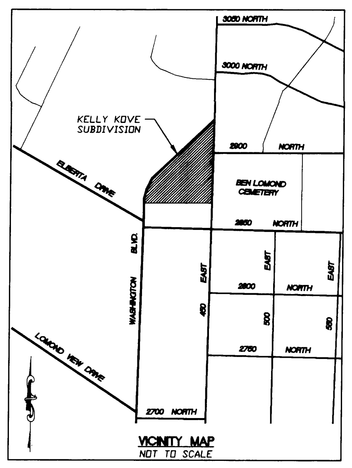
KELLY KOVE SUBDIVISION

A PART OF THE EAST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

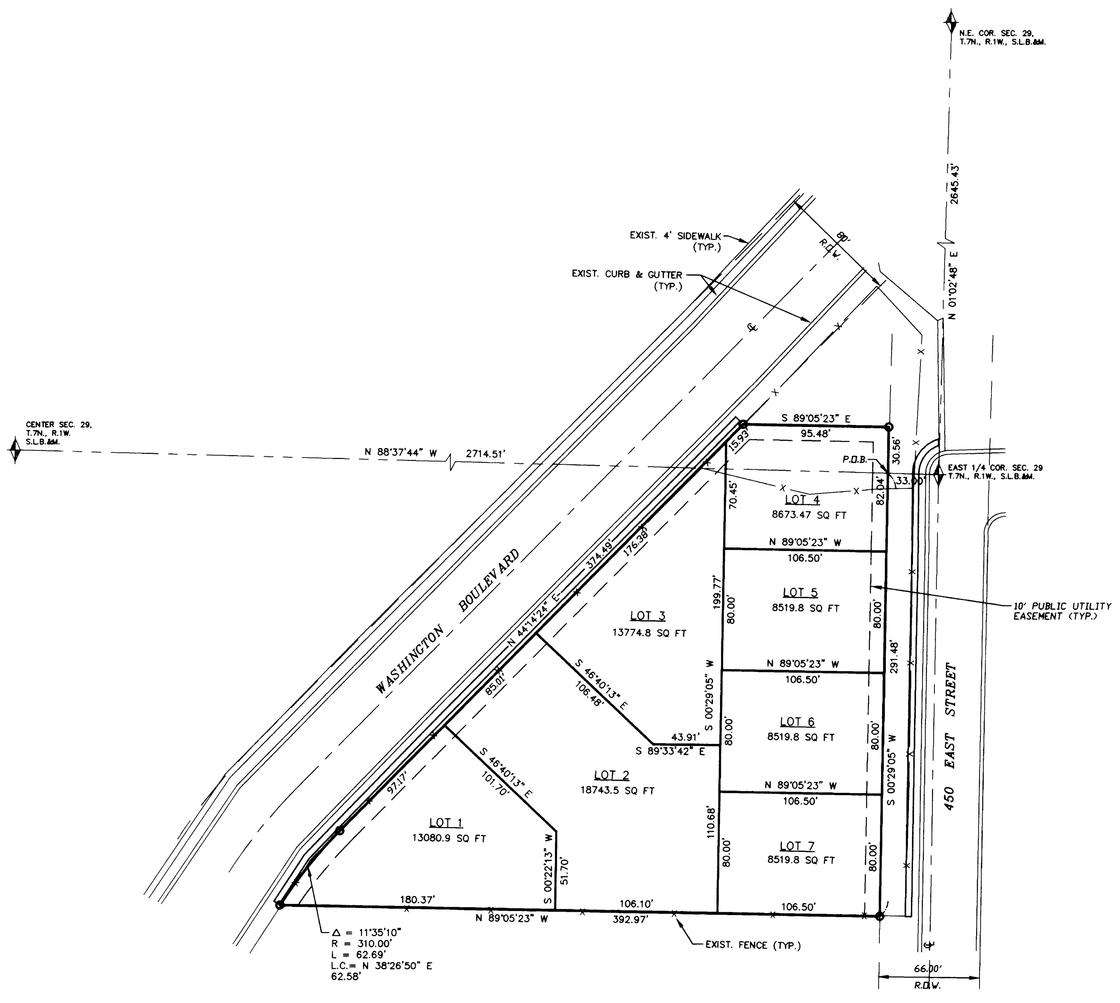
APRIL, 1998



VICINITY MAP
NOT TO SCALE

SCALE: 1" = 50'

O = 5/8"ø x 24" LENGTH REBAR WITH CAP STAMPED 167594



SURVEYORS CERTIFICATE

I, DALLAS K. BUTTARS, A PROFESSIONAL LICENSED LAND SURVEYOR IN THE STATE OF UTAH DO HEREBY CERTIFY THAT THIS PLAT OF KELLY KOVE SUBDIVISION IN NORTH OGDEN CITY, UTAH, HAS BEEN CORRECTLY DRAWN TO 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 RECORDERS OFFICE, WEBER COUNTY SURVEYORS OFFICE AND OF A SURVEY MADE ON THE GROUND, AND I FURTHER CERTIFY THAT ALL LOTS MEET CURRENT LOT WIDTH AND AREA REQUIREMENTS FOR NORTH OGDEN CITY ZONING.

SIGNED THIS _____DAY OF _____19

R.L.S. # 167594_____
SIGNATURE

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT KELLY KOVE SUBDIVISION AND DO 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 GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES,STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY NORTH OGDEN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____DAY OF _____19

_____ _____

_____ _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER) ss
ON THIS ____DAY OF _____19 , PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNERS DEDICATION_____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

_____ _____
commission expires notary public

BOUNDARY DESCRIPTION

PART OF THE EAST HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND PART OF LOT 31, PLAT B, NORTH OGDEN SURVEY, BEGINNING NORTH 88°37'44" WEST 33.0 FEET FROM THE EAST 1/4 CORNER OF SECTION 29, AND RUNNING THENCE SOUTH 0°29'05" WEST 291.48 FEET, THENCE NORTH 89°05'23" WEST 392.97 FEET, THENCE ALONG THE ARC OF A 310.00 FOOT RADIUS CURVE TO THE RIGHT 62.68 FEET, (LONG CHORD = NORTH 38°26'50" EAST 62.58 FEET) THENCE NORTH 44°14'24" EAST 374.49 FEET, THENCE SOUTH 89°05'23" EAST 95.48 FEET, THENCE SOUTH 0°29'05" WEST 30.56 FEET TO THE POINT OF BEGINNING.
CONTAINS 1.83 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A 7 LOT SUBDIVISION ON THIS EXISTING PARCEL OF PROPERTY. EXISTING IMPROVEMENTS AND THE COUNTY MONUMENT NUMBER 16 AT THE INTERSECTION OF ELBERTA DRIVE AND WASHINGTON BLVD. WERE USED TO HELP ESTABLISH THIS BOUNDARY. BEARINGS USED ARE STATE PLANE GRID.

RECEIVED
JUN 1 8 1998
Weber County Surveyor

RECEIVED
JUN 1 8 1998
Weber County Surveyor

NORTH OGDEN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH CITY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS ___ DAY OF _____19

_____
signature

NORTH OGDEN CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS ___ DAY OF _____19

_____
signature

NORTH OGDEN CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE NORTH OGDEN CITY PLANNING COMMISSION ON THE _____DAY OF _____19

_____
signature

NORTH OGDEN CITY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF NORTH OGDEN CITY, UTAH THIS_____ DAY OF _____, 19___.

ATTEST:
TITLE: CHAIRMAN, NORTH OGDEN CITY COMMISSION

LANDMARK SURVEYING
A COMPLETE SURVEYING SERVICE
2485 GRANT AVE. SUITE 203-B OGDEN, UTAH 84401
PH. 627 - 4014 FAX 399 - 8092

CLIENT: ROB KELLY

LOCATION: EAST HALF SEC. 29, T.7N., R.1W., S.L.B.&M.

SURVEYED: 4-98

REVISIONS:			
4-1-98 LA		DRAWN BY:	D. BUTTARS
4-21-98 LA		CHECKED BY:	D. BUTTARS
		DATE:	FEB. 13, 1998
		FILE:	1952FIN

WEBER COUNTY RECORDER
ENTRY #_____ FEE_____
FILED FOR RECORD & RECORDED
THIS _____DAY OF _____19
AT_____IN BOOK _____OF____
PAGE_____

_____
WEBER COUNTY RECORDER
BY _____
DEPUTY

001985