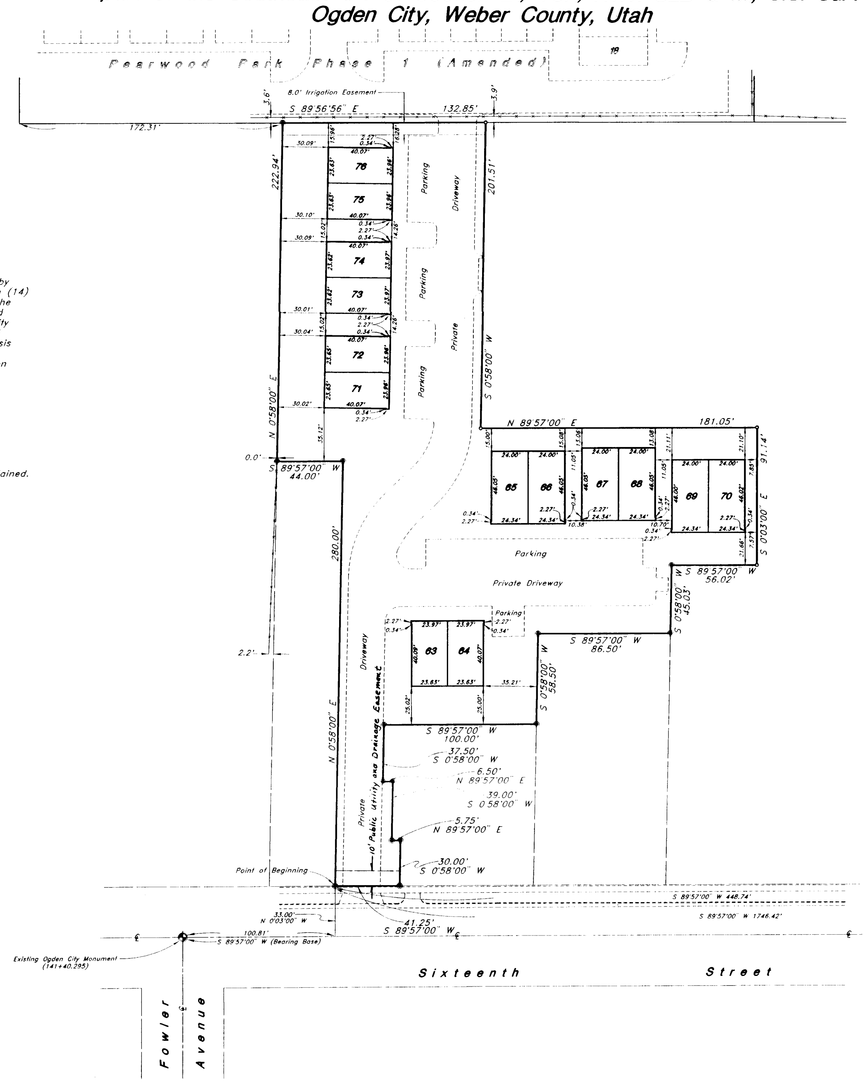
43-20

Pearwood Park Phase 3

A Planned Unit Development

A part of the Southeast 1/4 of Section 21, T6N, R1W. SLB & M., U.S. Survey
Ogden City, Weber County, Utah



Narrative:

This Survey and Subdivision plat were requested by Richard Webber for the purpose of plotting fourteen (14) private lots. Ogden City Monuments were found of the Intersection of Fowler Avenue & Sixteenth Street and along the centerline of Sixteenth Street at Ogden City stationing 153+25.05. A line bearing S 89°57'00" W between these two monuments was used as the basis of bearings (Ogden City Basis).

Property corners were monumented as depicted on drawing.

Note:

All Streets are private and will be privately maintained.

Indicates Common Areas.

Indicates Private Lots or units

Legend:

Set Rebar & Cap

Existing Fence

SURVEYOR'S CERTIFICATE

I, Jay R. Anderson, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Pearwood Park Phase 3, A Planned Unit Development, 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 by me on the ground.

Signed this 5TH day of SEPT. , 1996.

2430
License No.

Jay R. Anderson

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and common areas as shown on this plat, and name said tract Pearwood Park Phase 3, A Planned Unit Development, and hereby dedicate, grant and convey to Ogden City Easements, for Public Utility and Drainage puposes over the common areas, 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, and also grant unto Ogden City an open space easement on and over the common space areas. In recording this plat of Pearwood Park Phase 3 certain areas of land designated as open areas, parking and playgrounds, are not dedicated hereby for use by the general public, but are dedicated to the common use and enjoyment of the homeowners in Pearwood Park as more fully provided in the Declaration of Covenants, Conditions and Restrictions dated January 25, 1994, which are hereby incorporated and made a part of this plat.

Signed this day of , 1996.

Parkway Patio Homes L.C.

Richard M. Webber - Managing Partner

ACKNOWLEDGMENT

State of Utah
County of } ss

On the day of , 1996, personally appeared before me, the undersigned Notary Public, the signer of the above Owner's Dedication, one (1) in number, who duly acknowledged to me he signed it freely and voluntarily and for the purposes therein mentioned.

Residing at: _____
A Notary Public commissioned in Utah

Commission Expires: _____
Print Name

State of Utah
County of } ss

On the day of , 1996. personally appeared before me, Richard M. Webber who being by me duly sworn did say that the is Managing Partner of Parkway Patio Homes L.C. and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Richard M. Webber acknowledged to me that said Corporation executed the same.

Residing at: _____
A Notary Public commissioned in Utah

Commission Expires: _____
Print Name

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 21, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the North line of Sixteenth Street which is 1615.28 feet North and 1746.42 feet South 89°57'00" West from the Southeast Corner of said Quarter Section, and also 448.74 feet South 89°57'00" West from the intersection of the West right-of-way line of Monroe Boulevard and said North right-of-way line; running thence North 0°58'00" East 280.00 feet; thence South 89°57'00" West 44.00 feet; thence North 0°58'00" East 222.94 feet to the South line of Pearwood Park Phase 1 (Amended) a P.U.D., in Ogden City, Weber County, Utah; thence South 89°56'56" East 132.85 feet along said South line; thence South 0°58'00" West 201.51 feet; thence North 89°57'00" East 181.05 feet; thence South 0°03'00" East 91.14 feet; thence South 89°57'00" West 56.02 feet; thence South 0°58'00" West 45.03 feet; thence South 89°57'00" West 86.50 feet; thence South 0°58'00" West 58.50 feet; thence South 89°57'00" West 100.00 feet; thence South 0°58'00" West 37.50 feet; thence North 89°57'00" East 6.50 feet; thence South 0°58'00" West 39.00 feet; thence North 89°57'00" East 5.75 feet; thence South 0°58'00" West 30.00 feet to the North line of said Sixteenth Street; thence South 89°57'00" West 41.25 feet along said North line to the point of beginning.

Contains 1.684 Acres

OGDEN CITY 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 17th day of Sep , 1996.

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 10th day of Sept , 1996.

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 23rd day of Sept. , 1996.

Attest Gloria J. Bennett
Title City Recorder

Mayor

OGDEN CITY PLANNING COMMISSION

Approved by the Ogden City Planning Commission on the day of , 1996.

Chair

WEBER COUNTY RECORDER

ENTRY NO. 1931647 FEE PAID 914.00 FILED FOR RECORD AND RECORDED 15-SEP-96, AT 3:45 PM IN BOOK 43 OF OFFICIAL RECORDS, PAGE 20 RECORDED FOR PARKWAY PATIO HOMES LC

NOLA CROFTS
WEBER COUNTY RECORDER

BY: Carrie Warner
DEPUTY

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)392-7544

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RECEIVED
APR 28 1998
Weber County Surveyor

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