OWNER'S DEDICATION CAMEL SUBDIVISION NAME We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lots and streets as shown or noted hereon and name said tract CAMEL SUBDIVISION: (As used herein the Legend term Local Entity is the same as defined in UCA 67-1a-6.5) PART OF THE NW 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN ---x---x EXISTING FENCE We hereby dedicate a right-of-way to the Local Entity, designee(s), — — — EASEMENTS (as labeled or granted) successor(s), or assign(s) for the purpose of public use all those parts or UNINCORPORATED WEBER COUNTY, UTAH - JANUARY 2024 NORTHWEST CORNER SECTION 35, portions of said tract of land designated as public street(s) and/or public STREET CENTERLINE T7N, RIE, SLB&M road(s), the same to be used as public thoroughfares. And further dedicate 3" BRASS CAP MON. grant and convey an easement over, upon and under said street(s) or FND SECTION CORNER 3" ABOVE GROUND and/or road(s) as public utility corridors as may be authorized by the Local DATED 1980 GOOD CONDITION BASIS OF BEARING 2647.81' R. & M. FND REBAR AND CAP We hereby grant and dedicate a perpetual right and easement over, upon WEST QUARTER SECTION 35 SET #5x24" REBAR AND and under the lands designated hereon as public utility easement(s) (PUE), T7N, RIE, SLB&M CAP STAMPED LANDMARK storm water detention/retention ponds, and drainage easement(s), the same 3" BRASS CAP MON. to be used for the installation maintenance and operation of public utility RECORD DATA BELOW GROUND service line(s), storm drainage facilities, irrigation canal(s) or for the DATED 2003 GOOD CONDITION MEASURED DATA perpetual preservation of water channels in their natural state whichever is applicable to the Local Entity, designee(s), successor(s), or assign(s) and ROAD/STREET DEDICATION other uses as may be authorized by recorded document by the Local Entity with no buildings or structures being erected within such easements without written authorization of the Local Entity. Lot 15 Lot 37 EDEN ACRES SUBDIVISION Lot 36 N 0°23'52" E 1144.57 EXIST FENCE Limited Liability Company Acknowledgement IN WITNESS WHEREOF, said Limited Liability Company herinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20___. DOG AND Bone, LLC, a Utah Limited Liability Company $\frac{3}{58,297}$ sf 22-020-0012 STATE OF UTAH EDEN CEMETERY MAINT. DIST. On the date first above written personally appeared before me the above 22-050-0018 named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within S 0°44'I5" W 302.00' and foregoing instrument was signed in behalf of said company by authority S 0°44'I5" W 337.56' of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same. As a Notary Public commissioned in Utah, having commission number _ WITNESS my hand and official stamp the date in this 14 49,456 sf 13 49,590 sf 48,630 sfcertificate first above written: 50,278 sf 57.946 sf Notary Signature: My Commission Expires: (print name below signature): EDEN CEMETERY MAINT. DIST. 22-050-0031 **BOUNDARY DESCRIPTION** 150.86 150.001 POINT OF BEGINNING-150.00 A part of the West half of the Northwest Quarter of Section 35, Township 7 North, Range 1 East, Salt Lake 302.00' Base and Meridian, U.S. Survey: Beginning at a point on the North Section line of said Section 35 which is $\underline{\quad}_{\text{EXIST.}}\underline{\quad}_{\text{FENCE}}\underline{N}\underline{\quad}0^{\bullet}45^{\prime}45^{\prime\prime}\underline{\quad}\underline{E}\underline{\quad}$ N 0°44'I5" E 337.48' 477.97 feet South 89°14'15" East from the Northwest corner of said Section 35; running thence along said 5550 East Street Section line South 89°14'15" East 413.10 feet; thence South 00°45'45" West 1449.61 feet to a fence line extended: thence along said fence line North 88°13'34" West 751.29 feet to the East line of Eden Acres --- EMERGENCY VEHICLE TURN-AROUND EASEMENT S 0°44'15" W 783.40 Subdivision; thence along said subdivision North 00°23'52" East 1144.57 feet to the South line of the Eden Cemetery Maintenance District; thence along said parcel the following two (2) courses: (1) South 89°14'15' East 346.36 feet, and (2) North 00°45'45" East 291.80 feet to the point of beginning. 214.47' 325.00' Contains 989,449 s.f. or 22.715 acres *NARRATIVE* 64,521 sf51,993 sf The purpose of this survey is to create a multi lot subdivision as shown. 53,767 sf Documents used to aide in this survey: 1. Weber County Tax Plat 22-020 & 22-050 (currant and prior years). 2. Deeds of record as found in the Weber County Recorders Office for 12 68,936 sf 11 69,361 sf subject and adjacent parcels. 3. Plats of Record: #22-076 Eden Village Subdivision; #35-081 Tixier Subdivision; #51-037 Eden Acres Subdivision; #63-090 Gillespie Subdivision 4. Record of Survey's: #344, #732, #7172. S 0°44'I5" W 337.46' N 0°44'I5" E 273.22' N 0°44'I5" E 325.00' Boundary is bound on the North by Section line, West by Subdivision line, South by an old fence line and East by Deed. Basis of bearing is state plane grid from monument as shown. SURVEYOR'S CERTIFICATE ---| 30.00′ |---- I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384—2201 in accordance 65,855 sf with Title 58, Chapter 22 known as the Professional Engineers and 55,234 sfProfessional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. 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 hereby limited to the current owner(s) of the properties surveyed. No certification or warranties are extended to successor(s), assign(s), or heir(s) of said owner(s) nor to adjacent owner(s) of the properties of which may or may ROAD DEDICATION 142,524 S.F. not share a common boundary with the property(s) surveyed. In accordance .S 1°52'03" W 515.06' x---x--x---x---x---x--with Weber County Ordinance, I further certify that, to the best of my 5600 East Street knowledge and belief, all lots meet the current requirements of the Land S 0°45'45" W 1449.61'Use Ordinance of Weber County as indicated by their approval hereon. 0-0016 | EXIST. FENCE 22-020-0017 22-050-0028 22-050-0030 22-050-0022 22-050-0013 22-050-0024 22-050-0012 WEBER COUNTY SURVEYOR'S CERTIFICATE WEBER COUNTY PLANNING COMMISSION APPROVAL WEBER COUNTY COMMISSION ACCEPTANCE This is to certify that this subdivision plat, the dedication of streets and This is to certify that this subdivision plat was duly approved by the Weber I hereby certify that the Weber County Surveyor's Office has reviewed this other public ways and financial guarantee of public improvements associated County Planning Commission on the _____day of _____, 20___. plat and all conditions for approval by this office have been satisfied. Landmark Surveying, Inc. Weber County Recorder The approval of this plat by the Weber County Surveyor does not relieve with this subdivision thereon are hereby approved and accepted by the 4646 South 3500 West - #A-3 A Complete Land Surveying Service Commissioners of Weber County, Utah this_____day of______, 20____ the Licensed Land Surveyor who executed this plat from the responsibilities West Haven, UT 84401 Entry no. _ www.LandmarkSurveyUtah.com and/or liabilities associated therewith. 801-731-4075 Chairman, Weber County Planning Commission Signed this_____day of______, 20____ iled for record and recorded Chairman, Weber County Commission Title: Weber County Clerk WEBER COUNTY ATTORNEY DEVELOPER: DOG & BONE LLC I have examined the financial guarantee and other documents associated with Weber County Surveyor this subdivision plat and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this ______ ___ of official records, WEBER-MORGAN HEALTH DEPARTMENT on page____ WEBER COUNTY ENGINEER NW 1/4 of Section 35, Township 7 North, I hereby certify that the soils, percolation rates, and site conditions for this Subdivision I hereby certify that the required public improvement standards and drawings subdivision have been investigated by this office and are approved for on site Range 1 East, Salt Lake Base and Meridian. for this subdivision conform with County standards and the amount of the County Recorder: Leann H Kilts wastewater disposal systems. Signed this _____ day of _____ , 20____ financial guarantee is sufficient for the installation of these improvements. DRAWN BY: TK Signed this ____ day of ______, 20 ___. CHECKED BY: TK Director, Weber-Morgan Health Department DATE: 8/28/2023 By Deputy: Fee paid Signature This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156—22—601 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shate to be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Product. This Plat is the Intellectual Property of Landmark Surveying, Inc., all legal rights are reserved.