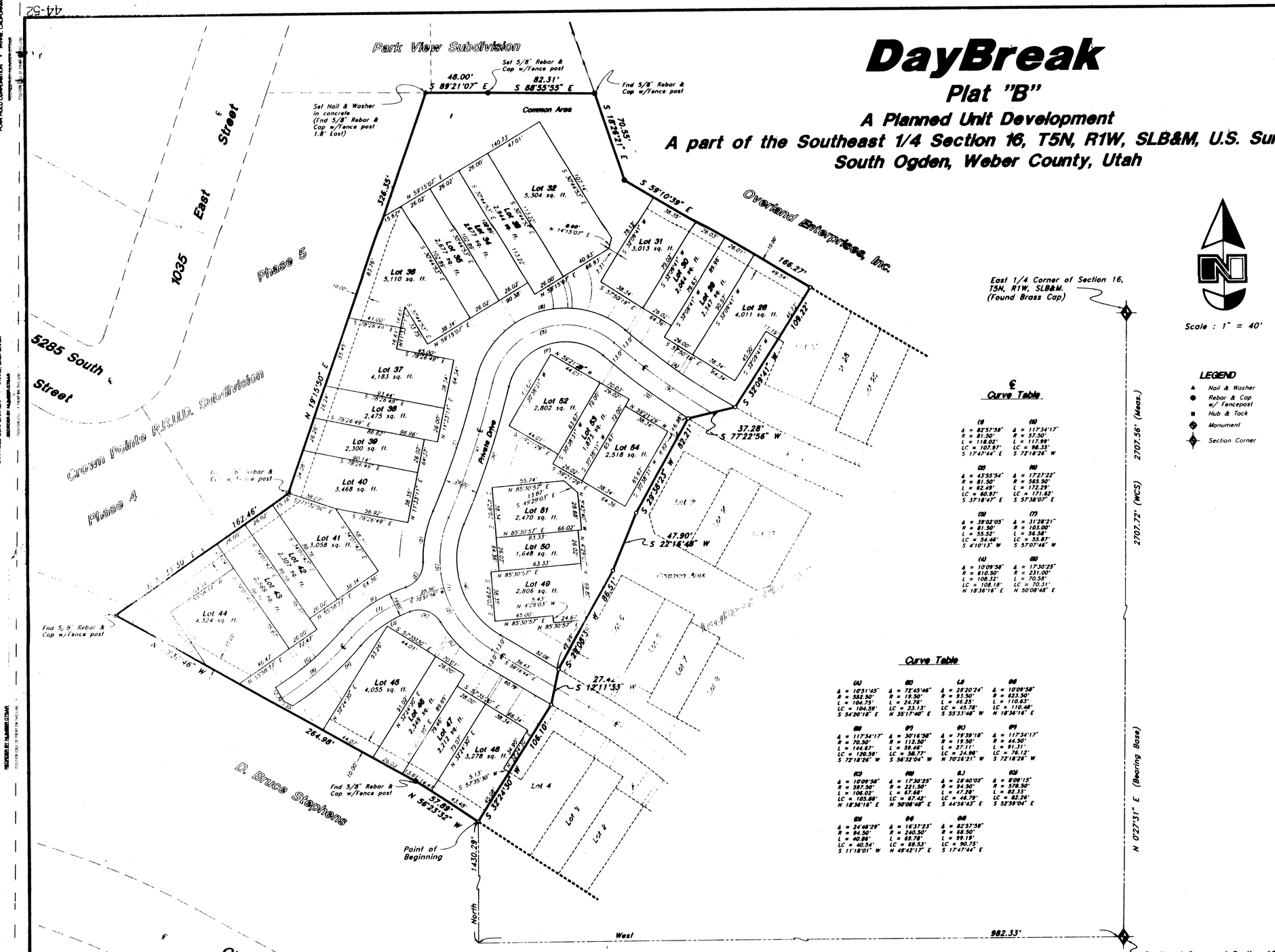
DayBreak

Plat "B"

A Planned Unit Development

A part of the Southeast 1/4 Section 16, T5N, R1W, SLB&M, U.S. Survey

South Ogden, Weber County, Utah



Scale : 1" = 40'

LEGEND

- Nail & Washer
- Rebar & Cap w/ Fencepost
- Hub & Tack
- Monument
- Section Corner

Curve Table

(1)	(2)
Δ = 82°57'59"	Δ = 117°34'17"
R = 61.50'	R = 57.50'
L = 118.03'	L = 117.99'
LC = 107.97'	LC = 98.35'
S 17°47'44" E	S 72°18'26" W
(3)	**(4)**
Δ = 43°55'54"	Δ = 17°27'22"
R = 81.50'	R = 565.50'
L = 62.48'	L = 172.29'
LC = 60.97'	LC = 171.62'
S 37°18'47" E	S 57°38'07" E
(5)	**(6)**
Δ = 39°02'05"	Δ = 31°28'21"
R = 81.50'	R = 103.00'
L = 55.53'	L = 56.58'
LC = 54.46'	LC = 55.87'
S 41°01'13" W	S 57°07'46" W
(7)	**(8)**
Δ = 10°09'58"	Δ = 17°30'25"
R = 610.50'	R = 231.00'
L = 108.32'	L = 70.58'
LC = 108.18'	LC = 70.31'
N 18°36'16" E	N 50°08'48" E

Curve Table

(9)	(10)	(11)	(12)
Δ = 10°51'45"	Δ = 72°45'46"	Δ = 28°20'24"	Δ = 10°09'58"
R = 552.50'	R = 19.50'	R = 93.50'	R = 623.50'
L = 104.75'	L = 24.76'	L = 46.23'	L = 110.63'
LC = 104.59'	LC = 23.13'	LC = 45.78'	LC = 110.48'
S 54°20'16" E	N 35°17'40" E	S 55°33'48" W	N 18°36'16" E
(13)	**(14)**	**(15)**	**(16)**
Δ = 117°34'17"	Δ = 30°16'56"	Δ = 79°38'18"	Δ = 117°34'17"
R = 70.50'	R = 113.50'	R = 19.50'	R = 44.50'
L = 144.67'	L = 59.95'	L = 27.11'	L = 91.31'
LC = 120.59'	LC = 58.77'	LC = 24.98'	LC = 76.12'
S 72°18'26" W	S 56°33'04" W	N 70°26'21" W	S 72°18'26" W
(17)	**(18)**	**(19)**	**(20)**
Δ = 10°09'58"	Δ = 17°30'25"	Δ = 28°40'02"	Δ = 8°09'15"
R = 597.50'	R = 251.50'	R = 94.50'	R = 376.50'
L = 106.03'	L = 87.88'	L = 47.28'	L = 53.33'
LC = 105.88'	LC = 87.42'	LC = 46.79'	LC = 53.28'
N 18°36'16" E	N 50°08'48" E	S 44°56'43" E	S 53°59'04" E
(21)	**(22)**	**(23)**	
Δ = 24°46'29"	Δ = 16°37'23"	Δ = 82°57'59"	
R = 94.50'	R = 240.50'	R = 68.50'	
L = 40.86'	L = 69.78'	L = 99.19'	
LC = 40.54'	LC = 69.53'	LC = 90.75'	
S 11°18'01" W	N 49°42'17" E	S 17°47'44" E	

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of DayBreak Plat "B" in South Ogden City, 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 18th day of April, 1997.

166484
License No.

Mark E. Babbitt

REGISTERED LAND SURVEYOR MARK E. BABBITT No. 166484 STATE OF UTAH

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the hereon described tract of land, do hereby set apart and subdivide the same into lots, private streets and common areas as shown on this plat and name said tract "DayBreak Plat "B", do hereby dedicate and reserve unto themselves, their heirs, grantees and assigns, a right of way to be used in common with all others within said subdivision on, over and across all those portions or parts of said tract of land designated on said Plat as Private Streets as access to the individual lots, to be maintained by a Home Owners Association consisting of said owners, their grantees, successors or assigns, also grant and convey to the Home Owners Association all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes and grant and dedicate to South Ogden City a perpetual Open Space Right and Easement on and over the Common Areas to guarantee that said Common Areas remain forever open and undeveloped except for approved purposes, also dedicate, grant and convey to South Ogden City a perpetual right and easement over, upon and under the lands designated on the plat as Common Area, Private Streets and Easements for Public Utility and drainage purposes as indicated hereon, the same to be used for the installation, maintenance and operation of public utility service lines and storm drainage facilities, the same to be maintained and managed by the Home Owners Association. The terms and conditions of said dedications are set forth in the Declaration of Covenants, Conditions and Restrictions recorded concurrently herewith.

Kier Corporation

James E. Kier, President

ACKNOWLEDGEMNT

State of Utah
County of } ss

On the day of A.D., 1997, personally appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, who after being duly sworn, acknowledged to me that James E. Kier – President, of Kier Corporation, a Utah Corporation, and that James E. Kier signed the Owners Dedication freely and voluntarily for and in behalf of the corporation for the purposes therein mentioned and that the corporation executed the same.

11/6/2000
Commission Expires

Sharri B. Johnson
Notary Public

Residing At: Weber County

SHARI B. JOHNSON NOTARY PUBLIC • STATE of UTAH 2874 GLANCY AVE OGDEN, UT 84403 COMM. EXP. 11-06-2000

ACKNOWLEDGMENT

State of Utah
County of } ss

On the day of A.D., 1997, personally appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, who after being duly sworn, acknowledged to me that and that signed the of Owners Dedication freely and voluntarily for and in behalf of the corporation for the purposes therein mentioned and that the corporation executed the same.

Commission Expires

Notary Public

BOUNDARY DESCRIPTION

Beginning on the North line of the Douglas B. Stevens Property, said point being West 982.33 feet and North 1430.29 feet from the Southeast corner of Section 16, Township 5 North, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing North 0°27'51" East from said corner to the East Quarter Corner of Section 16); and running thence North 56°23'32" West 57.89 feet; thence North 60°30'46" West 264.98 feet to the extension of the East line of Crown Pointe PRUD Subdivision Phase 4, South Ogden City, Weber County, Utah; thence North 55°31'30" East 162.46 feet along said extension and East line of Phase 4 and Phase 5; thence North 19°15'50" East 326.35 feet along said East line of Phase 5 to the South line of Parkview Subdivision, South Ogden City, Weber County, Utah; thence South 89°21'07" East 48.00 feet and South 88°55'55" East 82.31 feet along said Subdivision to the Southwesterly line of the Overland Enterprises, Inc., Property; thence South 18°26'21" East 70.55 feet and South 59°10'39" East 166.27 feet along said Southwesterly line to the Northwest corner of Daybreak Plat "A", South Ogden City, Weber County, Utah; thence (7) seven courses along the Westerly Boundary of said Plat "A" as follows: South 32°09'41" West 109.22 feet; South 77°22'56" West 37.28 feet; South 29°38'23" West 82.21 feet; South 22°16'48" West 47.90 feet; South 29°08'39" West 86.51 feet; South 12°11'33" West 27.42 feet and South 32°24'30" West 106.10 feet to the point of beginning.

Contains 3.238 Acres

RECEIVED FEB 16 1999 Weber County Surveyor

SOUTH OGDEN CITY PLANNING COMMISSION

Approved by the South Ogden City Planning Commission on the day of , 1997.

Chair

SOUTH OGDEN CITY PUBLIC WORKS DIRECTOR

I have examined the foregoing plat of DayBreak Plat "B" as it pertains to the improvement standards and Ordinances now in force, and in my opinion, complies with such development requirements.

Signed this 21 day of April, 1997.

Bruce J. Mills
Public Works Director

SOUTH OGDEN CITY ATTORNEY

I have examined the foregoing plat and description of DayBreak Plat "B", and in my opinion it conforms with the City Ordinances applicable thereto and now in force and effect.

Signed this 23 day of Apr, 1997.

Signature

SOUTH OGDEN CITY ENGINEER

I have examined the foregoing plat of DayBreak Plat "B" and concur with the legal description and lines of Survey as they are presented. In my opinion this plat meets the applicable ordinances prerequisite to approval by the South Ogden City Council.

Signed this day of , 1997.

City Engineer

SOUTH OGDEN CITY APPROVAL

This is to certify that this plat and dedication ~~of this plat along with the dedication of all streets, easements and Public Improvement Guarantee were duly~~ approved and accepted by the City Council of South Ogden City, Utah this day of , 1997.

Attest: Leona B. Pari

Title: City Recorder

Mayor

WEBER COUNTY RECORDER

ENTRY NO. 497001 FEE PAID $15.00 FILED FOR RECORD AND RECORDED, 02-11-99 AT 11:00 AM IN BOOK 72 OF OFFICIAL RECORDS, PAGE 92 RECORDED FOR SOUTH OGDEN CITY

ROGER CRAPIS
WEBER COUNTY RECORDER

BY: Carrie Warner
DEPUTY

NOTE:

10' Utility and Drainage Easements as indicated by dashed lines unless otherwise shown.
Dimensions given from Lot Corner to Propery Line unless 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)392-7544

DBRK-PL2

44-52

0021 53

DRAWING NUMBER 0021 53 — PLAN HOLD CORPORATION • IRVINE, CALIFORNIA