46-71

Lakeview Ridge Subdivision No. 4

A part of the North 1/2 of Section 15, T5N, R1W, SLB&M, U.S. Survey
Ogden City, Weber County, Utah

NARRATIVE:

This Plat and Survey was requested by Mr. Chris Martineau in order to subdivide Six (6) residential lots.

Brass Cap Monuments were found at the Northeast Corner and the East 1/4 Corner of Section 15, T5N, R1W. A line bearing S 0°09'07" W between these two monuments was used as the basis of bearings.

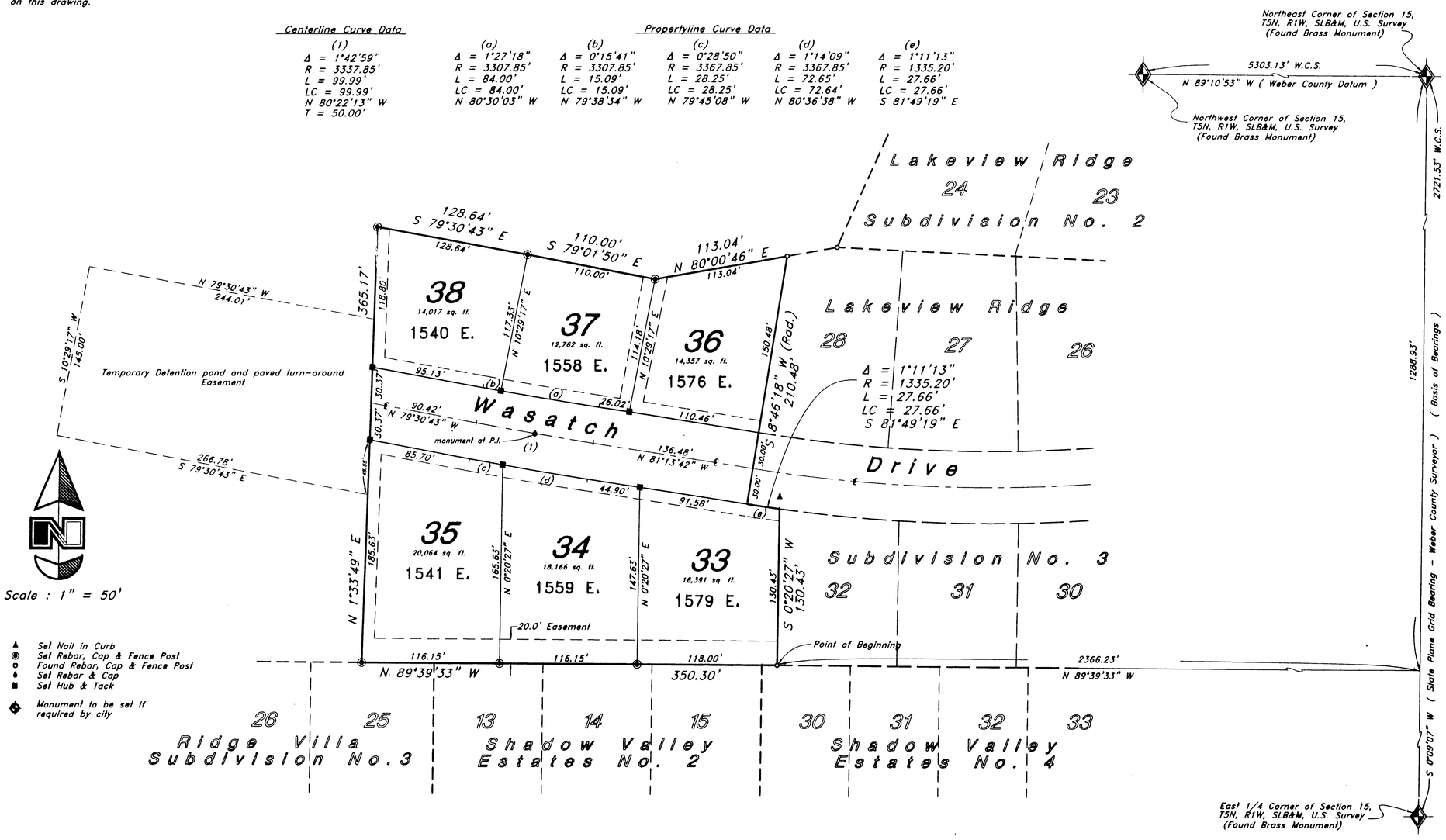
Lot corners were monumented as depicted on this drawing.

Centerline Curve Data

(1)
Δ = 1°42'59"
R = 3337.85'
L = 99.99'
LC = 99.99'
N 80°22'13" W
T = 50.00'

Propertyline Curve Data

(a)	(b)	(c)	(d)	(e)
Δ = 1°27'18"	Δ = 0°15'41"	Δ = 0°28'50"	Δ = 1°14'09"	Δ = 1°11'13"
R = 3307.85'	R = 3307.85'	R = 3367.85'	R = 3367.85'	R = 1335.20'
L = 84.00'	L = 15.09'	L = 28.25'	L = 72.65'	L = 27.66'
LC = 84.00'	LC = 15.09'	LC = 28.25'	LC = 72.64'	LC = 27.66'
N 80°30'03" W	N 79°38'34" W	N 79°45'08" W	N 80°36'38" W	S 81°49'19" E



SURVEYOR'S CERTIFICATE

I, Jay R. Anderson, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Lakeview Ridge Subdivision No. 4 in Ogden City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following described lands included in said subdivision based on data compiled from records in the Weber County Recorder's Office and of a survey made on the ground.

Signed this 17th day of FEBRUARY, 1998.

2430
License No.

Jay R. Anderson

REGISTERED LAND SURVEYOR No. 2430 STATE OF UTAH

OWNER'S DEDICATION

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 Lakeview Ridge Subdivision No. 4 and hereby dedicate, grant and convey to Ogden City, Weber County, 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 17th day of February, 1998.

— Shadow Ridge Development Group LC —

Chris L. Martineau
Member

John Wayne Shupe
J.W.S. Property Services, Inc.
Member
by: John Wayne Shupe - Pres.

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

On the 17th day of February, 1998, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, two (2) in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Residing at: Ogden, Utah

Gary L. Newman
A Notary Public commissioned in Utah

Commission Expires: 10-14-98

Gary L. Newman
Print Name

State of Utah
County of Weber } ss

On the 17th day of February, 1998, personally appeared before me, John Wayne Shupe who being by me duly sworn did say that he is President of J.W.S Property Services Inc., and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and John Wayne Shupe acknowledged to me that said Corporation executed the same.

Residing at: Ogden, Utah

Gary L. Newman
A Notary Public commissioned in Utah

Commission Expires: 10-14-99

Gary L. Newman
Print Name

BOUNDARY DESCRIPTION

A part of the North Half of Section 15, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the North line of Shadow Valley Estates No. 4, Ogden City, Weber County, Utah, as it is staked on the ground, also being the Southwest Corner of Lot 32, Lakeview Ridge Subdivision No. 3, Ogden City, Utah which is 1288.93 feet South 0°09'07" West along the Section line and 2366.23 feet North 89°39'33" West from the Northeast Corner of said Section 15; and running thence North 89°39'33" West 350.30 feet along the North line of said Shadow Valley Estates No. 4 and Shadow Valley Estates No. 2 and 3, Ogden City, Weber County, Utah, as it is staked on the ground; thence North 1°33'49" East 365.17 feet; thence South 79°30'43" East 128.64 feet; thence South 79°01'50" East 110.00 feet; thence North 80°00'46" East 113.04 feet to the Northwest corner of Lot 28 of said Lakeview Ridge Subdivision No. 3; thence three (3) courses along the Westerly line of said subdivision as follows: South 8°46'18" West 210.48 feet; Southeasterly along the arc of a 1,335.20 foot radius curve to the left a distance of 27.66 feet (Central Angle equals 1°11'13" and Long Chord bears South 81°49'19" East 27.66 feet) and South 0°20'27" West 130.43 feet to the point of beginning.

Contains 2.648 Acres

RECEIVED
APR 28 1998
Weber County Surveyor

NOTE:
10' Utility and Drainage Easements each side of Property Line as indicated by dashed lines, except as otherwise shown.

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS and SURVEYORS
3544 Lincoln Avenue, Ogden, Utah, 84401
P.O. Box 9307, Ogden, Utah, 84409
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

OGDEN CITY PUBLIC WORKS DIRECTOR

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the Mayor of Ogden City of the foregoing plat and dedication have been complied with.

Signed this 27th day of February, 1998.

Signature

OGDEN CITY ENGINEER

I hereby certify that I have carefully investigated the lines 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 27th day of February, 1998.

Signature

OGDEN CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the Mayor of Ogden City, Utah this 2nd day of March, 1998.

Attest: Gloria J. Dorsett
Title: City Recorder

Mayor

OGDEN CITY PLANNING COMMISSION

Approved by the Ogden City Planning Commission on the 4th day of March, 1998.

Chair

WEBER COUNTY RECORDER
ENTRY NO. 1520457 FEE PAID $ 30.00 FILED FOR RECORD AND RECORDED 28-May-98 AT 8:45 IN BOOK 1811 OF OFFICIAL RECORDS, PAGE 71, RECORDED FOR SHADOW RIDGE DEV
DOUG CROFTS
WEBER COUNTY RECORDER
BY: Carrie Warnick
DEPUTY

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