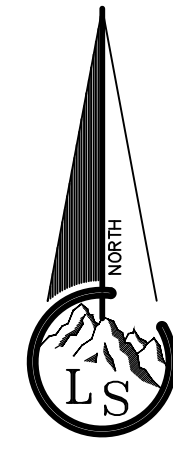


CEDENO SUBDIVISION

PART OF THE SE 1/4 OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - MAY 2024



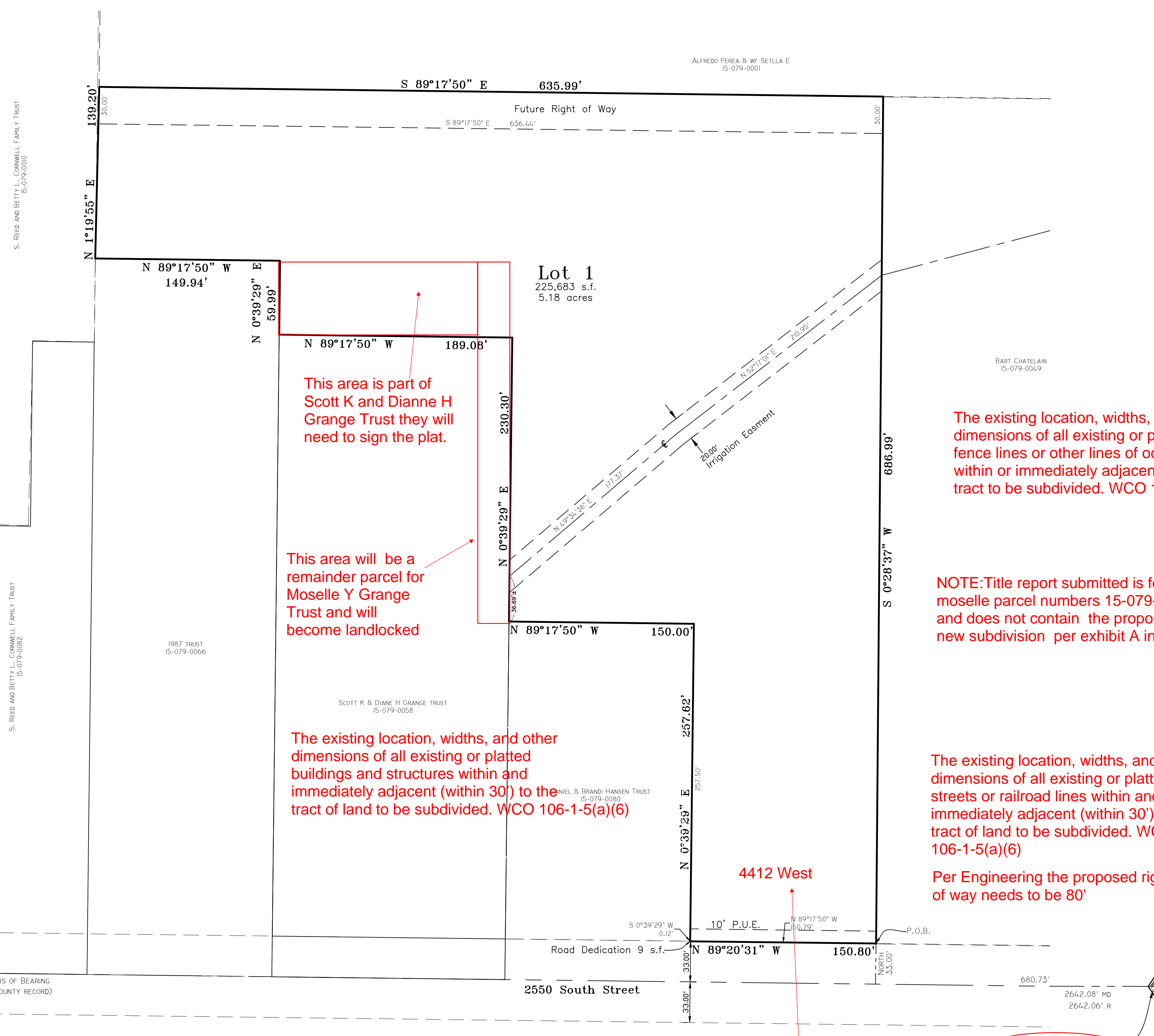
Scale ~ 1" = 50'
0 50 100

Legend

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

NOTES:

- 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. [Amd. Ord. Sec. 106-1-8(c)(5)]
- The following is required to be included on this plat by Weber County Engineering: "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."



20' irrigation easement will need to be dedicated to correct entity

Note: Trustees may need to verify they are the trustees

Trustees for the Scott K and Dianne H Grange Trust will need to sign the plat. and Notary where part of parcel #15-079-0058 is within the subdivision boundary

The existing location, widths, and other dimensions of all existing or platted fence lines or other lines of occupation within or immediately adjacent to the tract to be subdivided. WCO 106-1-5(a)(6)

NOTE: Title report submitted is for deed lines of moselle parcel numbers 15-079-0064 & 15-079-0105 and does not contain the proposed boundary of the new subdivision per exhibit A in Title Report

The existing location, widths, and other dimensions of all existing or platted streets and railroad lines within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6)

Per Engineering the proposed right of way needs to be 80'

A house number indicating the street address for each lot within the subdivision shall be assigned by the county surveyor. WCO 106-1-8(c)(1)f

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 CEDENO 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) or 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.

Trust Acknowledgement

IN WITNESS WHEREOF, said THE MOSELLE Y. GRANGE REVOCABLE TRUST, dated September 21, 2005, has caused this instrument to be executed by its trustee(s) hereunto duly, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this ___ day of _____, 20___.

MOSELLE Y. GRANGE, TRUSTEE
STATE OF UTAH)
COUNTY OF WEBER) SS

On the date first above written personally appeared before me the above named trustee(s) as signers, who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust:
As a Notary Public commissioned in Utah, having commissioned 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 Southeast Quarter of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian, Beginning at a point being 680.73 feet North 89°17'50" West along said Section line and North 33.00 feet from the Southeast corner of said Section 29; and running thence North 89°20'31" West 150.80 feet; thence North 00°39'29" East 257.62 feet; thence North 89°17'50" West 150.00 feet; thence North 00°39'29" East 230.30 feet; thence North 89°17'50" West 189.08 feet; thence North 00°39'29" East 59.99 feet; thence North 89°17'50" West 149.94 feet; thence North 01°19'55" East 139.20 feet thence South 89°17'50" East 635.99 feet; thence South 00°28'37" West 686.99 feet to the point of beginning.
Contains 225,692± s.f. or 5.18 acres

NARRATIVE

This survey was requested by Diana Cedeno to create a one (1) lot subdivision and mark the property as it exists on the ground.

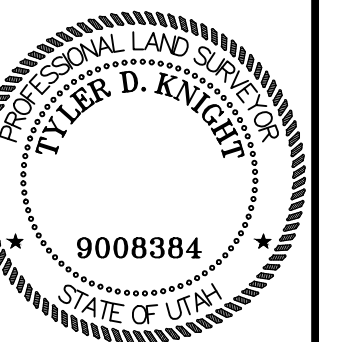
- Documents used to aid in this survey:
- Weber County Tax Plat 15-079.
 - Deeds of record as found in the Weber County Recorders Office for subject and adjacent parcels.
 - Plats of Record: #28-053 Hadley Subdivision, #29-078 Kearl Subdivision, #77-084 Hoyle Hess Subdivision 1st Amendment.
 - Record of Survey's: #3366, #5628

Property was established by recorded deeds.

Basis of bearing is a line bearing North 89°17'50" West from monument as shown. This bearing was held to remain consistent with and match the deed calls in the recorded deeds for subject and adjacent properties.

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.



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 _____ R05# _____

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 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 hereon 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

This Plat is the Intellectual Property of Landmark Surveying, Inc. all legal rights are reserved.

Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyingUtah.com		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	
DEVELOPER: Diana Cedeno		Weber County Recorder	
Address: _____		Entry no. _____	
SE 1/4 of Section 29, Township 6 North, Range 2 West, Salt Lake Base and Meridian.		Filed for record and recorded _____ day of _____, 20___	
Subdivision		at _____ in book _____ of official records, on page _____	
Revisions		County Recorder: Leann H Kilts	
DRAWN BY: TK		By Deputy: _____	
CHECKED BY: TK		Fee paid _____	
DATE: 4/26/2024			
PROJ: 4443			

This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without a valid signature and shall address 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 shall not be used in construction, nor to be recorded or filed, nor implemented or used as a Final Product.