ. FT. 2750 SOUTH STREET 1.160 ACRES THENCE LEAVING SAID CENTER OF CANAL NORTH 01°06'18" EAST ALONG THE WESTERLY LINE OF FOUND MONUMENT ALLEN P BERRETT & JUDY G BERRET TRUST SAID SECTION 33 A DISTANCE OF 393.31 FEET TO THE POINT OF BEGINNING. AT THE INTERSECTION OF 2750 SOUTH STREET AND 4300 150900060 SAID PARCEL CONTAINS 90,333 SQ. FT. OR 2.074 ACRES. WEST STREET 10'-WIDE P.U.E. OWNERS' DEDICATION: KNOWN ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER KNOWN AS THE 80'-WIDE RIGHT OF WAY → DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON NOTE: FOR PERPETUAL USE OF THE PUBLIC. OWNER(S) HEREBY AGREE TO WARRANT AND 5693 S 675 E MURRAY, UT 84107 801-707-1012 THIS PROPERTY FALLS WITHIN FLOOD ZONE "X" DEFINED BY FEMA AS DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER AREAS OF 0.2% ANNUAL CHANCE OF FLOOD: AREAS OF 1% ANNUAL FLOOD ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS MAINTENANCE, AND OPERATION OF THE STREET. LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. FEMA MAP NUMBER 49057CO425E WITH AN WEBER COUNTY SURVEYOR IN WITNESS HEREOF WE HAVE SET OR HANDS THIS _____ DAY OF EFFECTIVE DATE OF DECEMBER 16, 2005. SÉT REBAR & CAP OFFSFT _____, A.D. 2023 NO1° 02' 09"E 0.47' FROM APPROXIMATE CENTER OF CANAL R.O.S. NO: _____ LOT-AVERAGED SUBDIVISION NOTE: COUNTY SURVEYOR REVIEWER DATE FOR EACH ZONE IN THIS SUBDIVISION, THE AVERAGE AREA AND AVERAGE ACKNOWLEDGEMENT: WIDTH OF LOTS WITHIN THE ZONE EQUAL OR EXCEED THE MINIMUM AREA STATE OF UTAH FOUND 3" BRASS MONUMENT AND MINIMUM WIDTH ALLOWED IN THE ZONE. A SUBDIVISION AMENDMENT WEBER COUNTY BOARD OF HEALTH | S.S. AT THE WEST QUARTER CORNER OF WITHIN ANY PART OF THE OVERALL SUBDIVISION BOUNDARY SHALL SECTION 33, T6N, R2W, SLB&M COUNTY OF SALT LAKE | COMPLY WITH SECTION 106-2-4.020 OF THE WEBER COUNTY CODE. HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, PER TIE SHEET AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN ON THE _____ DAY OF _____ __, A.D. 2023, PERSONALLY N01° 21' 39"E INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY AGRICULTURAL NOTE: 2,665.16' ON-SITE WASTEWATER DISPOSAL SYSTEMS. ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. LEGEND: AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A MY COMMISSION EXPIRES: SIGNED THIS___DAY OF_____A.D., 20__. FOUND 3" BRASS MONUMENT PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE AT THE SOUTHWEST CORNER OF NOTARY PUBLIC OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SECTION 33, T6N, R2W, SLB&M SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES PROPERTY BOUNDARY PER TIE SHEET SCALE: 1" = 40' SHEET 1 OF 1 WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. WEBER COUNTY HEALTH DEPARTMENT NEIGHBOR BOUNDARY LINE WEBER COUNTY COMMISSION ALLEN P BERRETT & JUDY G BERRETT TRUST WEBER COUNTY SURVEYOR: **EASEMENT AS NOTED** WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER WEBER COUNTY PLANNING ACCEPTANCE SUBDIVISION COMMISSION APPROVAL: , HEREBY CERTIFY THAT I HAVE INVESTIGATED SET 5/8" X 24" REBAR AND CAP STAMPED HAVE EXAMINED THE FINANCIAL GUARANTEE I HEREBY CERTIFY THAT I APPROVE THE THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE THE LINES OF SAID SURVEY OF THE FOREGOING VARA 3D UNLESS OTHERWISE NOTED AND OTHER DOCUMENTS ASSOCIATED WITH REQUIRED IMPROVEMENT STANDARDS AND DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER PLAT AND LEGAL DESCRIPTION OF THE LAND THIS IS TO CERTIFY THAT THIS PLAT WAS THIS SUBDIVISION PLAT AND IN MY OPINION DRAWINGS FOR THIS SUBDIVISION AND THE FINANCIAL GUARANTY OF PUBLIC IMPROVEMENTS ASSOCIATED OF SECTION 33, T6N, R2W, SLB&M, OGDEN CITY, WEBER COUNTY, UTAH EMBRACED THEREIN, AND FIND THEM TO BE DULY APPROVED BY THE WEBER COUNTY THEY CONFIRM WITH THE COUNTY ORDINANCE AMOUNT OF FINANCIAL GUARANTEE FOR FOUND SECTION CORNER AS NOTED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED CORRECT AND TO AGREE WITH THE LINES AND PLANNING COMMISSION ON THE ____DAY APPLICABLE THERETO AND NOW IN FORCE AND THESE IMPROVEMENTS. AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY. MONUMENTS ON RECORD IN THIS OFFICE. OF_____A.D., 20___. UTAH THIS ____DAY OF______A.D., 20__. WEBER COUNTY RECORDER SIGNED THIS ____A.D., FOUND MONUMENT AS NOTED SIGNED THIS____A.D., SIGNED THIS ____DAY OF_____A.D., RECORDED # _____ CHAIRMAN, WEBER COUNTY COMMISSION CHAIRMAN WEBER COUNTY PLANNING STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FIRE HYDRANT COMMISSION FILED AT THE REQUEST OF _____, SIGNATURE SIGNATURE DATE_____, TIME_____, BOOK_____, PAGE_____, ATTEST: _____ SIGNATURE

FEE \$ WEBER COUNTY DEPUTY RECORDER

AREA DEDICATED FOR PUBLIC ROW 15,039 SQ FT OR 0.345 ACRES