

# Celeste Hadley Ashment Subdivision

WEBER COUNTY, UTAH  
A PART OF THE SOUTHWEST QUARTER OF SECTION 16, AND  
NORTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
SEPTEMBER 2022

### SURVEYOR'S CERTIFICATE

I, MATT PRETL, 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 SUBDIVIDED SAID TRACT INTO TWO (2) LOTS, KNOWN HEREAFTER AS CELESTE HADLEY ASHMENT SUBDIVISION 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 10TH DAY OF MAY, 2023.

MATT PRETL P.L.S.  
UTAH LAND SURVEYOR LICENSE NO. 10437995



### BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 16, AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF THE CPB LDS PROPERTY, TAX ID. NO. 15-046-0049, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 900 SOUTH STREET LOCATED 1808.22 FEET NORTH 81°18'57" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 16;

RUNNING THENCE NORTH 88°16'21" EAST 516.44 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF JEANAS DREAM SUBDIVISION, ENTRY NO. 3244263; THENCE SOUTH 00°46'14" WEST 664.08 FEET ALONG THE WEST LINE OF SAID JEANAS DREAM SUBDIVISION TO THE NORTH LINE OF THE BRENT AND RENEE WAGSTAFF FAMILY TRUST PROPERTY, TAX ID. NO. 15-059-0006; THENCE NORTH 89°15'33" WEST 313.06 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF THE EVAN K. AND MICHELLE F. PARSLOW PROPERTY, TAX ID. NO. 15-059-0002; THENCE SOUTH 71°44'27" WEST 230.83 FEET ALONG THE NORTH LINE OF SAID EVAN K. AND MICHELLE F. PARSLOW PROPERTY TO THE SOUTHEAST CORNER OF THE CO-OPERATIVE SECURITY CORP PROPERTY, TAX ID. NO. 15-059-0001; THENCE NORTH 01°59'42" EAST 717.16 FEET ALONG THE EAST LINE OF SAID CO-OPERATIVE SECURITY CORP PROPERTY AND CONTINUING ALONG THE EAST LINE OF SAID CPB LDS PROPERTY TO THE POINT OF BEGINNING. CONTAINING 8.022 ACRES.

### 15' WIDE IRRIGATION EASEMENT DESCRIPTION

A 15.00 FOOT WIDE IRRIGATION EASEMENT BEING 7.50 FEET LEFT AND 7.50 FEET RIGHT OF THE FOLLOWING DESCRIBED ALIGNMENT SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16, AND THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF THE CPB LDS PROPERTY, TAX ID. NO. 15-046-0049 LOCATED 1808.22 FEET NORTH 81°18'57" EAST TO THE NORTHEAST CORNER OF SAID CPB LDS PROPERTY, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 900 SOUTH STREET AND 301.88 FEET SOUTH 01°59'42" WEST ALONG SAID EAST LINE FROM THE SOUTHWEST CORNER OF SAID SECTION 16;

RUNNING THENCE SOUTH 89°13'42" EAST 522.40 FEET TO THE WEST LINE OF JEANAS DREAM SUBDIVISION, ENTRY NO. 3244263 BEING THE POINT OF TERMINUS.

### 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 AND STREETS AS SHOWN HEREON AND NAME SAID TRACT CELESTE HADLEY ASHMENT SUBDIVISION, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND ALSO 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 ERRECTED WITHIN SUCH EASEMENTS, AND ALSO GRANT AND DEDICATE UNTO HOOPER IRRIGATION COMPANY A 15.00 FOOT WIDE IRRIGATION EASEMENT ACROSS SAID PROPERTY AS SHOWN HEREON - SUCH ENCOMPASSES NECESSARY ACCESS RIGHTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

SHAUNA H. SMITH TRUSTEE OF THE SHAUNA H. SMITH TRUST

### TRUST ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, SHAUNA H. SMITH TRUSTEE FOR THE SHAUNA H. SMITH TRUST, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNER OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED ON BEHALF OF SAID TRUST.

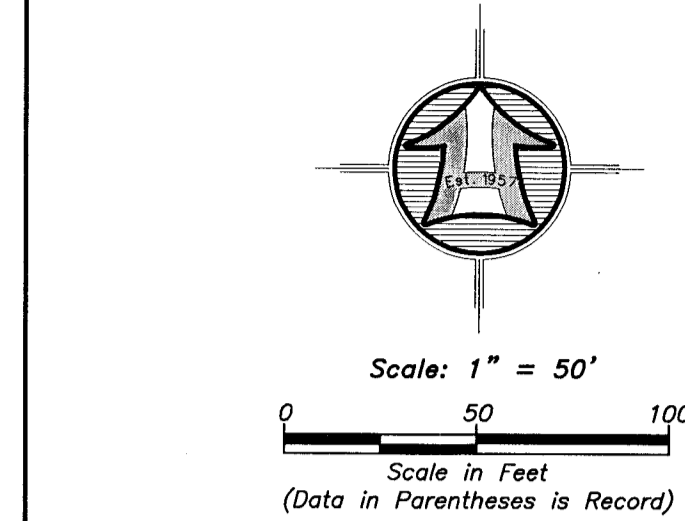
NOTARY PUBLIC

### NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE TWO LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY CELESTE ASHMENT, THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE HAI RECORD OF SURVEY NO. 6836, AND JEANAS DREAM SUBDIVISION, ENTRY NO. 3244263, RECORDED IN THE WEBER COUNTY RECORDERS OFFICE AND THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTIONS 16 AND 21, TOWNSHIP 6 NORTH, RANGE 2 WEST, S.L.B.&M.

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16 WHICH BEARS NORTH 89°15'33" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

RECEIVED  
MAY 11 2023  
BY: 7542



#### LEGEND

- Subject Property Line
- - - Interior Lot Lines
- - - Adjoining Property Line
- - - Previous Property Line
- - - Centerline
- - - Public Utility Easement (P.U.E.)
- - - Fence Line
- ⊕ Street Monument to be set
- ⊙ Found rebar set by others
- ⊙ Set 5/8"x24" Rebar With Cap
- ⊙ Section Corner

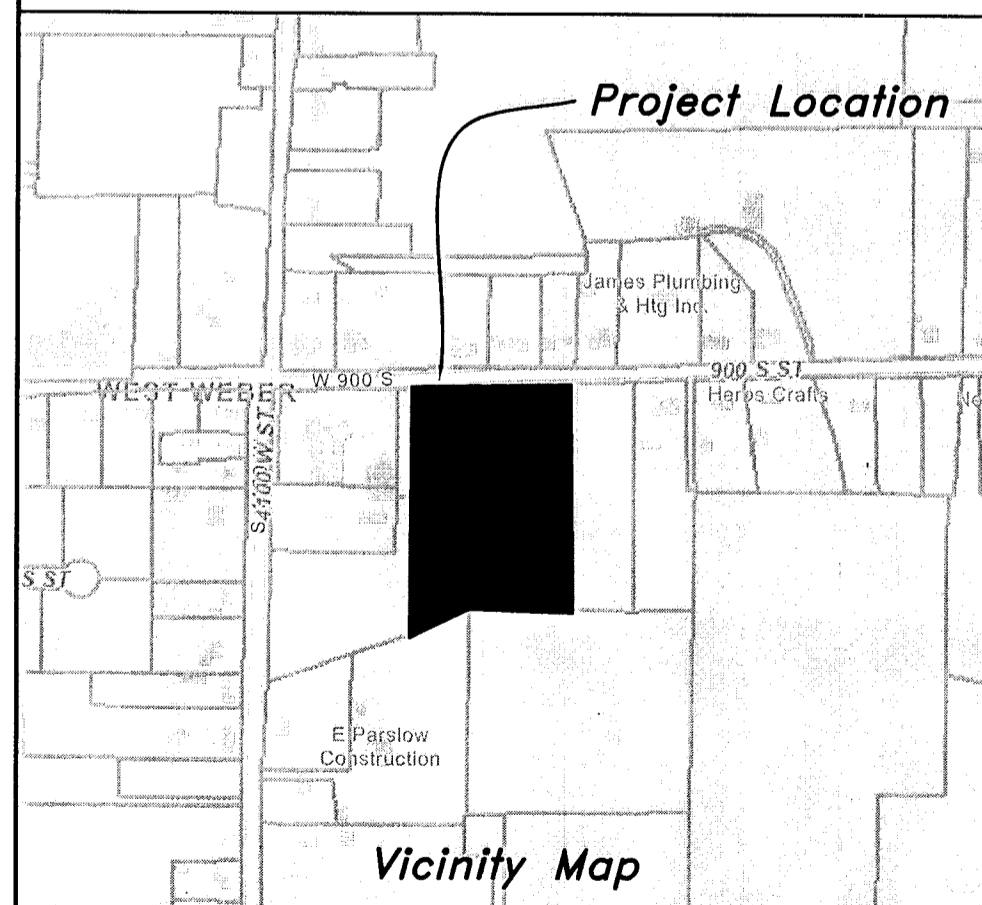
#### WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to Certify that this Subdivision Plat was Duly Approved by the Weber County Planning Commission. Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2023.

Chairman, Weber County Planning Commission

#### NOTE:

- 1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
- 2 - Rebar and cap found or set on all lot corners.
- 3 - 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.



Developer:  
CELESTE ASHMENT  
2543 NORTH 2625 WEST  
FARR WEST, UTAH 84404  
(801) 644-9892

**HAI** HANSEN & ASSOCIATES, INC.  
Consulting Engineers and Land Surveyors  
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(435) 723-3491 (801) 399-4905 (435) 752-8272  
Celebrating over 65 Years of Business

#### 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 Herely Approved and Accepted by the Commissioners of Weber County Utah

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2023.

Chairman, Weber County Commission

#### WEBER COUNTY SURVEYOR

I Herely 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 \_\_\_\_\_, 2023.

Weber County Surveyor

ROS #

7542

#### 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 \_\_\_\_\_, 2023.

Weber County Attorney

#### WEBER COUNTY ENGINEER

I Herely Certify that the Required Public Improvement Standards and Drawings for this Subdivision Conform with the County Standards and the Amount of the Financial Guarantee is Sufficient for the Installation of these Improvements.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2023.

Weber County Engineer

#### WEBER COUNTY RECORDER

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