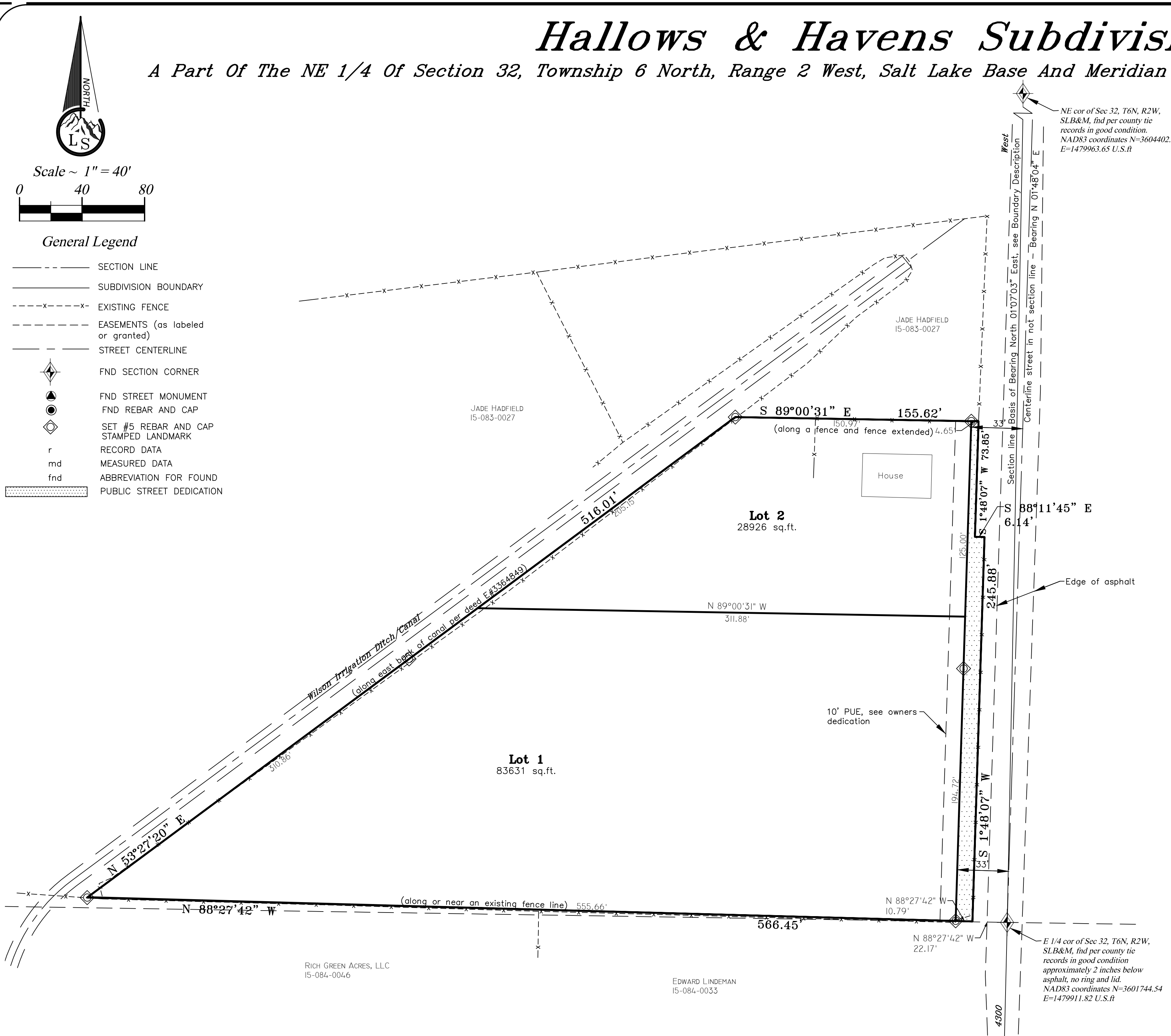


Project Name: 4534 Allison Olsen-Sub plat-4534 Save Date: May 9, 2025 12:24 PM Sheet: 4534 Sh. 1 Sub Plat: Print Date: 5/19/2025
This plat and associated documents are "PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION and are NOT FINAL. Therefore, if this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in Construction, nor to be Recorded or Filed, Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing and any other required regulatory agency. This instrument is still in preliminary form, in such case(s) these drawings may appear as a final, stamped, and dated product, however, without the express written approval of the Local Entity either by signing a Local Entity Stamp herein these drawings remain Preliminary-Not Final and/or remain a review document subject to change or modification.



Owners Dedication & Deed of Subdivision

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots and Public Streets as shown or noted hereon and name said tract Hallows & Havens Subdivision: (As used herein the term Local Entity is the same as defined in UCA 67-1a-6.5)

Public Street Dedication

We hereby dedicate a right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those parts or portions of said tract of land designated as public street(s) as shown herein and/or public road(s), the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said public street(s) or and/or public road(s) as public utility corridors as may be authorized by the Local Entity.

Public Utility, Storm Water Easements (PUE's)

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as Public Utility Easement(s) (noted hereon as PUE), to the Local Entity, the same to be used for the installation maintenance and operation of public utility service line(s) and facilities. Said PUE shall have no buildings or structures erected within such easements without written authorization of the Local Entity.

Trust Acknowledgement

IN WITNESS WHEREOF, said The Eric M. Olsen and Allison A. Olsen Trust, dated the 28th of September 2012, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ____ day of _____, 20____.

Eric M. Olsen, trustee
STATE OF UTAH)
; SS
COUNTY OF)
On the date first above written personally appeared before me the above named trustee(s) as signers, who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to before me that [he/she/they] as trustee(s), executed the same in the name of the trust. I, _____, as a Notary Public commissioned in Utah, having commission number _____, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: _____ My Commission Expires: _____
(print name above): _____ Residing at: _____

BOUNDARY DESCRIPTION

A tract of land located in the Northeast Quarter of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing on Utah North Zone State Plane Coordinate System of 1983 (NAD83) established by Global Positioning Systems (GPS) utilizing Leica GPS Network of North 01°07'03" East between the monumented locations of the East Quarter corner (having Weber County Surveyor (WCoS) State Plane Coordinates of record of N=3601744.54 E=1479911.82, U.S.ft being a WCoS 1963 Brass Cap) and the Northeast corner (having Weber County Surveyor State Plane Coordinates of record of N=3604402.08 E=1479963.65 U.S.ft being a WCoS 1963 Brass Cap), of said Section 32 described as follows:
COMMENCING at a point located 22.17 feet North 88°27'42" West, along quarter section line, FROM said East Quarter corner of Section 32;
RUNNING thence North 88°27'42" West 566.45 feet, along said quarter section line, to a point identified by survey as the southeasterly bank of a canal known as the Wilson Irrigation Ditch;
Thence North 53°27'20" East 516.01 feet, along the southeasterly line of said canal;
Thence South 89°00'31" East 155.62 feet, along a fence line and fence line extended to the westerly prescriptive right of way of 4300 West Street;
Thence the following three (3) courses along said 4300 West Street westerly prescriptive right of way;
1) South 01°48'07" West 73.85 feet;
2) South 88°11'45" East 6.14 feet;
3) South 01°48'07" 245.88 feet, to the point of beginning.
Containing 2.6527 acres, more or less.

NARRATIVE

- This narrative related to the survey shown hereon is being done in compliance with UCA 17-23-17. The purpose of this survey is to plat a subdivision of property as described in deed recorded as Entry number 3364847 on April 11, 2025.
- Additionally, the purpose of the survey is not to identify utility locations, above or underground. Any utilities which may be shown hereon are based on physical survey ties of visible utilities or from 811 Locator Services (Blue Stakes), or from documents of record. Said Blue Stakes markings were not ordered for this survey. No representation as to accuracy or existence of underground utilities or 811 Locator Service markings is made herein.
- The basis of bearing is as noted and described in the Boundary Description and/or indicated on the plat. The survey is based on NAD83 Utah North Zone State Plane Coordinate system in conformance with UCA 57-10-11 as derived by GPS observations using Leica Network base references and/or local county surveyor records.
- The monumentation shown and noted on the plat have been used as control for this survey as stated herein. It should be noted that the monumentation shown hereon may or may not represent the locations of the original federal survey.
- All survey data shown or noted on this survey plat represent measured data unless otherwise shown or noted.
- The Weber County Surveyor's (WCoS) Interactive GIS map monument tie sheet links contain notes from the original GLO (General Land Office) survey of the corners shown. This information being part of the county tie sheet record in this manner is, in my opinion, possibly inferring the current location matches the original location of the GLO corners. However, only corners that specifically state in the abstract history of monument(s) identifying the point as having been a perpetuation of the GLO survey would represent such.
- This subdivision plat is based on a record of survey that I have filed with the WCoS office as file number 6008. The reader is referred to that survey for more detail regarding the boundaries of this subdivision.

SURVEYOR'S CERTIFICATE

To Allison Olsen (hereinafter party(s)), I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and if monuments have been set they are shown and noted hereon, furthermore, if applicable, this plat complies with UCA 17-27a-603 (6)(b) subparagraph (ii)(A) as a record of survey, or with UCA 17-27a-603 (6)(b) subparagraph (ii)(B) in which a record of survey has been or will be filed with the County Surveyor's Office. That this plat was prepared from the field notes of this survey and from documents and records as may be noted hereon or contained in the project files of Landmark Surveying, Inc. Any warranties, express or implied, are limited to the above named party(s), no certification or warranties are extended to successor(s), assign(s) or heir(s) of said party(s) nor to adjacent owner(s) of properties of which may or may not share a common boundary with the property(s) surveyed herein. In accordance with Weber County Ordinance, I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber County as indicated by their approval hereon.



CLIENT: Allison Olsen
Address: 2885 S 4300 W, Taylor, UT 84401

1 of 1

NE 1/4 Of Section 32, Township 6 North,
Range 2 West, Salt Lake Base And Meridian

Subdivision

Revisions
Drawn/Checked BY: EDR
Field Survey Begin Date: ...
Date: May 9, 2025
LMS Project Number: 4534

Weber County Recorder

Entry no. _____
Filed for record and recorded
_____ day of _____ 20____
at _____
in book _____ of official records,
on page _____
County Recorder: Bahy Rahimzadegan, PLS
By Deputy: _____
Fee paid _____