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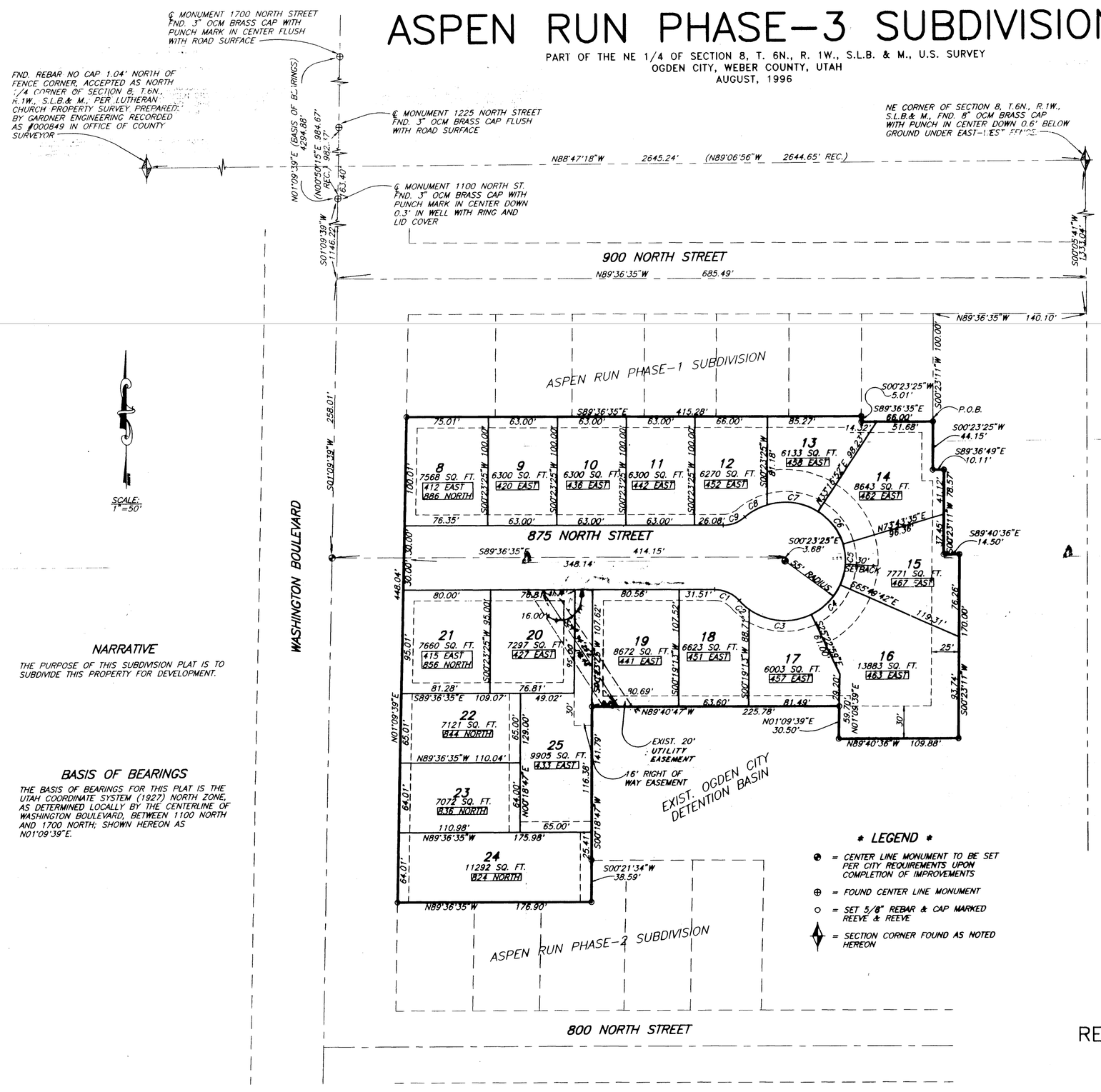
DRAWING NUMBER 001707

PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 01-7-91

ASPEN RUN PHASE–3 SUBDIVISION

PART OF THE NE 1/4 OF SECTION 8, T. 6N., R. 1W., S.L.B. & M., U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
AUGUST, 1996



NOTE:
ACCESS ON LOTS 8 & 21 WILL BE LIMITED TO 875 NORTH STREET ONLY AND ACCESS ON LOTS 22,23, & 24 WILL BE LIMITED TO A 20' RIGHT OF WAY EASEMENT ONLY. NO ACCESS WILL BE ALLOWED FROM WASHINGTON BOULEVARD.

NARRATIVE

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

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE, AS DETERMINED LOCALLY BY THE CENTERLINE OF WASHINGTON BOULEVARD, BETWEEN 1100 NORTH AND 1700 NORTH; SHOWN HEREON AS N01°09'39"E.

* LEGEND *

- ● = CENTER LINE MONUMENT TO BE SET PER CITY REQUIREMENTS UPON COMPLETION OF IMPROVEMENTS
- ⊕ = FOUND CENTER LINE MONUMENT
- ○ = SET 5/8" REBAR & CAP MARKED REEVE & REEVE
- ◆ = SECTION CORNER FOUND AS NOTED HEREON

BOUNDARY DESCRIPTION

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

BEGINNING AT THE SE CORNER OF ASPEN RUN PHASE–1 SUBDIVISION, SAID POINT ALSO BEING S00°05'41"W 1333.04 FEET TO THE SOUTH R.O.W. LINE OF 900 NORTH STREET, ALONG SAID LINE N89°36'35"W 140.10 FEET TO THE NE CORNER OF SAID SUBDIVISION, AND S00°23'11"W 100.00 ALONG THE EAST LINE OF SAID SUBDIVISION, FROM THE NE CORNER 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°23'25"W 44.15 FEET; THENCE S89°36'49"E 10.11 FEET; THENCE S00°23'11"W 78.57 FEET; THENCE S89°40'36"E 14.50 FEET; THENCE S00°23'11"W 170.00 FEET; THENCE N89°40'36"W 109.88 FEET; THENCE N01°09'39"E 30.50 FEET; THENCE N89°40'47"W 225.78 FEET; THENCE S00°18'47"W 141.79 FEET TO A CORNER OF ASPEN RUN PHASE–2 SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: (1) S00°21'34"W 38.59 FEET, (2) N89°36'35"W 176.90 FEET TO THE EAST LINE OF WASHINGTON BOULEVARD; THENCE ALONG SAID EAST LINE N01°09'39"E 448.04 FEET TO THE SW CORNER OF SAID ASPEN RUN PHASE–1 SUBDIVISION; THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) S89°36'35"E 415.28 FEET, (2) S00°23'25"W 5.01 FEET, (3) S89°36'35"E 66.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.86 ACRES, MORE OR LESS.

CURVE INFORMATION

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	25.40'	48°30'09"	30.00'	13.52'	S65°21'31"E	24.64'
C2	12.96'	12°29'47"	55.00'	6.51'	S47°51'20"E	12.96'
C3	58.34'	60°46'45"	55.00'	32.26'	S84°59'36"E	55.65'
C4	38.82'	40°26'43"	55.00'	20.26'	N44°23'40"E	38.02'
C5	38.82'	40°26'43"	55.00'	20.26'	N03°56'57"E	38.02'
C6	38.82'	40°26'43"	55.00'	20.26'	S36°29'46"E	38.02'
C7	48.21'	50°13'25"	55.00'	25.78'	S81°49'50"E	46.68'
C8	23.18'	24°08'54"	55.00'	11.76'	N60°59'00"E	23.01'
C9	21.72'	41°28'51"	30.00'	11.36'	N69°38'59"E	21.25'

RECEIVED
OCT 01 1997
Weber County Surveyor

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

I, JOHN P REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF ASPEN RUN PHASE–3 SUBDIVISION IN OGDEN CITY WEBER COUNTY, 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 WEBER COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF 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 16 DAY OF AUG, 1996.

22-146666-2201
UTAH LICENSE NUMBER — SIGNATURE

REGISTERED LAND SURVEYOR 22-146666-2201 JOHN P. REEVE STATE OF UTAH

OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON–DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT ASPEN RUN PHASE–3 SUBDIVISION, AND HEREBY DEDICATE, GRANT, AND CONVEY TO 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 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 OGDEN CITY.

SIGNED THIS 15 DAY OF August 1996

Weber Parkway Trustee — Dale C. Flamm
Micah C. Flamm — Tyla F. Roberts
Attest Beverly Flamm Family Trust

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER } ss.

ON THE 18th DAY OF August, 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Joyce C. Flamm, Micah C. Flamm, (AND) Tyla F. Roberts THE SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

1-16-99 — COMMISSION EXPIRES
Sylvia T. Pacheco — NOTARY PUBLIC

SYLVIA T. PACHECO NOTARY PUBLIC • STATE of UTAH 1167 • 25th STREET OGDEN, UTAH 84401 COMM. EXP. 1-16-99

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

OGDEN CITY PLANNING COMMISSION

APPROVED BY THE OGDEN CITY PLANNING COMMISSION ON THE 20th DAY OF June 1996.

Carol J. Brickman
CHAIRMAN

OGDEN CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINE OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 30th DAY OF August, 1996.

SIGNATURE

OGDEN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY WEBER COUNTY, UTAH, THIS 2nd DAY OF June 1996.

ATTEST: Marie O. Bennett — Mark O. Bodily AKA MAYOR
TITLE: City Recorder

PUBLIC WORKS DIRECTOR

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE OGDEN CITY COUNCIL OF THE FOREGOING PLAT AND DEDICATION HAVE BEEN COMPLIED WITH.

SIGNED THIS 3rd DAY OF Sep, 1996

PUBLIC WORKS DIRECTOR

OGDEN CITY CORPORATE SEAL

WEBER COUNTY RECORDER

ENTRY NO. 1420821 FEE PAID $48.00
FILED FOR RECORD AND RECORDED, 26 SEP 96 AT 10:28 AM
IN BOOK 43 OF THE OFFICIAL RECORDS, PAGE 2.

RECORDED FOR: DALE C. FLAMM

NOLAN CROFTS
WEBER COUNTY RECORDER
BY: Connie Weaver DEPUTY.

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