

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  
OCTOBER 2024

VICINITY MAP



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

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 14,015 SQ FT OR 0.322 ACRES

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 \_\_\_\_\_

WEBER COUNTY SURVEYOR

WEBER COUNTY SURVEYOR

R.O.S. NO: 7772

WEBER COUNTY BOARD OF HEALTH

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

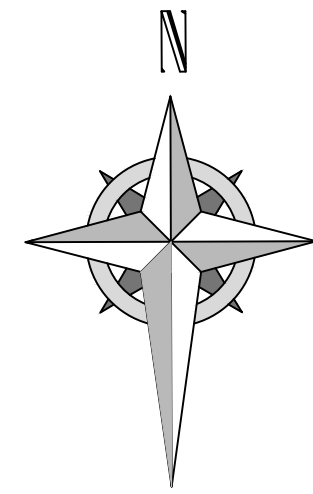
WEBER COUNTY COMMISSION  
ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE  
DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND  
FINANCIAL GUARANTY OF PUBLIC IMPROVEMENTS ASSOCIATED  
WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED  
AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY,  
UTAH THIS \_\_\_\_DAY OF \_\_\_\_\_A.D., 20\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST: \_\_\_\_\_

TITLE: \_\_\_\_\_



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

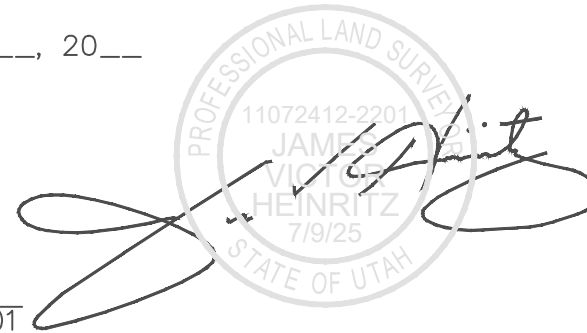
SURVEYOR'S CERTIFICATE

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\_\_



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 198.49 FEET;
2. THENCE SOUTH 50°51'21" WEST A DISTANCE OF 146.44 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, 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.

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

BY

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: 1" = 40' SHEET 1 OF 1

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

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND  
FILED AT THE REQUEST OF  
DATE \_\_\_\_\_, TIME \_\_\_\_\_, BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
FEE \$ \_\_\_\_\_ WEBER COUNTY DEPUTY RECORDER