## SURVEYOR'S CERTIFICATE G BERRE 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 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, T6N, R2W, SLB&M, WEBER COUNTY, UTAH THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED OCTOBER 2024 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\_\_\_\_\_\_DAY OF\_\_\_\_\_, 20\_\_\_ SECTION 33, T6N, R2W, SLB&M HORIZONTAL: 1" = 40PER TIE SHEET AREA NOT SURVEYED THE L.T. & V.W. LUND FAMILY LIVING TRUST 150900025 JAMES V. HEINRITZ, PLS 11072412-2201 FOR AND ON BEHALF OF VARA 3D, INC SET REBAR & CAP OFFSET N19°09'05"W 7.30'WEST FROM APPROXIMATE CENTER OF CANAL A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF S89° 10' 01"E SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE & MERIDIAN, OGDEN CITY, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 4' CHAINLINK FENCE 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; LOT 1 2732 S THENCE SOUTH 01°06'18" WEST ALONG THE WESTERLY LINE OF SAID SECTION 33 A DISTANCE OF SITE 39,801 SQ. FT. 1,329.08 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 0.914 ACRES OF SECTION 33 THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY LINE OF SECTION 33 SOUTH 89"10'01" EAST ALONG THE NORTH 6' CHAINLINK FENCE 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 N90° 00' 00" OF SECTION 33 THE FOLLOWING FIVE (5) COURSES ALONG CENTER OF CANAL: 348.89 N88° 13' 58"W 7.24' WES FROM APPROXIMATE CENTER OF CANAL 1. SOUTH 50°47'40" WEST A DISTANCE OF 146.44 FEET; 300 WEST ST (PUBLIC) 2. THENCE SOUTH 50°51'21" WEST A DISTANCE OF 198.49 FEET; 24-WIDE CANAL EASEMENT DEDICATED TO WILSON IRRIGATION COMPANY FOR ACCESS AND MAINTENANCE 14,015.25 SQ. FT. OR 0.322 ACRES 3. THENCE SOUTH 50°54'20" WEST A DISTANCE OF 107.23 FEET; 4. THENCE SOUTH 49°51'17" WEST A DISTANCE OF 52.02 FEET; 5. THENCE SOUTH 49°44'12" WEST A DISTANCE OF 104.42 FEET TO THE SAID WESTERLY LINE THENCE LEAVING SAID CENTER OF CANAL NORTH 01°06'18" EAST ALONG THE WESTERLY LINE OF SAID SECTION 33 A DISTANCE OF 393.31 FEET TO THE POINT OF BEGINNING. 24'-WIDE EASEMENT FROM THE C OF CANAL SAID PARCEL CONTAINS 90,333 SQ. FT. OR 2.074 ACRES. LOT 2 2754 S 2750 SOUTH STREET OWNERS' DEDICATION: 50,532 SQ. FT. FOUND MONUMENT ALLEN P BERRETT & JUDY G BERRET TRUST 1.160 ACRES KNOWN ALL MEN BY THESE PRESENTS THAT I/WE, THE UNDERSIGNED OWNER(S) OF THE AT THE INTERSECTION OF 2750 SOUTH STREET AND 4300 ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, 150900060 WEST STREET HEREAFTER KNOWN AS THE 10'-WIDE P.U.E. DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. OWNER(S) HEREBY AGREE TO WARRANT AND 80'-WIDE RIGHT OF WAY → DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL NOTE: MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE 5693 S 675 E MURRAY, UT 84107 801-707-1012 AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, THIS PROPERTY FALLS WITHIN FLOOD ZONE "X" DEFINED BY FEMA AS NARRATIVE IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN AREAS OF 0.2% ANNUAL CHANCE OF FLOOD: AREAS OF 1% ANNUAL FLOOD THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS THIS PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION AS SHOWN GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% EASEMENTS. ANNUAL CHANCE FLOOD. FEMA MAP NUMBER 49057C0425E WITH AN THE PROPERTY LINES WERE ESTABLISHED BASED ON THE LEGAL DESCRIPTION OF QUIT CLAIM DEED WITH ENTRY NO. 2679631 OF THE OFFICIAL RECORDS OF THE WEBER EFFECTIVE DATE OF DECEMBER 16, 2005. WEBER COUNTY SURVEYOR SÉT REBAR & CAP OFFSFT IN WITNESS HEREOF WE HAVE SET OR HANDS THIS \_\_\_\_\_ DAY OF COUNTY RECORDER, STATE OF UTAH. NO1° 02' 09"E 0.47' FROM APPROXIMATE CENTER OF CANAL \_\_\_\_\_, A.D. 2025 R.O.S. NO: <u>7772</u> THE BASIS OF BEARING, MARKERS FOUND AND SET ARE SHOWN HEREON. LOT-AVERAGED SUBDIVISION NOTE: FOR EACH ZONE IN THIS SUBDIVISION, THE AVERAGE AREA AND AVERAGE DEVELOPER: WIDTH OF LOTS WITHIN THE ZONE EQUAL OR EXCEED THE MINIMUM AREA ACKNOWLEDGEMENT: FOUND 3" BRASS MONUMENT AND MINIMUM WIDTH ALLOWED IN THE ZONE. A SUBDIVISION AMENDMENT NAME: TREVEOR BENNETT WEBER COUNTY BOARD OF HEALTH STATE OF UTAH AT THE WEST QUARTER CORNER OF WITHIN ANY PART OF THE OVERALL SUBDIVISION BOUNDARY SHALL ADDRESS: 2750 S 4300 W OGDEN, UT | S.S. SECTION 33, T6N, R2W, SLB&M COMPLY WITH SECTION 106-2-4.020 OF THE WEBER COUNTY CODE. COUNTY OF SALT LAKE | HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, PER TIE SHEET LEGEND: AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN N01° 21' 39"E ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR \_\_, A.D. 2025, PERSONALLY AGRICULTURAL NOTE: 2,665.16' APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ON-SITE WASTEWATER DISPOSAL SYSTEMS. AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. PROPERTY BOUNDARY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE FOR A SIGNED THIS\_\_\_DAY OF\_\_\_\_\_A.D., 20\_\_. FOUND 3" BRASS MONUMENT PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE MY COMMISSION EXPIRES: AT THE SOUTHWEST CORNER OF NEIGHBOR BOUNDARY LINE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE NOTARY PUBLIC SECTION 33, T6N, R2W, SLB&M SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES PER TIE SHEET SCALE: 1" = 40' SHEET 1 OF 1 WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION. **EASEMENT AS NOTED** WEBER COUNTY HEALTH DEPARTMENT SET 5/8" X 24" REBAR AND CAP STAMPED ALLEN P BERRETT & JUDY G BERRETT TRUST WEBER COUNTY COMMISSION WEBER COUNTY SURVEYOR: VARA 3D UNLESS OTHERWISE NOTED WEBER COUNTY ATTORNEY WEBER COUNTY ENGINEER WEBER COUNTY PLANNING <u>ACCEPTANCE</u> SUBDIVISION HEREBY CERTIFY THAT THE WEBER COUNTY FOUND SECTION CORNER AS NOTED COMMISSION APPROVAL: HAVE EXAMINED THE FINANCIAL GUARANTEE I HEREBY CERTIFY THAT I APPROVE THE SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE AND OTHER DOCUMENTS ASSOCIATED WITH REQUIRED IMPROVEMENT STANDARDS AND AND ALL CONDITIONS FOR APPROVAL BY THIS DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER THIS IS TO CERTIFY THAT THIS PLAT WAS THIS SUBDIVISION PLAT AND IN MY OPINION DRAWINGS FOR THIS SUBDIVISION AND THE OFFICE HAVE BEEN SATISFIED. THE APPROVAL FINANCIAL GUARANTY OF PUBLIC IMPROVEMENTS ASSOCIATED FOUND MONUMENT AS NOTED OF SECTION 33, T6N, R2W, SLB&M, OGDEN CITY, WEBER COUNTY, UTAH DULY APPROVED BY THE WEBER COUNTY THEY CONFIRM WITH THE COUNTY ORDINANCE AMOUNT OF FINANCIAL GUARANTEE FOR OF THIS PLAT BY THE WEBER COUNTY WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED PLANNING COMMISSION ON THE \_\_\_\_DAY APPLICABLE THERETO AND NOW IN FORCE AND SURVEYOR DOES NOT RELIEVE THE LICENSED THESE IMPROVEMENTS. AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, OF\_\_\_\_\_A.D., 20\_\_\_. UTAH THIS \_\_\_\_DAY OF\_\_\_\_\_\_A.D., 20\_\_\_. LAND SURVEYOR WHO EXECUTED THIS PLAT FIRE HYDRANT WEBER COUNTY RECORDER SIGNED THIS \_\_\_\_A.D., FROM THE RESPONSIBILITIES AND/OR SIGNED THIS \_\_\_\_DAY OF\_\_\_\_\_A.D., LIABILITIES ASSOCIATED THEREWITH. AREA DEDICATED FOR PUBLIC ROW CHAIRMAN, WEBER COUNTY COMMISSION CHAIRMAN WEBER COUNTY PLANNING 15,039 SQ FT OR 0.345 ACRES STATE OF UTAH, COUNTY OF WEBER, RECORDED AND SIGNED THIS\_\_\_DAY COMMISSION FILED AT THE REQUEST OF \_\_\_\_\_, SIGNATURE SIGNATURE DATE\_\_\_\_\_, TIME\_\_\_\_\_, BOOK\_\_\_\_\_, PAGE\_\_\_\_\_, AREA DEDICATED FOR ACCESS AND MAINTENANCE

WEBER COUNTY SURVEYOR

FEE \$ WEBER COUNTY DEPUTY RECORDER

14.015 SO FT OR 0.322 ACRES