MOON OWL RANCH SUBDIVISION

PART OF THE NE 1/4 OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN WEST HAVEN CITY WEBER COUNTY, UTAH - MARCH 2021

> This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

> > NORTHEAST CORNER SECTION 33, -

FND 3" WEBER CO MONUMENT

76N, R2W, SLB&M

IN RING & LID

----x----x- EXISTING FENCE — — EASEMENTS (as labeled or granted) - STREET CENTERLINE 2550 South Street FND SECTION CORNER 76N, R2W, SLB&M FND 3" WEBER CO MONUMENT IN RING & LID BASIS OF BEARING FND REBAR AND CAP S 89°07'48" E SET #5x24" REBAR AND CAP STAMPED LANDMARK RECORD DATA MEASURED DATA ROAD/STREET DEDICATION West Haven, utah Lot 1 21,264 s.f. Exist. House Exist. House Garage NOLA LEMMON STAUFFER TRUST 15-088-0018 NIMET N. AYDONER 15-088-0028 P.U.E. N 89°07'48" W 41.78N 89°07'48" W 5.5′± —— 16.80 Barn Barn REMAINDER PARCEL 15-088-0040 WEST HAVEN CITY PLANNING COMMISSION APPROVAL WEST HAVEN CITY ACCEPTANCE WEST HAVEN CITY ATTORNEY I hereby certify that the requirements of all applicable statutes and This is to certify that this subdivision plat, the dedication of streets, and the granting of easements and other public ways shown hereon are hereby ordinances prerequisite to approval by the City attorney of the foregoing

BOUNDARY DESCRIPTION

A tract of land located in the Northeast Quarter of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian, described as follows: Beginning at a point on the Centerline of 2550 South Street being 660.00 feet South 89°07'48" East along the Section line of said Section 33; and running thence South 89°07'48" East along said Section line and Centerline 147.50 feet: thence South 0°52'12" West 165.55 feet; thence North 89°07'48" West 41.78 feet; thence South 0°52'12" West 16.80 feet; thence North 89°07'48" West 105.00 feet to an existing fence line and the East line of that parcel found in Warranty Deed Entry #1773308 of Weber County Records; thence along said fence and parcel line North 0°38'31" East 182.35 feet to the point of

NARRATIVE

The purpose of this survey is to create a 1 lot subdivision from a larger parcel as shown.

Documents used to aide in this survey:

1. Weber County Tax Plat 15-088. 2. Deeds of record as found in the Weber County Recorders Office

for subject parcel and adjacent parcels. 3. Record of Survey's: #4343, #5818, #6394.

Basis of bearing is state plane grid from monument as shown.

Boundary was established from deeds. Record descriptions were rotated and adjusted to fit existing evidences as needed.

OWNER'S DEDICATION

We the undersigned owner(s) of the herein described tract of land, do herein the term Local Entity is the same as defined in UCA 67-1a-6.5We 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

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 DEAN RAY STAUFFER TRUST, dated May 19, 2006, has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this 21 day of 49011, 2021.

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 th 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] trustee(s), executed the same in the name of the trustor ANION As a Notary Public commissioned in Utah, having commission date in WITNESS my hand and official stamps the date in

Notary Signature:

3-21-23 My Commission Expires:

(print name below signature):

Trust Acknowledgement

IN WITNESS WHEREOF, said NOLA LEMMON STAUFFER TRUST, dated May 5, 2004, has caused this instrument to be executed by its trustee(s)

(print name below signature):

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.

a Notary Public commissioned in Utah, having commission numbe _______, WITNESS my hand and official stamp the date in this certificate first above written:

Jessila Roleman Notary Signature: Jessica Robinson My Commission Expires:

8-31-2024



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 a	pproval hereon.	The same of the sa
A Complete Land Surveying Service www.LandmarkSurveyUtah.com	4646 South 3500 West - West Haven, UT 84401 801-731-4075	A A
DEVELOPER: Nola Stauffer Address: 3771 W. 2550 S.		$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$
NE 1/4 of Section 33, Township 6 North, Range 2 West, Salt Lake Base and Meridian.	Subdivisi	on page 45
Revisions	DRAWN BY: TK	
	CHECKED BY: TK	Canno Mano
	DATE: 3/3/2021	By Deputy: William
	PROJ: 4087_1LOT	
This plat and associated documents are "PRELIMINARY NOT FINAL" and subject to change without o Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Profe not be used in Construction, nor to be Recorded or Filed, nor implemented or used as a Final Pr	essional Licensina. If this docume	s the Professional Land Surveyor's seal in accordance with R155-22-601 of the nt is unsigned it is a Preliminary document(s) and is not intended for and shall

approved and accepted.

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