

ASPEN RUN SUBDIVISION PHASE 1

PART OF THE NORTHEAST QUARTER OF SECTION 8, T.6N., R.1W., S.1E., M., U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
DECEMBER, 1995

FIND REBAR NO. CAP 1.04' NORTH OF SERVICE CORNER ACCEPTED AS N 1/4 CORNER OF SECTION 8, T.6N., R.1W., S.1E. & M.; PER LUTHERAN CHURCH PROPERTY SURVEY PREPARED BY GARDNER ENGINEERING RECORDED AS #000849 IN OFFICE OF COUNTY SURVEYOR.

MONUMENT 1700 NORTH ST. FIND 3" OCM BRASS CAP WITH PUNCH MARK IN CENTER FLUSH WITH ROAD SURFACE
MONUMENT 1225 NORTH ST. FIND 3" OCM BRASS CAP WITH PUNCH MARK IN CENTER FLUSH WITH ROAD SURFACE

MONUMENT 1100 NORTH ST. FIND 3" OCM BRASS CAP WITH PUNCH MARK IN CENTER DOWN 0.3' IN WELL WITH RING AND LID COVER

N.E. CORNER OF SECTION 8, T.6N., R.1W., S.1E. & M. FIND 3" OCM BRASS CAP WITH PUNCH IN CENTER DOWN 0.6' BELOW GROUND UNDER EAST-WEST FENCE.

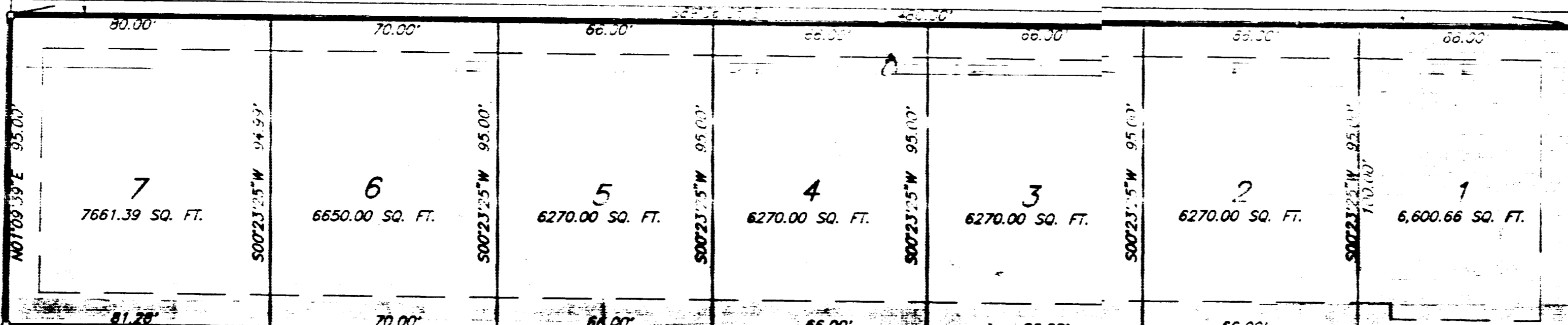
STEPHEN A. HYNES TRUSTEE
11-027-0041

GLEN J. PASTRY
11-027-0079 11-027-0079

WASHINGTON BOULEVARD

900 NORTH STREET

(FUTURE 850 NORTH STREET)



10' UTILITY & DRAINAGE EASEMENT (TYPICAL)

FUTURE PHASES

BOUNDARY DESCRIPTION

ALL THAT LAND IN THE CITY OF OGDEN, WEBER COUNTY, UTAH, BEING PART OF THE N.E. 1/4 OF SECTION 8, T.6N., R.1W., S.1E., M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 900 NORTH STREET, SAID POINT BEING 500'05'41\" W 1333.04 FEET AND N89°36'35\" W 140.16 FEET FROM THE N.E. COR. OF SECTION 8 (BASIS OF BEARINGS BEING THE CENTER LINE OF WASHINGTON BOULEVARD BEARING N01°09'39\" E BETWEEN THE CENTER LINE MONUMENTS OF 1100 NORTH STREET AND 1700 NORTH STREET); AND RUNNING THENCE S00°23'11\" W 100.00 FEET; THENCE N89°36'35\" W 66.01 FEET; THENCE N00°23'25\" E 5.00 FEET; THENCE N89°36'35\" W 415.28 FEET; TO THE EAST LINE OF WASHINGTON BLVD. THENCE N01°09'39\" E 95.00 FEET, ALONG SAID EAST LINE, TO THE SOUTH LINE OF 900 NORTH STREET; THENCE S89°36'35\" E 480.00 FEET, ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING.

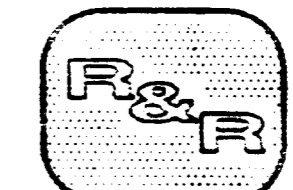
CONTAINS 1.66 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBMIDE THIS PROPERTY FOR DEVELOPMENT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) MODIFIED TO BE DETERMINED LOCALLY BY THE CENTERLINE OF WASHINGTON BOULEVARD, BETWEEN 1100 NORTH AND 1700 NORTH, SHOWN HEREIN AS N01°09'39\"



REEVE & REEVE ENGINEERING, INC.
ENGINEERS, PLANNERS & SURVEYORS
3670 QUINCY AVE., SUITE NO. 1
OGDEN, UTAH 84403
(801)621-3100 fax (801)621-2666

SURVEYOR'S CERTIFICATE

JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR OF UTAH, DO HEREBY CERTIFY THAT THE ASPEN RUN PHASE 1 SUBDIVISION IN OGDEN CITY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE BEST OF MY KNOWLEDGE AND IS A TRUE AND CORRECT REPRESENTATION OF THE DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION. DATA COMPILED FROM RECORDS IN THE OGDEN CITY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE RESULTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING SURVEY REQUIREMENTS, MEASUREMENTS HAVE BEEN COMPLIED WITH, AND I MEET THE SITE DEVELOPMENT STANDARDS FOR THE WHICH THEY ARE LOCATED.

SIGNED THIS 27th DAY OF FEBRUARY, 1996
22-146886-2271
UTAH LICENSE #146886

OWNERS DEDICATION AND CERTIFICATE

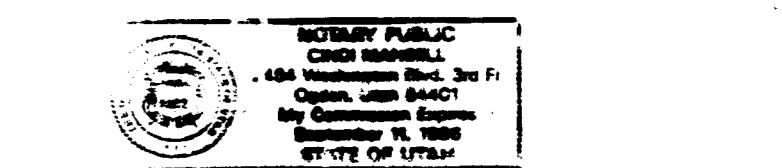
WE, THE UNDERSIGNED, OWNERS OF THE HEREBY TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT SAID TRACT, ASPEN RUN SUBDIVISION PHASE 1, DEDICATE, GRANT AND CONVEY TO OGDEN CITY, UTAH, THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND AS STREETS, THE SAME TO BE USED AS PUBLIC STREETS, AND ALSO DEDICATE TO OGDEN CITY, UTAH, AS EASEMENTS FOR PUBLIC UTILITIES AND PURPOSES, AS SHOWN HEREIN, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE REQUIRED, WITH NO BUILDINGS OR STRUCTURES TO BE ERECTED WITHIN SAID EASEMENTS.

SIGNED THIS 27th DAY OF FEBRUARY, 1996
Glen J. Pastry
Stephen A. Hynes

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER } ss.
ON THE 27th DAY OF FEBRUARY, 1996, PERSONS BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, (NAME) AND SIGNER(S) OF THE ABOVE OWNERS AND DEDICATION, WHO, BEING ME DULY SWORN, DID ACKNOWLEDGE THAT THEY FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES NOTARY PUBLIC



ACKNOWLEDGEMENT

ON THE 27th DAY OF FEBRUARY, 1996, PERSONS BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BEING BY ME DULY SWORN, ACKNOWLEDGE THAT THEY FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES NOTARY PUBLIC

OGDEN CITY PLANNING COMMISSION APPROVAL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE OGDEN CITY PLANNING COMMISSION ON THE 20th DAY OF FEBRUARY, 1996.
Chairman

OGDEN CITY ENGINEER
I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION COMPLY WITH THE STANDARDS AND THE AMOUNT OF THE GUARANTEE IS SUFFICIENT FOR THE TYPE AND AMOUNT OF THESE IMPROVEMENTS.
SIGNED THIS 27th DAY OF FEBRUARY, 1996.
Signature

OGDEN CITY ACCEPTANCE
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREBY ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY, UTAH, THIS 27th DAY OF FEBRUARY, 1996.
Title
Attest



PUBLIC WORKS DIRECTOR
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREVIOUSLY TO APPROVAL BY THE OGDEN CITY COUNCIL OF THE FOREGOING PLAT AND DEDICATION HAVE BEEN COMPLIED WITH.
SIGNED THIS 27th DAY OF FEBRUARY, 1996
Signature
PUBLIC WORKS DIRECTOR

OGDEN CITY ATTORNEY
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREVIOUSLY TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT DEDICATIONS HAVE BEEN COMPLIED WITH, DATED THIS 27th DAY OF FEBRUARY, 1996.
Signature
City Attorney

WEBER COUNTY ENTRY NO. FILED FOR RECORDS RECORDED WEBER COUNTY BY: