

CAMEL SUBDIVISION NAME

PART OF THE NW 1/4 OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - JANUARY 2024

OWNER'S DEDICATION

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 term Local Entity is the same as defined in UCA 67-1a-6.5)
We hereby dedicate a right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those parts or portions of said tract of land designated as public street(s) and/or public road(s); the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said street(s) and/or road(s) as public utility corridors as may be authorized by the Local Entity.
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility easement(s) (PUE), storm water detention/retention ponds, and drainage easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the Local Entity, designee(s), successor(s), or assign(s) and 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.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20____.

By: _____ By: _____
STATE OF UTAH)
COUNTY OF) SS
On the date first above written personally appeared before me the undersigned 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 and foregoing instrument was signed in behalf of said company by authority 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 certificate first above written:

Notary Signature: _____ My Commission Expires: _____
(print name below signature):

BOUNDARY DESCRIPTION

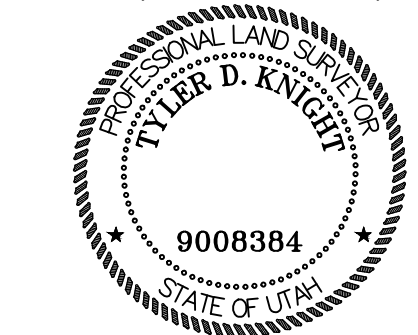
A part of the West half of the Northwest Quarter of Section 35, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey; Beginning at a point on the North Section line of said Section 35 which is 477.97 feet South 89°14'15" East 413.10 feet to the Northwest corner of said Section 35; running thence along said Section line South 89°14'15" East 413.10 feet; thence South 0°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 Subdivision; thence North 0°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 0°45'45" East 291.80 feet to the point of beginning.
Contains 989,449 s.f. or 22.715 acres

NARRATIVE

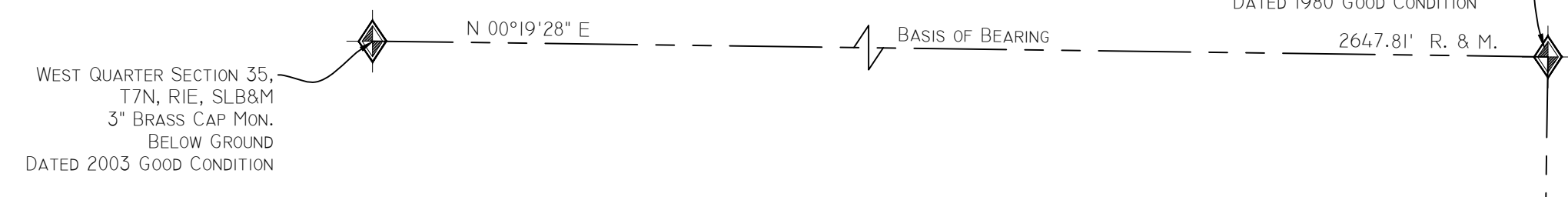
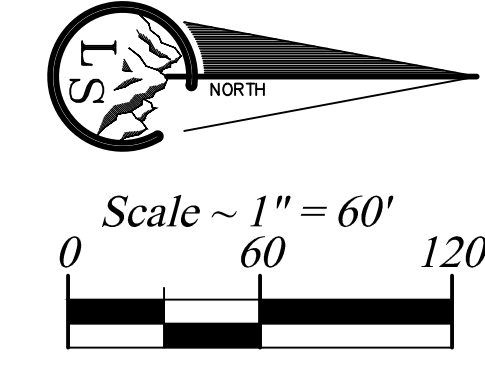
The purpose of this survey is to create a multi lot subdivision as shown.
Documents used to aide in this survey:
1. Weber County Tax Plat 22-020 & 22-050 (current and prior years).
2. Deeds of record as found in the Weber County Recorder's Office for subject and adjacent parcels.
3. Plats of Record: #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.
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

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 with Title 58, Chapter 22 known as the Professional Engineers and Professional 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 not share a common boundary with the property(s) surveyed. In accordance with Weber County Ordinance, I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber County as indicated by their approval hereon.



- ### Legend
- EXISTING FENCE
 - - - EASEMENTS (as labeled or granted)
 - STREET CENTERLINE
 - ◆ FND SECTION CORNER
 - FND REBAR AND CAP
 - SET #5x24" REBAR AND CAP STAMPED LANDMARK
 - R RECORD DATA
 - MD MEASURED DATA
 - ROAD/STREET DEDICATION



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____.

Attest:
Chairman, Weber County Commission Title: Weber County Clerk

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions 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____.

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 conform with the County Ordinance applicable thereto and now in force and effect. Signed this ____ day of _____, 20____.

Signature

WEBER COUNTY SURVEYOR'S CERTIFICATE

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 _____, 20____.

Weber County Surveyor

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

 A Complete Land Surveying Service www.LandmarkSurveyingUtah.com	4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075
DEVELOPER: DOG & BONE LLC Address: _____	
Subdivision: _____	
Revisions: _____	DRAWN BY: TK CHECKED BY: TK DATE: 8/28/2023 PROJ: 4113
NW 1/4 of Section 35, Township 7 North, Range 1 East, Salt Lake Base and Meridian.	
County Recorder: Leann H Kilts	
By Deputy: _____ Fee paid	