

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.



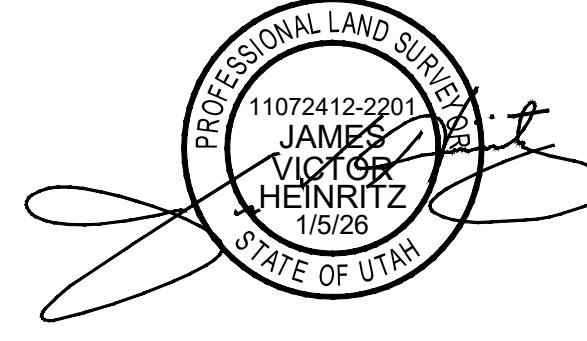
SURVEYOR'S CERTIFICATE

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 CHAPTER 58, SECTION 17-73-504 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 17-73-504 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____

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, T6N, R2W, SLB&M, 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 AND 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 482.54 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 COURSE ALONG THE CENTER OF CANAL NORTH 46°26'59" EAST A DISTANCE OF 234.94 FEET; THENCE LEAVING THE CENTERLINE OF CANAL ALONG THE FOLLOWING THREE (3) COURSES:

1. SOUTH 89°06'12" EAST A DISTANCE OF 31.00 FEET;
2. THENCE SOUTH 00°53'48" WEST A DISTANCE OF 169.00 FEET;
3. THENCE SOUTH 87°01'47" WEST A DISTANCE OF 222.36 FEET TO THE CENTER OF CANAL;

THENCE FOLLOWING FIVE (5) COURSES ALONG THE CENTER OF CANAL:

1. SOUTH 50°4'40" WEST A DISTANCE OF 116.19 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 96,615 SQ. FT. OR 2.218 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, HERAFTER 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 COUNTY HARLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE COUNTY'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 ERECTED 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 WHEREOF WE HAVE SET OR HANDS THIS _____ DAY OF _____, A.D. 2026

ALLEN P BERRETT TRUSTEE

JUDY G BERRETT TRUSTEE

ACKNOWLEDGEMENT:

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

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, WEBER COUNTY, UTAH

WEBER COUNTY RECORDER

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: TREVOR 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 4905700425E 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 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 ____ A.D., 20____.
SIGNATURE

WEBER COUNTY SURVEYOR

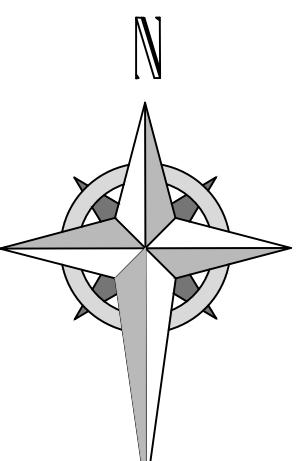
R.O.S. NO:
WEBER-MORGAN HEALTH DEPARTMENT

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.

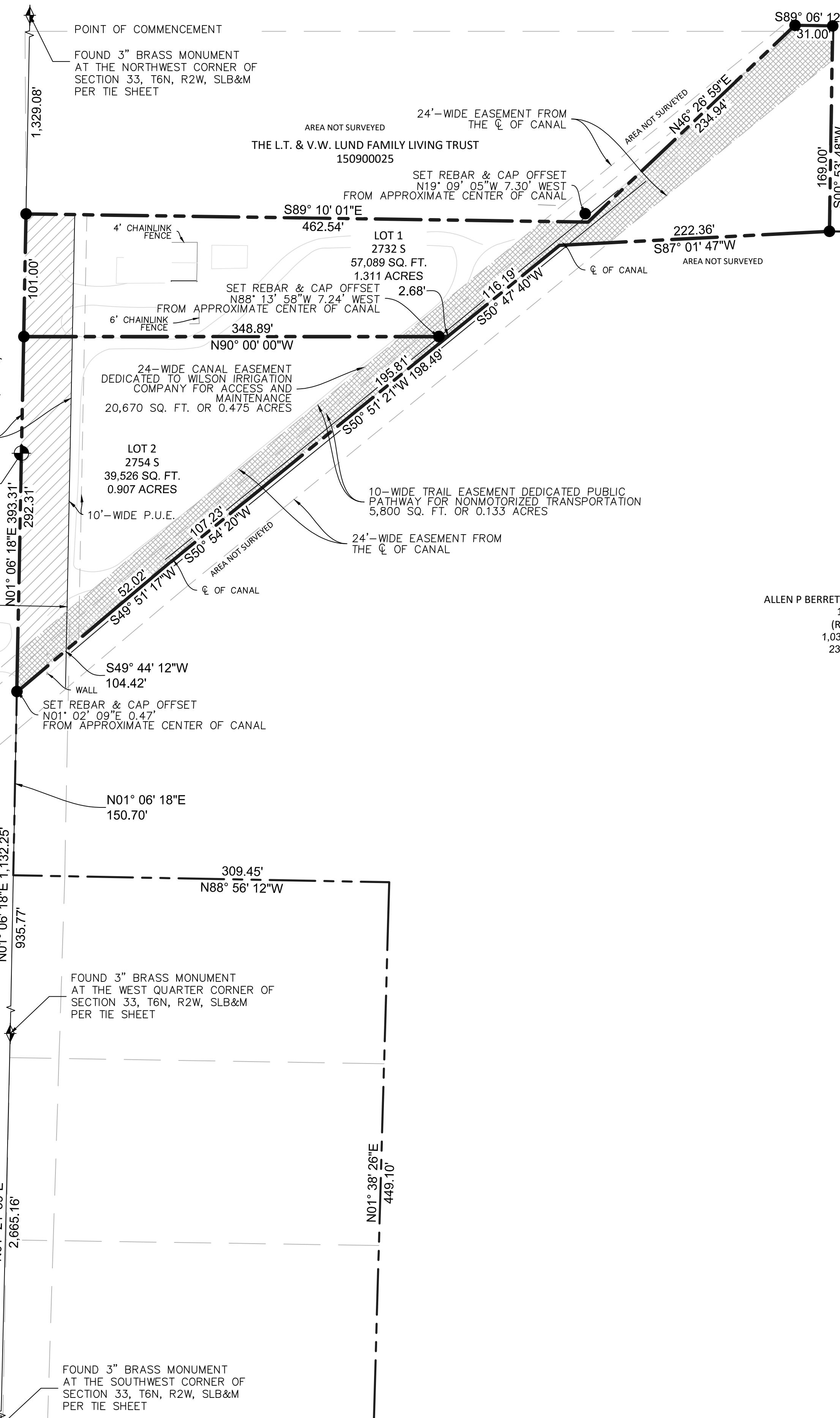
SIGNED THIS ____ DAY OF ____ A.D., 20____.
SIGNATURE

WEBER COUNTY SURVEYOR

WEBER COUNTY HEALTH DEPARTMENT



SCALE
HORIZONTAL: 1" = 40'
0 10' 20' 40' 60'



LOT	WIDTH	AREA
1	195.32'	57,089 SQ. FT.
2	217.00'	39,526 SQ. FT.
AVG.	206.16'	48,308 SQ. FT.

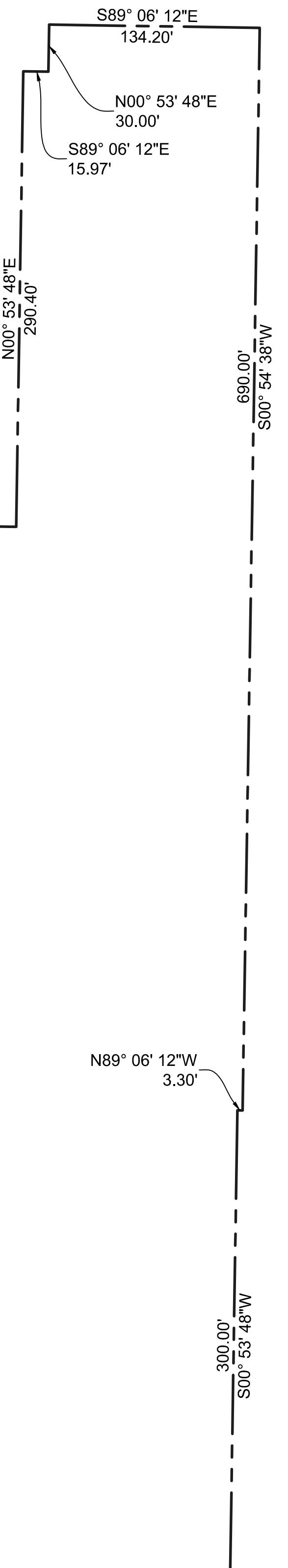
LEGEND:

- 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 15,039 SQ. FT. OR 0.345 ACRES
- AREA DEDICATED FOR ACCESS AND MAINTENANCE 20,670 SQ. FT. OR 0.475 ACRES

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



SCALE: 1" = 60' SHEET 2 OF 2

ALLEN P BERRETT & JUDY G BERRETT TRUST
SUBDIVISION