

TRENTO ESTATES SUBDIVISION

A PART OF THE SE 1/4 OF SEC. 19, T. 6 N., R. 2 W., S.L.B. & M.
WEBER COUNTY, UTAH
FEBRUARY 2014

SURVEYOR'S CERTIFICATE
I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 171781-2201 in accordance with Title 58 Chapter 22 known as the Professional Engineers and Land Surveyor's Licensing Act. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that all lots meet the current requirements of the Zoning Ordinance of the county.



SCALE: 1" = 60'

- = 5/8" x 24" LENGTH REBAR WITH CAP STAMPED 171781
- = EASEMENT AS NOTED
- - - - = SECTION LINE UNLESS OTHERWISE NOTED

OWNER'S DEDICATION
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT 'TRENTO ESTATES SUBDIVISION' AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OF PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND GRANT A PERPETUAL INGRESS AND EGRESS EASEMENT ALONG THE NORTH 25 FEET OF LOT 2 AS SHOWN HEREON FOR THE USE AND BENEFIT OF DEGIORGIO FARMS, L.L.C., THEIR SUCCESSORS AND ASSIGNS. ALSO WE HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES 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.

SIGNED THIS _____ DAY OF _____ 2015.

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF WEBER) ss
ON THIS _____ DAY OF _____ 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

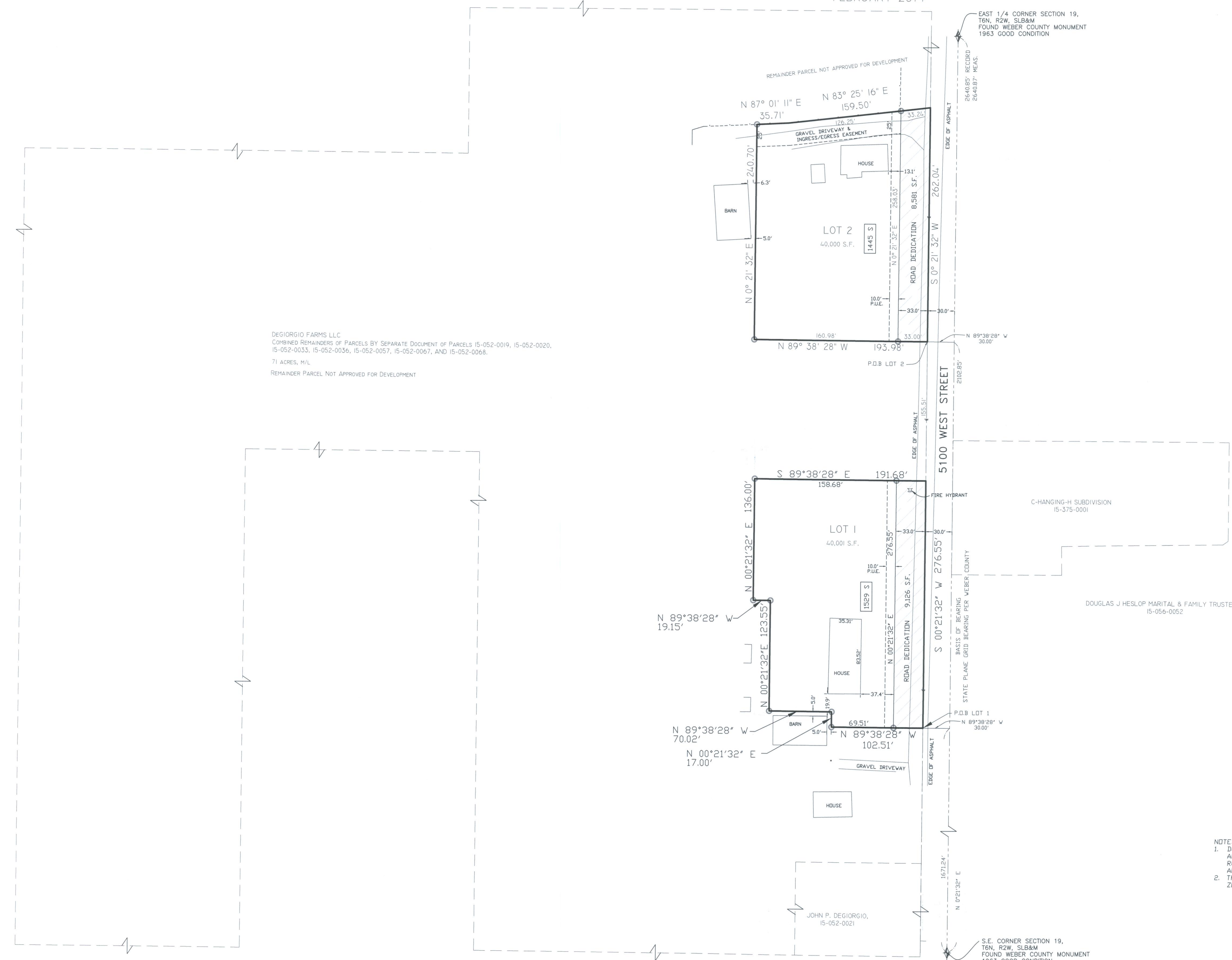
COMMISSION EXPIRES _____ NOTARY PUBLIC _____

BOUNDARY DESCRIPTION
LOT 1:
A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING NORTH 0°21'32" EAST 1671.24 FEET AND NORTH 89°38'28" WEST 30.00 FEET FROM THE MONUMENTED SOUTHEAST CORNER OF SAID SECTION 19;
RUNNING THENCE THE FOLLOWING THREE (3) COURSES ALONG A LINE AS ADJUSTED IN A BOUNDARY LINE AGREEMENT (PARCEL BOUNDARY ADJUSTMENT) DOCUMENT RECORDED AS ENTRY NO. 2722867 IN THE DEED RECORDS OF WEBER COUNTY:
1) NORTH 89°38'28" WEST 102.51 FEET;
2) NORTH 00°21'32" EAST 17.00 FEET;
3) NORTH 89°38'28" WEST 70.02 FEET;
THENCE NORTH 00°21'32" EAST 123.55 FEET ALONG SAID BOUNDARY AGREEMENT LINE AND LINE EXTENDED;
THENCE NORTH 89°38'28" WEST 19.15 FEET;
THENCE NORTH 00°21'32" EAST 136.00 FEET;
THENCE SOUTH 89°38'28" EAST 191.68 FEET TO THE CENTER OF 5100 WEST STREET;
THENCE SOUTH 00°21'32" WEST 276.55 FEET ALONG SAID CENTER OF STREET TO THE POINT OF BEGINNING,
CONTAINING 49,127 S.F. MORE OR LESS.

LOT 2:
A PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY:
BEGINNING NORTH 00°21'32" EAST 2102.85 FEET AND NORTH 89°38'28" WEST 30.00 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 19;
RUNNING THENCE NORTH 89°38'28" WEST 193.98 FEET;
THENCE NORTH 00°21'32" EAST 260.70 FEET;
THENCE NORTH 87°01'11" EAST 35.71 FEET;
THENCE NORTH 83°25'16" EAST 159.50 FEET TO THE CENTER OF 5100 WEST STREET;
THENCE SOUTH 00°21'32" WEST 262.04 FEET ALONG SAID CENTER OF STREET TO THE POINT OF BEGINNING,
CONTAINING 48,581 S.F. MORE OR LESS.

NARRATIVE
THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO (2) LOT SUBDIVISION AS SHOWN. THE REMAINING PROPERTIES OWNED BY DEGIORGIO FARMS, L.L.C. IS BEING COMBINED IN A SEPARATE DOCUMENT.
SURVEY'S USED TO AIDE IN THIS SURVEY:
C-HANGING-H SUBDIVISION AS FOUND IN THE WEBER COUNTY RECORDERS OFFICE.
PROPERTY SURVEY BY GREAT BASIN ENGINEERING, WEBER COUNTY SURVEY NO. 004383.
THE ROAD CENTERLINE WAS ESTABLISHED BY OFFSETTING THE SECTION LINE 30 FEET TO THE WEST, THE WEST RIGHT OF WAY LINE WAS ESTABLISHED BY OFFSETTING THE CENTERLINE 33 FEET TO THE WEST WHICH MATCHED AN EXISTING FENCE LINE TO THE NORTH OF LOT 2.
BASIS OF BEARING IS UTAH STATE PLANE GRID BEARING AS SHOWN.

AGRICULTURAL NOTE
AGRICULTURE IS THE PREFERRED USE IN THE AGRICULTURE ZONES. AGRICULTURE OPERATIONS AS SPECIFIED IN THE ZONING ORDINANCE FOR A PARTICULAR ZONE ARE PERMITTED AT ANY TIME INCLUDING THE OPERATION OF FARM MACHINERY AND NO ALLOWED AGRICULTURE USE SHALL BE SUBJECT TO RESTRICTION ON THE BASIS THAT IT INTERFERES WITH ACTIVITIES OF FUTURE RESIDENTS OF THIS SUBDIVISION.



DEGIORGIO FARMS L.L.C.
COMBINED REMAINDERS OF PARCELS BY SEPARATE DOCUMENT OF PARCELS 15-052-0019, 15-052-0020, 15-052-0033, 15-052-0036, 15-052-0057, 15-052-0067, AND 15-052-0068.
71 ACRES, MTL
REMAINDER PARCEL NOT APPROVED FOR DEVELOPMENT

- NOTES:
1. DUE TO THE TOPOGRAPHY AND THE LOCATION OF THIS SUBDIVISION ALL OWNERS WILL ACCEPT RESPONSIBILITY FOR ANY STORM WATER RUNOFF FROM THE ROAD ADJACENT TO THIS PROPERTY UNTIL CURB AND GUTTER IS INSTALLED.
2. THIS SUBDIVISION IS LOCATED IN ZONE 'X' OF THE FEMA FLOOD ZONE MAPPING.

DEVELOPER: JOHN DEGIORGIO
801-540-9565
1569 S. 5100 W.
OGDEN UT. 84401

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 _____, 20____
DIRECTOR, WEBER-MORGAN HEALTH DEPARTMENT.

WEBER COUNTY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.
SIGNATURE _____

WEBER COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.
SIGNED THIS _____ DAY OF _____, 20____
SIGNATURE _____

WEBER COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 _____, 20____
SIGNATURE _____

WEBER COUNTY COMMISSION ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH THIS _____ DAY OF _____, 20____.
TITLE: CHAIRMAN, WEBER COUNTY COMMISSION
ATTEST:
SIGNATURE _____

WEBER COUNTY ATTORNEY
I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____, 20____
SIGNATURE _____

LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W. #A-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506		WEBER COUNTY RECORDER	
CLIENT: JOHN DEGIORGIO		ENTRY # _____	FEE _____
LOCATION: SE 1/4 SECTION 19, T6N, R2W, S.L.B.&M.		FILED FOR RECORD & RECORDED THIS _____ DAY OF _____, 20____	
SURVEYED: 2013		AT _____ IN BOOK _____ OF _____	PAGE _____
REVISIONS:	DRAWN BY: TK	WEBER COUNTY RECORDER	
7-9-14	CHECKED BY: DB	BY _____ DEPUTY	
	DATE: 2-11-14		
	FILE: 3307		