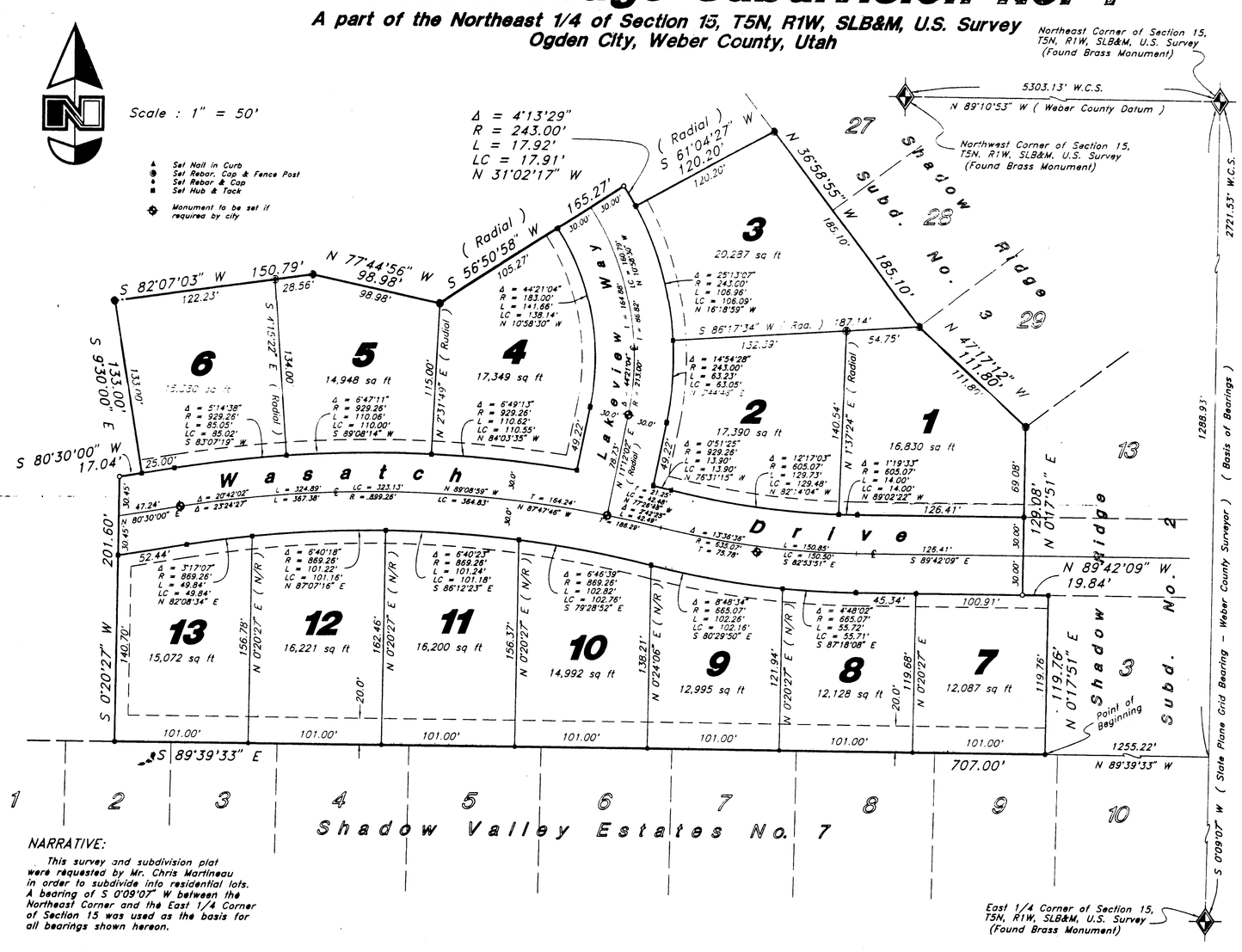
Lakeview Ridge Subdivision No. 1

A part of the Northeast 1/4 of Section 15, T5N, R1W, SLB&M, U.S. Survey
Ogden City, Weber County, Utah



NARRATIVE:

This survey and subdivision plat were requested by Mr. Chris Martineau in order to subdivide into residential lots. A bearing of S 0°09'07" W between the Northeast Corner and the East 1/4 Corner of Section 15 was used as the basis for all bearings shown hereon.

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

GREAT BASIN ENGINEERING, INC.
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) 521-8529 Fax (801) 394-7944

OGDEN CITY Acting 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 19th day of January, 1995.

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 19th day of January, 1995.

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 1st day of February, 1995.

Attest: Maria J. Burnett
Title: City Recorder

Mayor

OGDEN CITY, UTAH CORPORATE SEAL

OGDEN CITY PLANNING COMMISSION

Approved by the Ogden City Planning Commission this 5th day of October, 1994.

Chair

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. 1 in Ogden City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of 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 January, 1995.

2430
License No.

REGISTERED LAND SURVEYOR No. 2430 JAY R. ANDERSON 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. 1 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 January, 1995.

Shadow Ridge Development Group - a partnership

Chris L. Martineau
General Partner

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

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

On the 17th day of January, 1995, 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

A Notary Public commissioned in Utah

Commission Expires: Sept 17, 1996 Sharron J Stark
Print Name

State of Utah
County of Weber } ss

On the 17th day of January, 1995, 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

A Notary Public commissioned in Utah

Commission Expires: Sept 17, 1996 Sharron J Stark
Print Name

BOUNDARY DESCRIPTION

A part of the Northeast Quarter 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. 7, Ogden City, Weber County, Utah, as it is staked on the ground, being 1288.93 feet South 0°09'07" West along the Section Line and 1255.22 feet North 89°39'33" West from the Northeast corner of said Section 15; and running thence along the Westerly boundary of Shadow Ridge Subdivisions No. 2 and No. 3, Ogden City, Weber County, Utah, as they are staked on the ground the following five courses: North 0°17'51" East 119.76 feet; North 89°42'09" West 19.84 feet; North 0°17'51" East 129.08 feet; North 47°17'12" West 111.80 feet and North 36°58'55" West 185.10 feet; thence South 61°04'27" West 120.20 feet; thence Northwesterly along the arc of a 243.00 ft. radius curve to the left a distance of 17.92 feet (Central Angle equals 4°13'29" and Long Chord bears North 31°02'17" West 17.91 feet); thence South 56°50'58" West 165.27 feet; thence North 77°44'56" West 98.98 feet; thence South 82°07'03" West 150.79 feet; thence South 9°30'00" East 133.00 feet; thence South 80°30'00" West 17.04 feet; thence South 0°20'27" West 201.60 feet to a point on the Northerly Boundary of said Shadow Valley Estates No. 7 as it is staked on the ground; thence South 89°39'33" East 707.00 feet along said Northerly Boundary of said subdivision as it is staked on the ground to the point of beginning.

Contains 5.882 Acres

WEBER COUNTY RECORDER

ENTRY NO. 1351356 FEE PAID $ 49.00 FILED FOR RECORD AND RECORDED FEB 3 1995, AT 10:09 AM. IN BOOK 39 OF OFFICIAL RECORDS, PAGE 46 RECORDED FOR SHADOW RIDGE DEV. GROUP

DOUGLAS CAMPBELL
WEBER COUNTY RECORDER

BY: Jo Holley
DEPUTY

39-46

DRAWING NUMBER 39-46

PLAN-HOLD CORPORATION • RIVERSIDE, CALIFORNIA

RECEIVED APR 2 5 1995 WEBER COUNTY