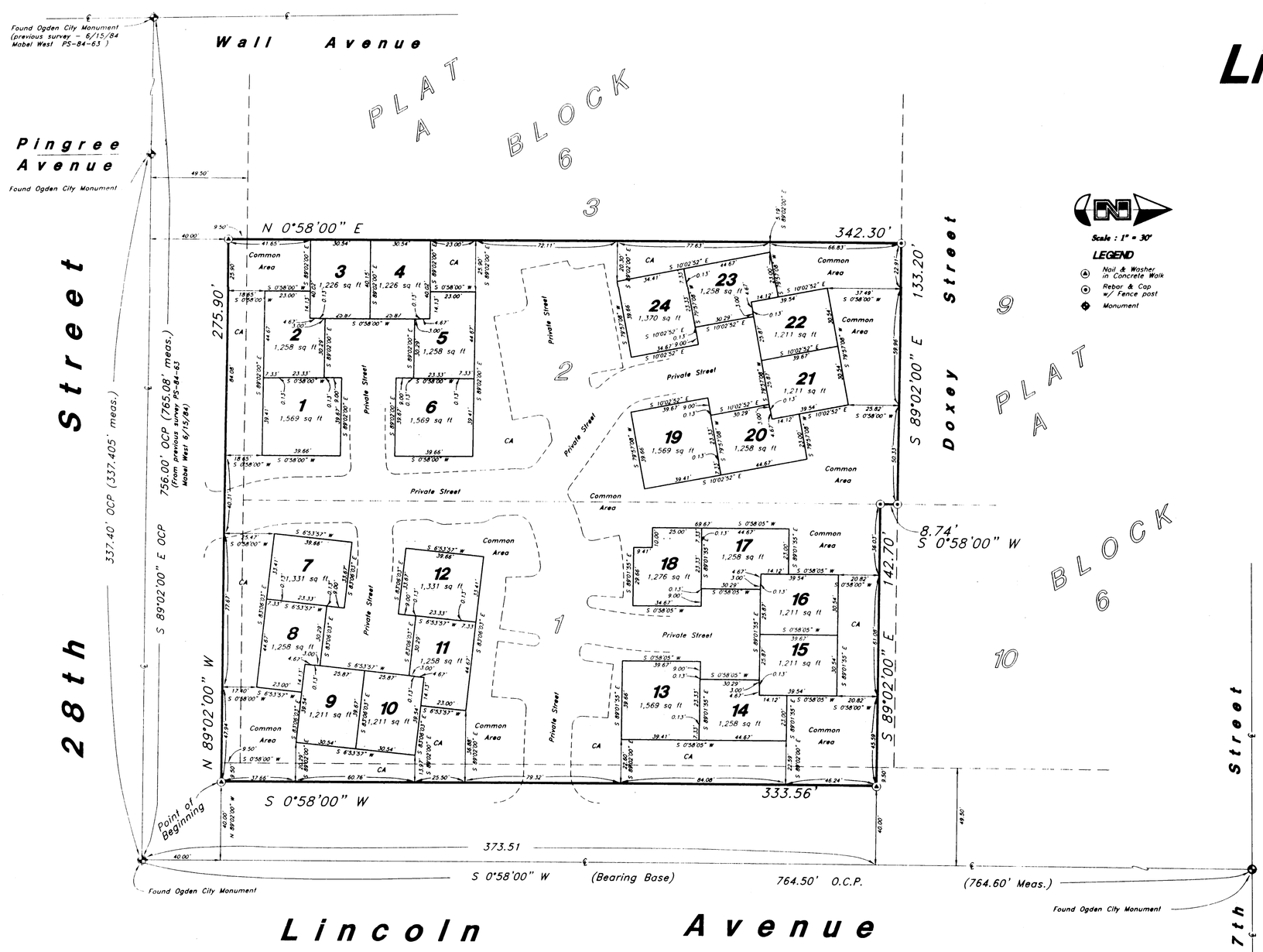
DRAWING NUMBER 002161
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07SAR

Lincoln Court Townhomes

Phase 1

– A Planned Residential Unit Development –

Located in the Northeast 1/4 of Section 32, T6N, R1W, SLB&M, U.S. Survey
Part of Lot 1 and all of Lot 2, Block 6, Plat A, Ogden City Survey
together with vacated portions of 28th Street and Lincoln Avenue
Ogden City, Weber County, Utah



OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, do hereby set apart and subdivide the same into lots and common areas as shown on this plat and name said tract "Lincoln Court Townhomes, Phase 1", a Planned Residential Unit Development and 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 Owner's Association consisting of said owners, their grantees, successors, or assigns, also grant and convey to the subdivision Home Owner's 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 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 Ogden City a perpetual right and easement over, upon and under the lands designated on the plat as Common Areas 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 Ogden City.

Signed this 11 day of August, 1998.

Utah Non-profit Housing, Inc.,
a non-profit Corporation of the State of Utah
by: Marion A. Willey
Marion A. Willey
Executive Director

State of Utah
County of } ss

ACKNOWLEDGMENT

On the 11 day of August, 1998, personally appeared before me, Marion A. Willey who being by me duly sworn did say that he is Executive Director of Utah Non-profit Housing, Inc., a non-profit Corporation of the State of Utah, and that the above Owner's Dedication was signed in behalf of said Corporation by a resolution of its Board of Directors and Marion A. Willey acknowledged to me that said Corporation executed the same.

Residing at: Weber County
Valerie K. Astle
A Notary Public commissioned in Utah

Commission Expires: 9-27-01
Valerie K. Astle
Print Name

NOTARY PUBLIC
VALERIE K. ASTLE
3710 Quincy Avenue
Ogden, UT 84403
My Commission Expires
September 27th, 2001
STATE OF UTAH

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, a Registered Utah Land Surveyor holding License No.166484, do hereby certify that I have surveyed the Weber County, Utah tract of Real Property shown hereon, the external boundaries of which are as follows:

All of Lots 1 and 2, Block 6, Plat 'A', Ogden City Survey, Weber County, Utah according to the official plat thereof on file and of record in the Weber County Recorder's Office.
Except the North 8-2/3 feet of Lot 1;
Also including: the vacated right-of-way portions of Lincoln Avenue (the West 9.5 feet) and 28th Street (the North 9.50 feet) adjacent to the subject property, more particularly described as follows:

Beginning at a point 9.50 feet South 0°58'00" West and 9.50 feet South 89°02'00" East from the Southeast Corner of said Lot 1 said point being 40.00 feet North 0°58'00" East and 40.00 feet North 89°02'00" West from the centerline intersection of 28th Street and Lincoln Avenue at an Ogden City Monument; running thence North 89°02'00" West 275.90 feet along a new right-of-way line 40.00 feet perpendicularly distant North from the centerline of 28th Street to the extended West line of said Lot 2; thence North 0°58'00" East 342.30 feet along said West line and line extended of said Lot 2 to the Northwest Corner of said Lot 2; thence South 89°02'00" East 133.20 feet along the North line of said Lot 2 to the Northwest Corner of said Lot 1; thence South 0°58'00" West 8.74 feet along the West line of said Lot 1; thence South 89°02'00" East 142.70 feet to the new West right-of-way line of Lincoln Avenue, said point being 40.00 feet perpendicularly distant West from the centerline of Lincoln Avenue; thence South 0°58'00" West 333.56 feet along said right-of-way line to the point of beginning.

Contains 2.139 Acres

I further certify that the reference markers shown on this plat are located as indicated and are sufficient to readily retrace or reestablish this survey; that the information shown hereon is sufficient to accurately establish the lateral boundaries of the above described tract of real property and each of the lots located on said tract; and this plat complies with the provisions of the Subdivision Regulations of Ogden City.

8-11-98
Date

Mark E. Babbitt

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

Narrative :
Kler Corporation requested a property survey to determine the boundaries of this parcel for a planned residential unit development. A bearing of S 0°58'00" W between Ogden City Monuments on Lincoln Avenue at its intersection with 27th Street and 28th Street was used as the basis of bearing. Ogden City datum was used. Property corners were set as shown.

NOTES:

1. *All lots in this project are designated by a number and shown with hatched lines.*
2. *All areas except the area within the numbered lots platted in Lincoln Court Townhomes, Phase 1, a Planned Residential Unit Development are Common Areas and Facilities, certain of which are marked CA hereon or Limited Common Areas as defined in the Declaration of Covenants, Conditions and Restrictions for Lincoln Court Townhomes recorded on even date herewith.*
3. *All Common Areas are considered to be an easement for Public Utility and Drainage purposes including private streets.*
4. *The Common Areas will be owned, managed and maintained by the Lincoln Court Townhomes Home Owner's Association, a Utah non-profit Corporation.*

OGDEN CITY
PLANNING COMMISSION

Approved by the Ogden City Planning Commission on the 4th day of August, 1998.

Chair

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 28th day of August, 1998.

Attest: Gloria Sherratt
City Recorder

OGDEN CITY, UTAH CORPORATE SEAL

Mayor

OGDEN CITY
PUBLIC WORKS DIRECTOR

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the Mayor of Ogden City of the foregoing plat and dedication have been been complied with.

Signed this 19th day of August, 1998.

Ogden City Public Works Director

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 August, 1998.

Acting Ogden City Engineer

FEB 1 6 1999

WEBER COUNTY RECORDER
ENTRY NO. 1970249 FEE PAID $54.00 FILED FOR RECORD AND RECORDED 31-AUG-98 AT 4:02PM IN BOOK 48 OF OFFICIAL RECORDS, PAGE 14 RECORDED FOR KLER CORP
DOUG CROFTS
WEBER COUNTY RECORDER
BY: Carrie Warner
DEPUTY

PREPARED BY:
GREAT BASIN ENGINEERING North
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)521-0222 Fax (801)392-7544

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