

NARRATIVE

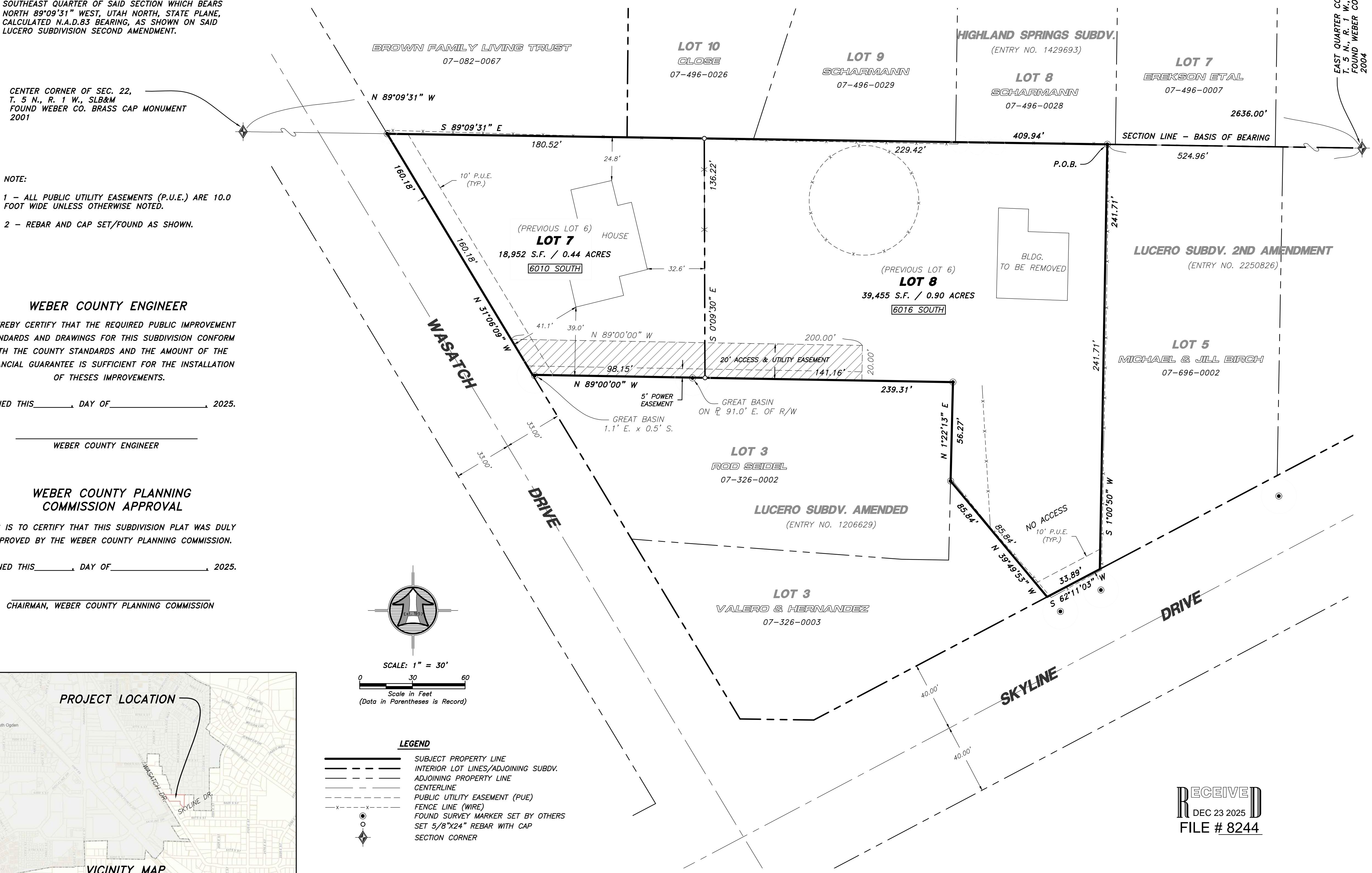
THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY SCOTT KIER. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE OFFICIAL PLAT OF LUCERO SUBDIVISION SECOND AMENDMENT, ENTRY NO. 2250826 ALONG WITH THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION WHICH BEARS NORTH 89°09'31" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING, AS SHOWN ON SAID LUCERO SUBDIVISION SECOND AMENDMENT.

LUCERO SUBDIVISION THIRD AMENDMENT AMENDING LOT 6, LUCERO SUBDIVISION - SECOND AMENDMENT

WEBER COUNTY, UTAH
A PART OF THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

FEBRUARY 2025



Developer:
SCOTT KIER
2431 PINGREE CIRCLE
SOUTH OGDEN, UTAH 84403
801-540-4669



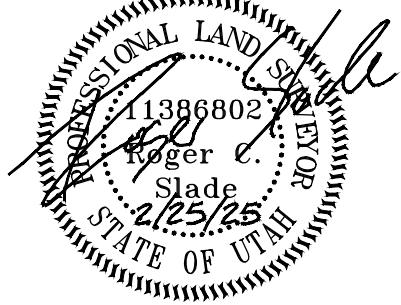
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SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND HAVE HEREBY AMENDED AND SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREAFTER AS LUCERO SUBDIVISION THIRD AMENDMENT IN WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS DAY OF , 2025.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 11386802

**SUBDIVISION BOUNDARY DESCRIPTION**

ALL OF LOT 6, LUCERO SUBDIVISION SECOND AMENDMENT, WEBER COUNTY, UTAH SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6 LOCATED 524.96 FEET NORTH 89°09'31" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 22;

RUNNING THENCE ALONG THE BOUNDARY OF SAID LOT 6 THE FOLLOWING SEVEN (7) COURSES: (1) SOUTH 0100'50" WEST 241.71 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SKYLINE DRIVE; (2) SOUTH 62°11'03" WEST 33.89 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; (3) NORTH 39°49'53" WEST 85.84 FEET; (4) NORTH 01°22'13" EAST 56.27 FEET; (5) NORTH 89°00'00" WEST 239.31 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF WASATCH DRIVE; (6) NORTH 31°06'09" WEST 160.18 FEET ALONG SAID EASTERN RIGHT-OF-WAY LINE; AND (7) SOUTH 89°09'31" EAST 409.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 58,407 SQUARE FEET OR 1.3 ACRES.

OWNER'S DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN HERON AND NAME SAID TRACT LUCERO SUBDIVISION THIRD AMENDMENT, AND DO HEREBY 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 LINE, 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. WE ALSO HEREBY DEDICATE, GRANT AND CONVEY TO THE OWNER OF LOT 8 A 20' WIDE ACCESS AND UTILITY EASEMENT AS SHOWN HEREON. THE SAME TO BE USED FOR INGRESS, EGREGS AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES.

SIGNED THIS DAY OF , 2025.

SCOTT KIER

LORA KIER

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)
&)

ON THIS DAY OF , 2025, SCOTT KIER AND LORA KIER, AS JOINT TENANTS, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNERS OF THE ATTACHED OWNERS DEDICATION, TWO IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

STATE OF UTAH NOTARY PUBLIC

COMMISSION NUMBER

NOTARY PRINTED NAME

MY COMMISSION EXPIRES

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID
FILED FOR RECORD AND
RECORDED _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
COUNTY RECORDER
BY: _____ DEPUTY

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

SIGNED THIS DAY OF , 2025.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

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 , 2025.

WEBER COUNTY SURVEYOR

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 AFFECT

SIGNED THIS DAY OF , 2025.

WEBER COUNTY ATTORNEY

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 , 2025.

WEBER-MORGAN HEALTH DEPARTMENT