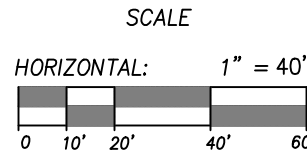
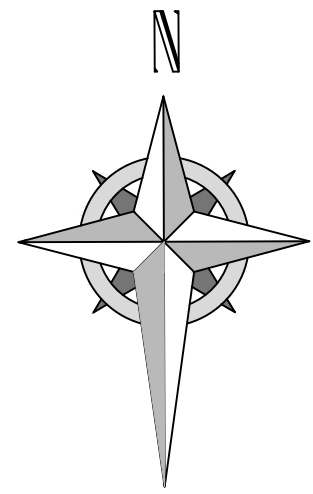


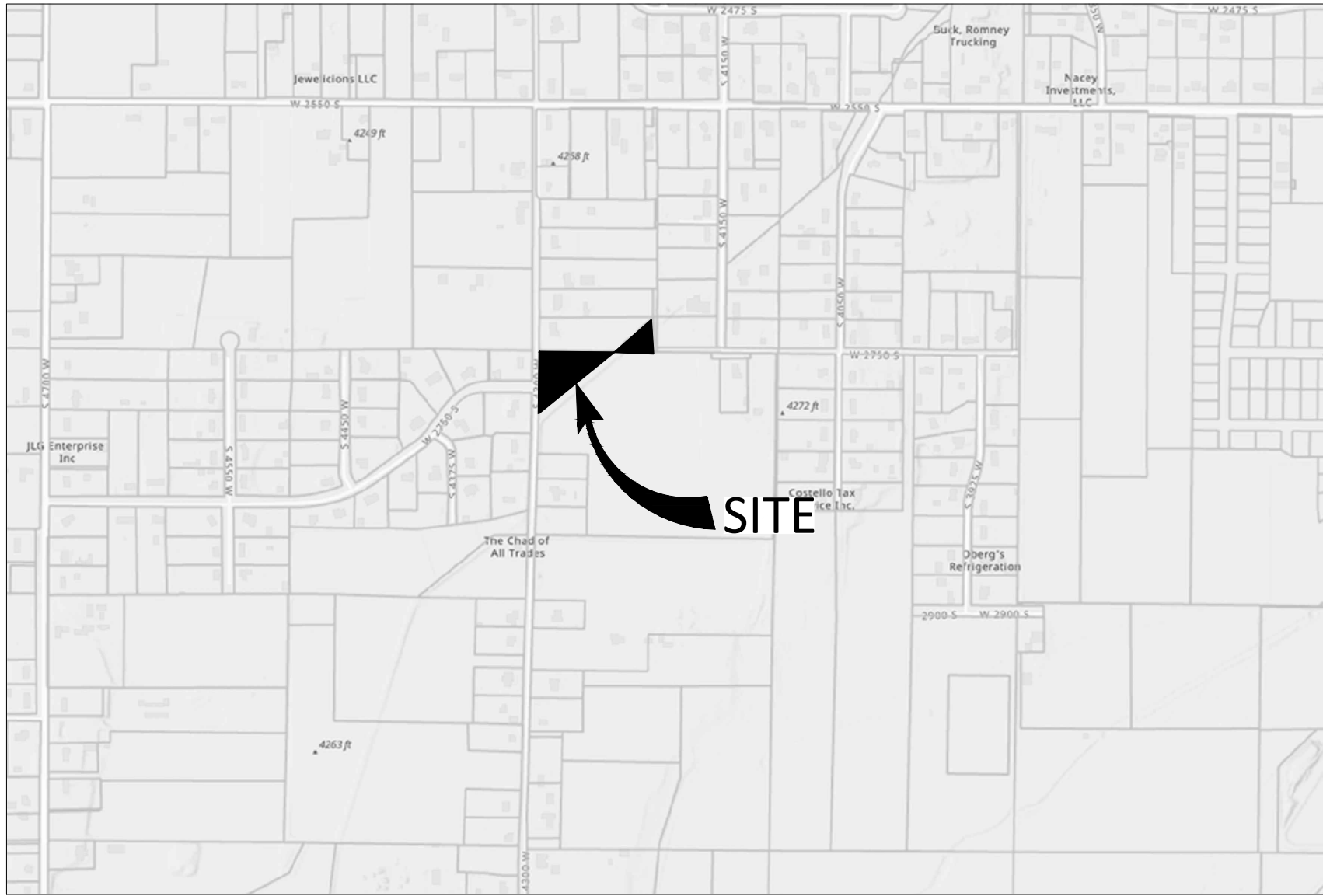
ALLEN P BERRETT & JUDY G BERRETT
TRUST SUBDIVISION

A LOT-AVERAGED SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, T6N, R2W, SLB&M, WEBER COUNTY, UTAH
OCTOBER 2024



VICINITY MAP N.T.S



Boundary changed but legal description didn't?

SURVEYOR'S CERTIFICATE

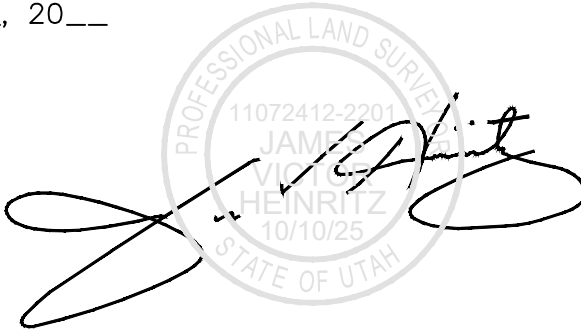
I, JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION ~~17-23-17~~ AND HAVE VERIFIED ALL MEASUREMENTS; 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

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT

SIGNED THIS _____ DAY OF _____, 20__

As of 11/6/2025 State
code has changed
17-73-504



JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC

LEGAL DESCRIPTION:

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 CITY, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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;

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 OF SECTION 33 THE POINT OF BEGINNING;

THENCE LEAVING SAID WESTERLY LINE OF SECTION 33 SOUTH 89°10'01" EAST ALONG THE NORTH 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 OF SECTION 33 THE FOLLOWING FIVE (5) COURSES ALONG CENTER OF CANAL:

1. SOUTH 50°47'40" WEST A DISTANCE OF 146.44 FEET;
2. THENCE SOUTH 50°51'21" WEST A DISTANCE OF 198.49 FEET;
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 OF SECTION 33;

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.

SAID PARCEL CONTAINS 90,333 SQ. FT. OR 2.074 ACRES.

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

ALLEN P BERRETT &
JUDY G BERRETT
TRUST SUBDIVISION

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 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 MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.
WE DO HEREBY DEDICATE, GRANT AND CONVEY TO THE GOVERNING BODY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LANDS DESIGNATED AS PUBLIC TRAILS, THE SAME TO BE USED BY THE PUBLIC FOR NONMOTORIZED TRANSPORTATION AND RECREATION.

IN WITNESS HEREOF WE HAVE SET OR HANDS THIS _____ DAY OF _____, A.D. 2025

ACKNOWLEDGEMENT:

STATE OF UTAH |
| S.S.
COUNTY OF SALT LAKE |

Check ownership and
signatures prior to
recording

ON THE _____ DAY OF _____, A.D. 2025, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

SCALE: N/A SHEET 1 OF 2

ALLEN P BERRETT & JUDY G BERRETT TRUST
SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, T6N, R2W, SLB&M, ~~OGDEN CITY~~, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

Not in
Ogden City

RECORDED # _____
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND
FILED AT THE REQUEST OF _____
DATE _____, TIME _____, BOOK _____, PAGE _____

FEE \$ _____ WEBER COUNTY DEPUTY RECORDER

NARRATIVE

THIS PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION AS SHOWN

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 COUNTY RECORDER, STATE OF UTAH.

THE BASIS OF BEARING, MARKERS FOUND AND SET ARE SHOWN HEREON.

DEVELOPER:

NAME: TREVEOR BENNETT
ADDRESS: 2750 S 4300 W OGDEN, UT

NOTE:

THIS PROPERTY FALLS WITHIN FLOOD ZONE "X" DEFINED BY FEMA AS AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. FEMA MAP NUMBER 49057C0425E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

LOT-AVERAGED SUBDIVISION NOTE:

FOR EACH ZONE IN THIS SUBDIVISION, THE AVERAGE AREA AND AVERAGE WIDTH OF LOTS WITHIN THE ZONE EQUAL OR EXCEED THE MINIMUM AREA AND MINIMUM WIDTH ALLOWED IN THE ZONE. A SUBDIVISION AMENDMENT WITHIN ANY PART OF THE OVERALL SUBDIVISION BOUNDARY SHALL COMPLY WITH SECTION 106-2-4.020 OF THE WEBER COUNTY CODE.

AGRICULTURAL NOTE:

AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURAL ZONES. AGRICULTURAL OPERATIONS AS SPECIFIED IN THE LAND USE CODE 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.

WEBER COUNTY PLANNING
COMMISSION APPROVAL:

THIS IS TO CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE ____ DAY OF _____ A.D., 20__.

CHAIRMAN WEBER COUNTY PLANNING
COMMISSION

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFIRM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS ____ DAY OF _____ A.D.,
20__.

SIGNATURE

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT I APPROVE THE REQUIRED IMPROVEMENT STANDARDS AND THE DRAWINGS FOR THIS SUBDIVISION AND THE AMOUNT OF FINANCIAL GUARANTEE FOR THESE IMPROVEMENTS.

SIGNED THIS ____ DAY OF _____ A.D.,
20__.

SIGNATURE

WEBER COUNTY SURVEYOR:

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 _____

WEBER COUNTY SURVEYOR

WEBER COUNTY SURVEYOR

R.O.S. NO: 7772

WEBER-MORGAN HEALTH
DEPARTMENT

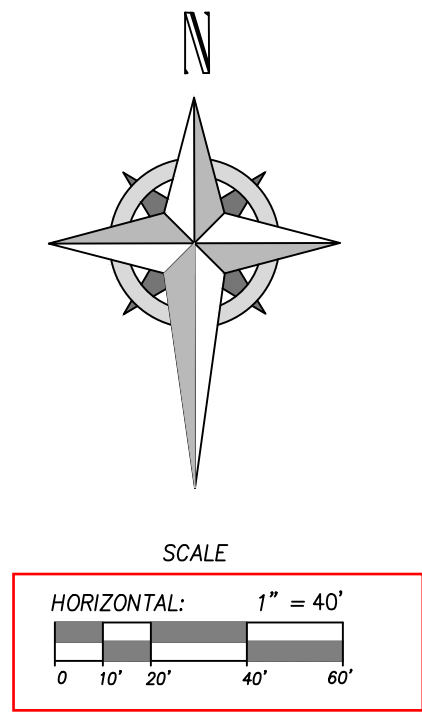
I, HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITION FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS.

SIGNED THIS ____ DAY OF _____ A.D., 20__.

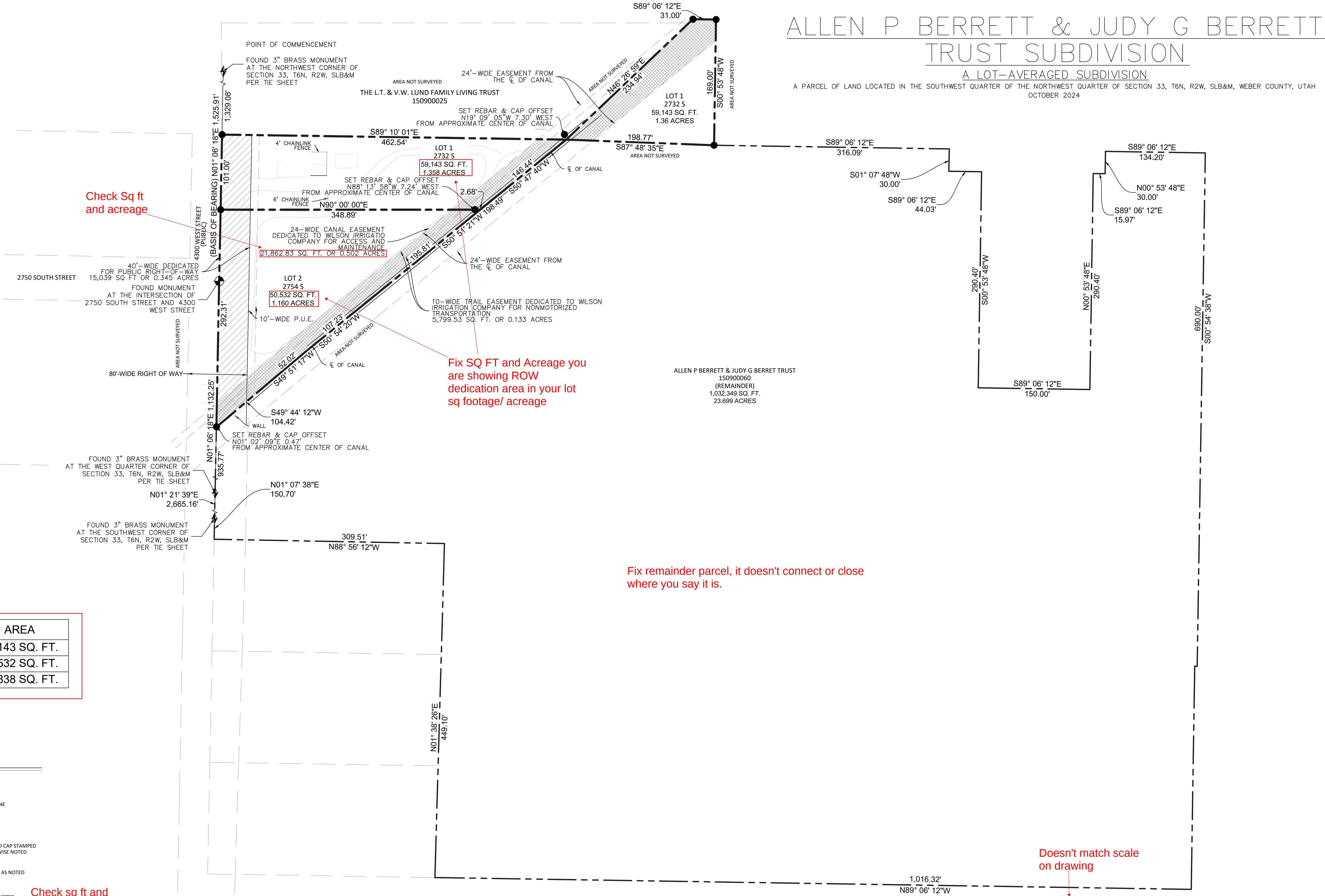
WEBER COUNTY HEALTH DEPARTMENT

You can remove this, we will have you
file a new survey once we give
recommended approval and I will write
the number of your new survey with
the updated boundary





Fix Scale



Check Sq ft and acreage

Fix SQ FT and Acreage you are showing ROW dedication area in your lot sq footage/ acreage

Fix remainder parcel, it doesn't connect or close where you say it is.

Doesn't match scale on drawing

LOT	WIDTH	AREA
1	220.72'	59,143 SQ. FT.
2	217.00'	50,532 SQ. FT.
AVG.	218.86'	54,838 SQ. FT.

Fix sq footage

LEGEND:

- PROPERTY BOUNDARY
- NEIGHBOR BOUNDARY LINE
- EASEMENT AS NOTED
- SET 5/8" X 24" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- FIRE HYDRANT

AREA DEDICATED FOR PUBLIC ROW
21,863 SQ. FT. OR 0.502 ACRES

AREA DEDICATED FOR ACCESS AND MAINTENANCE
14,015 SQ. FT. OR 0.322 ACRES

Sq ft doesn't reflect what's shown on plat with the added piece for lot 1



SCALE: 1" = 60' SHEET 2 OF 2

ALLEN P BERRETT & JUDY G BERRETT TRUST SUBDIVISION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, T6N, R2W, SLB&M, OGDEN CITY, WEBER COUNTY, UTAH

Not in Ogden City