DRAWING NUMBER 002355

PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA

Quail Creek Chateaux No. 1

A part of the Southeast 1/4 of Section 10, T5N, R1W, SLB&M, U.S. Survey
Ogden City, Weber County, Utah
August 1996

Scale : 1" = 50'

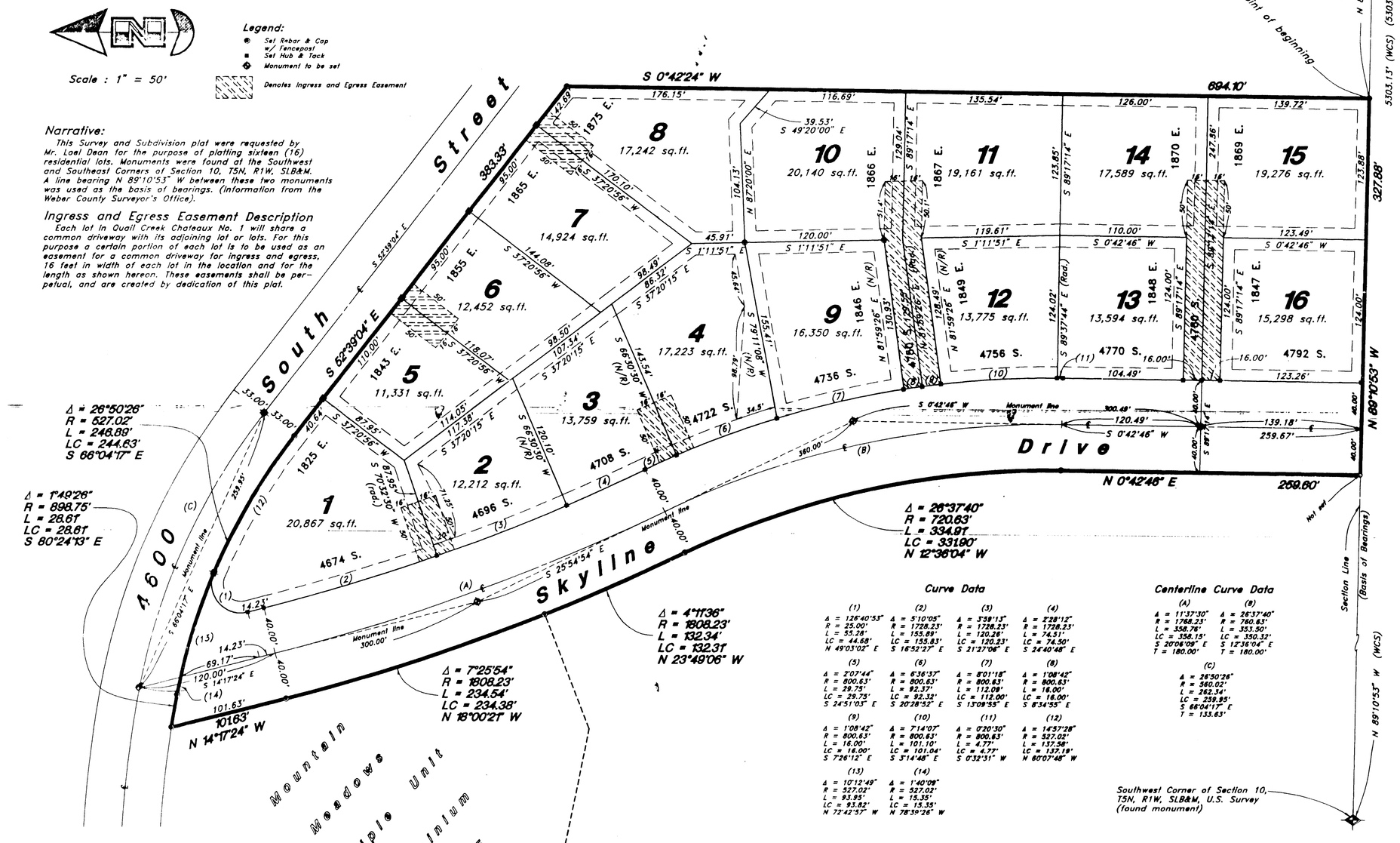
Legend:
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set
- Denotes Ingress and Egress Easement

Narrative:

This Survey and Subdivision plat were requested by Mr. Loal Dean for the purpose of platting sixteen (16) residential lots. Monuments were found at the Southwest and Southeast Corners of Section 10, T5N, R1W, SLB&M. A line bearing N 89°10'53" W between these two monuments was used as the basis of bearings. (Information from the Weber County Surveyor's Office).

Ingress and Egress Easement Description

Each lot in Quail Creek Chateaux No. 1 will share a common driveway with its adjoining lot or lots. For this purpose a certain portion of each lot is to be used as an easement for a common driveway for ingress and egress, 16 feet in width of each lot in the location and for the length as shown hereon. These easements shall be perpetual, and are created by dedication of this plat.



Curve Data

(1) Δ = 126°40'53" R = 25.00' L = 55.28' LC = 44.68' N 49°03'02" E	(2) Δ = 5°10'05" R = 1728.23' L = 155.89' LC = 155.83' S 16°52'27" E	(3) Δ = 3°38'13" R = 1728.23' L = 120.26' LC = 120.23' S 21°27'06" E	(4) Δ = 2°28'12" R = 1728.23' L = 74.51' LC = 74.50' S 24°40'48" E
(5) Δ = 2°07'44" R = 800.63' L = 29.75' LC = 29.75' S 24°51'03" E	(6) Δ = 6°36'37" R = 800.63' L = 92.37' LC = 92.32' S 20°28'52" E	(7) Δ = 8°01'18" R = 800.63' L = 112.09' LC = 112.00' S 13°09'55" E	(8) Δ = 1°08'42" R = 800.63' L = 16.00' LC = 16.00' S 8°34'55" E
(9) Δ = 1°08'42" R = 800.63' L = 16.00' LC = 16.00' S 7°26'12" E	(10) Δ = 7°14'07" R = 800.63' L = 101.10' LC = 101.04' S 3°14'48" E	(11) Δ = 0°20'30" R = 800.63' L = 4.77' LC = 4.77' S 0°32'31" W	(12) Δ = 14°57'28" R = 527.02' L = 137.58' LC = 137.18' N 60°07'48" W
(13) Δ = 10°12'49" R = 527.02' L = 93.93' LC = 93.82' N 72°42'57" W	(14) Δ = 1°40'09" R = 527.02' L = 15.35' LC = 15.35' N 78°39'26" W		

Centerline Curve Data

(A) Δ = 11°37'30" R = 1768.23' L = 358.78' LC = 358.15' S 20°06'09" E T = 180.00'	(B) Δ = 26°37'40" R = 760.63' L = 353.50' LC = 350.32' S 12°36'04" E T = 180.00'
(C) Δ = 26°50'26" R = 560.02' L = 262.34' LC = 259.95' S 66°04'17" E T = 133.63'	

SURVEYOR'S CERTIFICATE

I, Jay R. Anderson, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Quail Creek Chateaux 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 described lands included in said subdivision based on data compiled from records in the Weber County Recorder's Office and of survey made by me on the ground.

Signed this 19th day of AUGUST, 1996.

2430
License No.

Jay R. Anderson

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 Quail Creek Chateaux 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 19th day of August, 1996.

Loal W. Dean & wf. Kathleen C. Dean
Loal W. Dean — Kathleen C. Dean

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

On the 19th day of August, 1996, 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

Notary Public commissioned in Utah

Commission Expires: 10-24-99

Gary L. Newman
Print Name

BOUNDARY DESCRIPTION

A part of the Southeast 1/4 of Section 10, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the Section Line being 300.00 feet N 89°10'53" W from the Southeast Corner of said Section 10; and running thence N 89°10'53" W 327.88 feet along said Section Line; thence N 0°42'46" E 259.60 feet; thence Northwesterly along the arc of a 720.63 foot radius curve to the left a distance of 334.91 feet (Central angle equals 26°37'40" and Long Chord bears N 12°36'04" W 331.90 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 1808.23 foot radius curve to the right a distance of 132.34 feet (Central angle equals 4°11'36" and Long Chord bears N 23°49'06" W 132.31 feet) to the Southeast Corner of Mountain Meadows Multiple Unit Condominium Phase 5, in Ogden City, Weber County, Utah; thence Northwesterly along the Easterly Boundary line of said Mountain Meadows Multiple Unit Condominium Phase 5 the following two (2) courses: Northwesterly along the arc of a 1808.23 foot radius curve to the right a distance of 234.54 feet (Central angle equals 7°25'54" and Long Chord bears N 18°00'21" W 234.38 feet); and N 14°17'24" W 101.63 feet to the Southerly line of 4600 South Street; thence along said Southerly line of 4600 South Street the following three (3) courses: Southeasterly along the arc of a 898.75 foot radius curve to the right a distance of 28.61 feet (Central angle equals 1°49'26" and Long Chord bears S 80°24'13" E 28.61 feet) to a point of compound curvature; Southeasterly along the arc of a 527.02 foot radius curve to the right a distance of 246.89 feet (Central angle equals 26°50'26" and Long Chord bears S 66°04'17" E 244.63 feet); and S 52°39'04" E 383.33 feet; and thence S 0°42'24" W 694.10 feet to the point of beginning.

Contains 2.807 Acres

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

GREAT BASIN ENGINEERING, INC.
CIVIL 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)393-7544

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 19 day of August, 1996.

Signature ACTING CITY ENGINEER

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 20th day of May, 1996.

Attest: Monica Quennett
Title City Recorder

Mayor

OGDEN CITY, UTAH CORPORATE SEAL

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 19 day of August, 1996.

Signature RICHARD BUDKINS
ACTING PUBLIC WORKS DIRECTOR

OGDEN CITY PLANNING COMMISSION

Approved by the Ogden City Planning Commission on the 8th day of MAY, 1996.

Chair

WEBER COUNTY RECORDER

ENTRY NO. 1424735 FEE PAID
$46.00 FEE PAID
RECORDED 20 AUG 96 AT 2:16 PM IN BOOK 42 OF OFFICIAL RECORDS, PAGE 91 RECORDED FOR LOEL W. DEAN
DOUG CROFTS
WEBER COUNTY RECORDER
BY Karla Rasmussen
DEPUTY

CLERK

42-91

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