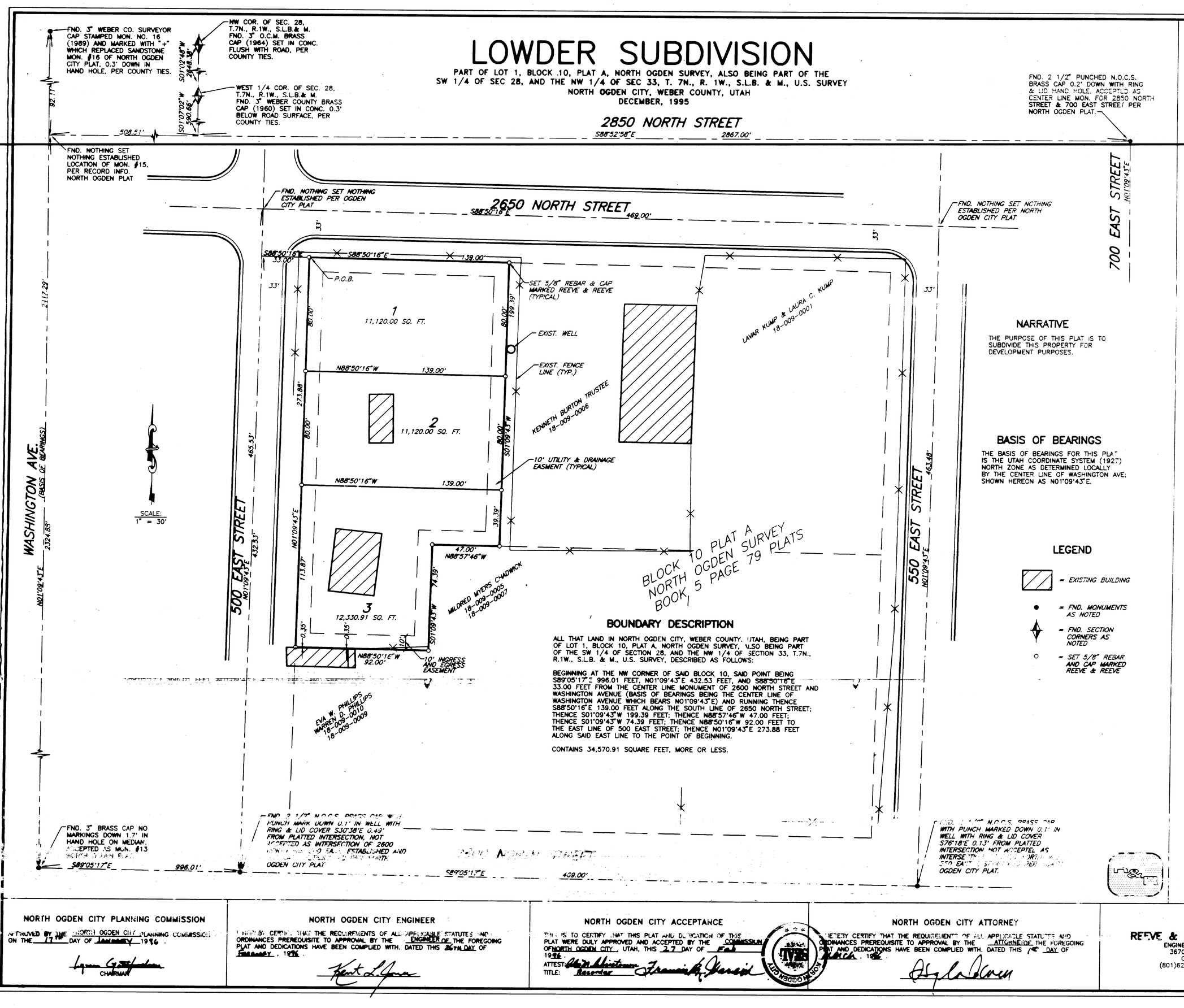
DRAWING NUMBER 001403

PLAT HOLD CORPORATION • IRVINE, CALIFORNIA

RECORDED BY NUMBER 07349

LOWDER SUBDIVISION

PART OF LOT 1, BLOCK 10, PLAT A, NORTH OGDEN SURVEY, ALSO BEING PART OF THE SW 1/4 OF SEC 28, AND THE NW 1/4 OF SEC 33, T. 7N., R. 1W., S.L.B. & M., U.S. SURVEY
NORTH OGDEN CITY, WEBER COUNTY, UTAH
DECEMBER, 1995



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY FOR DEVELOPMENT PURPOSES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE AS DETERMINED LOCALLY BY THE CENTER LINE OF WASHINGTON AVE; SHOWN HEREON AS N01°09'43"E.

LEGEND

- = EXISTING BUILDING
- ● = FND. MONUMENTS AS NOTED
- ✦ = FND. SECTION CORNERS AS NOTED
- ○ = SET 5/8" REBAR AND CAP MARKED REEVE & REEVE

BOUNDARY DESCRIPTION

ALL THAT LAND IN NORTH OGDEN CITY, WEBER COUNTY, UTAH, BEING PART OF LOT 1, BLOCK 10, PLAT A, NORTH OGDEN SURVEY, ALSO BEING PART OF THE SW 1/4 OF SECTION 28, AND THE NW 1/4 OF SECTION 33, T.7N., R.1W., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF SAID BLOCK 10, SAID POINT BEING S89°05'17"E 996.01 FEET, N01°09'43"E 432.53 FEET, AND S88°50'16"E 33.00 FEET FROM THE CENTER LINE MONUMENT OF 2600 NORTH STREET AND WASHINGTON AVENUE (BASIS OF BEARINGS BEING THE CENTER LINE OF WASHINGTON AVENUE WHICH BEARS N01°09'43"E) AND RUNNING THENCE S88°50'16"E 139.00 FEET ALONG THE SOUTH LINE OF 2650 NORTH STREET; THENCE S01°09'43"W 199.39 FEET; THENCE N88°57'46"W 47.00 FEET; THENCE S01°09'43"W 74.39 FEET; THENCE N88°50'16"W 92.00 FEET TO THE EAST LINE OF 500 EAST STREET; THENCE N01°09'43"E 273.88 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINS 34,570.91 SQUARE FEET, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF LOWDER SUBDIVISION SUBDIVISION IN NORTH OGDEN CITY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN-DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE NORTH OGDEN CITY RECORDS OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF NORTH OGDEN CITY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 23 DAY OF Feb 19 96

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED LAND SURVEYOR 22-146666-2201 JOHN P. REEVE

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREIN-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT LOWDER SUBDIVISION, AND HEREBY DEDICATE, GRANT, AND CONVEY TO NORTH OGDEN CITY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO NORTH OGDEN CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY NORTH OGDEN CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF North ogden city ORDINANCES.

SIGNED THIS 1st DAY OF March 1996

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Weber } ss.

ON THE 1st DAY OF March, 1996 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Jon Jay Snowder (AND) Marie R. Snowder SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING ME DULY SWORN, DID ACKNOWLEDGE TO ME THEY SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

Barbara P Sarlo
NOTARY PUBLIC

BARBARA P SARLO
Notary Public
STATE OF UTAH
My Comm. Expires 14 MAY 14, 1996
505 E 2600 N OG, UT 84404

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF } ss.

ON THE DAY OF , 19 , PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE AND OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES NOTARY PUBLIC

RECEIVED JUL 18 1996

NORTH OGDEN CITY PLANNING COMMISSION

APPROVED BY THE NORTH OGDEN CITY PLANNING COMMISSION ON THE 13th DAY OF January 1996.

CHAIRMAN

NORTH OGDEN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 26th DAY OF February, 1996.

NORTH OGDEN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE COMMISSION OF NORTH OGDEN CITY, UTAH, THIS 27 DAY OF Feb 1996.

ATTEST: Marsha Christensen
TITLE: Recorder

NORTH OGDEN CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 12 DAY OF March, 1996.

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

WEBER COUNTY RECORDER
ENTRY NO. 1031034 FEE PAID $18.00
FILED FOR RECORD AND RECORDED
WEBER CO.
IN BOOK 41 OF THE OFFICIAL RECORDS, PAGE 73

RECORDED FOR:
North Ogden City
Doug Crane
WEBER COUNTY RECORDER

BY: Erin Larson DEPUTY.

41-58 001403