

Scale · 1" = 40'

# Legacy North II Phase No. 1

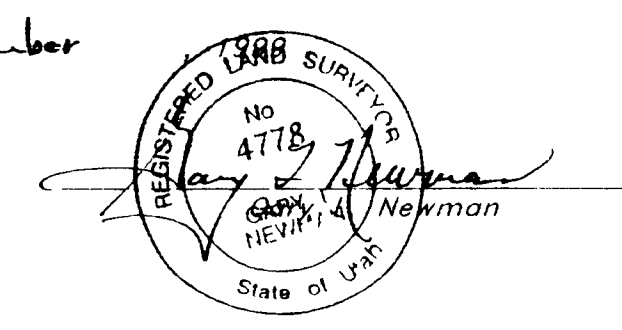
A part of Lot 5, of Plat B, North Ogden Survey and part of the West 1/2 of Section 33, T7N, R1W, SLB&M, U.S. Survey North Ogden City, Weber County, Utah

### SURVEYOR'S CERTIFICATE

I Gary L Newman, a Registered Land Surveyor in the State of Utah do hereby certify that this plat of Legacy North II Phase No. 1, in North 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 on the ground

Signed this 7th day of September

4778 License No

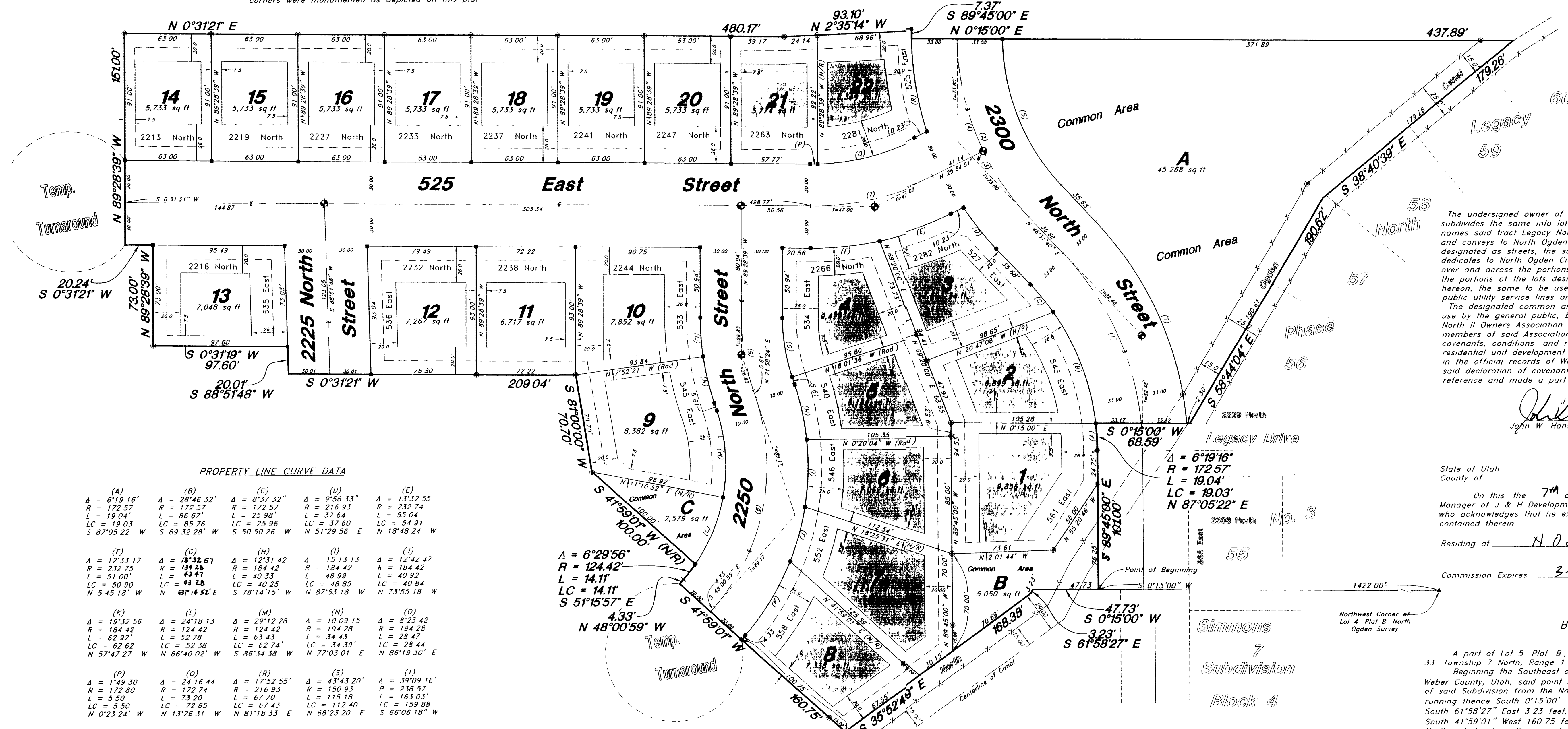


### Legend

- Set Nail in Curb
- ▲ Set Rebar & Cap
- Fencepost
- ⊙ Set Hub & Tack
- ⊕ Monument to be set
- (Rad) Radial Line
- (N/R) Non-Radial Line
- (W.C.S.) Weber County Surveyor
- Buildable Area

### NARRATIVE

This survey and subdivision plat was requested by Mr. John Hansen for the purpose of developing Twenty-Two (22) residential lots. This property had been surveyed by Great Basin Engineering, Inc. for IHC Hospitals Inc. under work order # 75-78-147. The basis of bearing was a line bearing Due East between the monuments at the intersections of 2600 North Street & Washington Boulevard 2600 North Street & 500 East Street and 2600 North Street & 550 East Street. Lot corners were monumented as depicted on this plat.



### PROPERTY LINE CURVE DATA

(A) Δ = 6°19'16" R = 172.57 L = 19.04 LC = 19.03 S 87°05'22" W	(B) Δ = 28°46'32" R = 172.57 L = 86.67 LC = 69.32 S 69°32'28" W	(C) Δ = 8°37'32" R = 172.57 L = 25.98 LC = 25.96 S 50°50'26" W	(D) Δ = 9°56'33" R = 216.93 L = 37.64 LC = 37.60 S 51°29'56" E	(E) Δ = 13°32'55" R = 232.74 L = 55.04 LC = 54.91 N 18°48'24" W	(F) Δ = 12°33'17" R = 232.75 L = 51.00 LC = 50.90 N 54°51'18" W	(G) Δ = 18°32'67" R = 184.42 L = 43.47 LC = 43.28 N 81°14'51" E	(H) Δ = 12°31'42" R = 184.42 L = 40.33 LC = 40.25 S 78°14'15" W	(I) Δ = 15°13'13" R = 184.42 L = 46.99 LC = 46.85 N 87°53'18" W	(J) Δ = 12°42'47" R = 184.42 L = 40.92 LC = 40.84 N 73°55'18" W	(K) Δ = 19°32'56" R = 184.42 L = 62.92 LC = 62.62 N 57°47'27" W	(L) Δ = 24°18'13" R = 172.74 L = 52.78 LC = 52.38 N 66°40'02" W	(M) Δ = 29°12'28" R = 172.74 L = 63.43 LC = 62.74 N 86°19'30" E	(N) Δ = 10°09'15" R = 194.28 L = 34.43 LC = 34.39 N 77°03'01" E	(O) Δ = 8°23'42" R = 194.28 L = 28.47 LC = 28.44 N 86°19'30" E	(P) Δ = 12°49'30" R = 172.80 L = 5.50 LC = 5.50 N 0°23'24" W	(Q) Δ = 24°16'44" R = 172.74 L = 73.20 LC = 72.65 N 13°26'31" W	(R) Δ = 17°52'55" R = 216.93 L = 67.70 LC = 67.43 N 81°18'33" E	(S) Δ = 43°43'20" R = 150.93 L = 115.18 LC = 112.40 N 68°23'20" E	(T) Δ = 39°09'16" R = 238.57 L = 163.03 LC = 159.88 S 66°06'18" W
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### CENTERLINE CURVE DATA

(1) Δ = 38°25'09" R = 205.57 L = 137.84 LC = 135.28 S 65°44'14" W T = 82.48	(2) Δ = 43°43'20" R = 183.93 L = 140.36 LC = 136.98 N 68°23'20" E T = 73.80	(3) Δ = 17°53'30" R = 183.93 L = 57.44 LC = 57.20 N 55°28'24" E T = 73.80	(4) Δ = 25°49'51" R = 183.93 L = 82.92 LC = 82.22 N 77°20'05" E T = 26.83	(5) Δ = 18°32'57" R = 164.28 L = 53.19 LC = 52.95 N 81°14'52" E T = 26.83	(6) Δ = 60°00'37" R = 154.42 L = 161.74 LC = 154.45 N 78°01'18" W T = 89.17	(7) Δ = 26°06'12" R = 202.75 L = 92.37 LC = 91.57 N 12°31'45" W T = 47.00
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**NOTE**  
Utility & Drainage Easements 10 wide on Front, Rear & Sideyard facing Streets and 7.5 wide on all other Sideyards as depicted by dashed lines unless otherwise shown. All common areas are designated as utility and drainage easements.

**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)392-7644

### ASSURANCE STATEMENT

Assurance in the form of an Escrow Account issued from \_\_\_\_\_ in the amount of \$308,230.00 has been deposited with the North Ogden City to guarantee construction of the required subdivision improvements.

### NORTH OGDEN CITY COUNCIL

Approved by the City Council of North Ogden City, Utah this 27th day of July, 1999  
By \_\_\_\_\_ Mayor  
Attest \_\_\_\_\_ City Recorder



### NORTH OGDEN CITY APPROVALS

This plat was approved by the city engineer and the community development director  
By \_\_\_\_\_ 9/7/99 City Engineer  
By \_\_\_\_\_ 9/28/99 Community Development Director

### OWNER'S DEDICATION

The undersigned owner of the hereon described tract of land hereby sets apart and subdivides the same into lots, streets, and common areas as shown on this plat and names said tract Legacy North II Subdivision - Phase 1 and hereby dedicates, grants and conveys to North Ogden City all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicates to North Ogden City easements for public utilities and drainage purposes over and across the portions of the common areas designated as A, B and C and the portions of the lots designated as public utility and drainage easements 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 North Ogden City. The designated common areas herein above described are not dedicated hereby for use by the general public, but are dedicated granted and conveyed to the Legacy North II Owners Association for the common use and enjoyment of the lot owners as members of said Association, all as more fully provided in the declaration of covenants, conditions and restrictions of the Legacy North II subdivision, a planned residential unit development which is to be executed by the undersigned and recorded in the official records of Weber County concurrently with the recording of this plat, said declaration of covenants, conditions, and restrictions is hereby incorporated by reference and made a part of this plat.

John W. Hansen - Manager  
Date 9-7-99

### ACKNOWLEDGMENT

State of Utah County of \_\_\_\_\_  
On this 7th day of September, 1999, before me the undersigned Manager of J & H Development Company LC personally appeared John W. Hansen who acknowledges that he executed the foregoing instrument for the purposes contained therein.  
Residing at \_\_\_\_\_  
Commission Expires 3-1-2001  
Kristi Spencer, Notary Public

### BOUNDARY DESCRIPTION

A part of Lot 5 Plat B, North Ogden Survey and part of the West 1/2 of Section 33 Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey Beginning the Southeast corner of Legacy North Phase No. 3 North Ogden City Weber County, Utah, said point being 1422.00 feet South 0°15'00" West along the East line of said Subdivision from the Northwest corner of Lot 4 said Plat B North Ogden Survey running thence South 0°15'00" West 47.73 feet along said East line extended thence South 61°58'27" East 3.23 feet, thence South 35°52'49" East 168.39 feet thence South 41°59'01" West 160.75 feet, thence North 48°00'59" West 4.33 feet, thence Northwesterly along the arc of a 124.42 foot radius curve to the left a distance of 14.11 feet (Long Chord bears North 51°15'57" West 14.11 feet), thence South 41°59'01" West 100.00 feet, thence South 81°00'00" West 70.70 feet thence South 0°31'21" West 209.04 feet thence South 88°51'48" West 20.01 feet, thence South 0°31'19" West 97.60 feet, thence North 89°28'39" West 73.00 feet, thence South 0°31'21" West 20.24 feet thence North 89°28'39" West 151.00 feet, thence North 0°31'21" East 480.17 feet, thence North 2°35'14" West 93.10 feet, thence South 89°45'00" East 7.37 feet thence North 0°15'00" East 437.89 feet to the Southwest boundary of said Subdivision, thence five (5) courses along said boundary as follows South 38°40'39" East 179.26 feet, South 58°44'04" East 190.62 feet to the most Southerly corner of Lot 56 of said Subdivision South 0°15'00" West 68.59 feet, Northeastly along the arc of a 172.57 foot radius curve to the right a distance of 19.04 feet (Long Chord bears North 87°05'22" East 19.03 feet) and South 89°45'00" East 101.00 feet to the point of beginning. Contains 6.441 Acres.

**WEBER COUNTY RECORDER**  
ENTRY NO. 145204 FEE PAID 4.52  
RECORDED 14 SEP 21 1999 AT 2:08 PM BOOK 50 OF OFFICIAL RECORDS PAGE 91 RECORDED FOR J & H DEVELOPMENT  
DANA CRUICKS WEBER COUNTY RECORDER  
Carrie Warner