54-75

CACTUS RIDGE SUBDIVISION

PART OF THE WEST 1/2 OF SECTION 21, T.7N., R.1W., S.L.B. & M., U.S. SURVEY
NORTH OGDEN CITY, WEBER COUNTY, UTAH
SEPTEMBER, 2001

002775

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, T.7N., R.1W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: S 89°01'11" E

Narrative

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO LOTS AND STREETS FOR LEE A. NANNEY & PAUL W. NANNEY. THE SOUTH LINE WAS FIXED BY THE NORTH LINE OF WILLOW SPRINGS SUBDIVISION PHASE-6, ALL OTHER LINES WERE FIXED BY DEED. ALL BOUNDARY AND REAR LOT CORNERS ARE TO BE MARKED WITH A 5/8" REBAR AND RED CAP STAMPED "REEVE AND ASSOCIATES," ALL FRONT LOT CORNERS ARE TO BE MARKED WITH A NAIL SET IN THE TOP BACK OF CURB ON THE EXTENSION LINE OF THE LOT SIDELINES.

Boundary Description

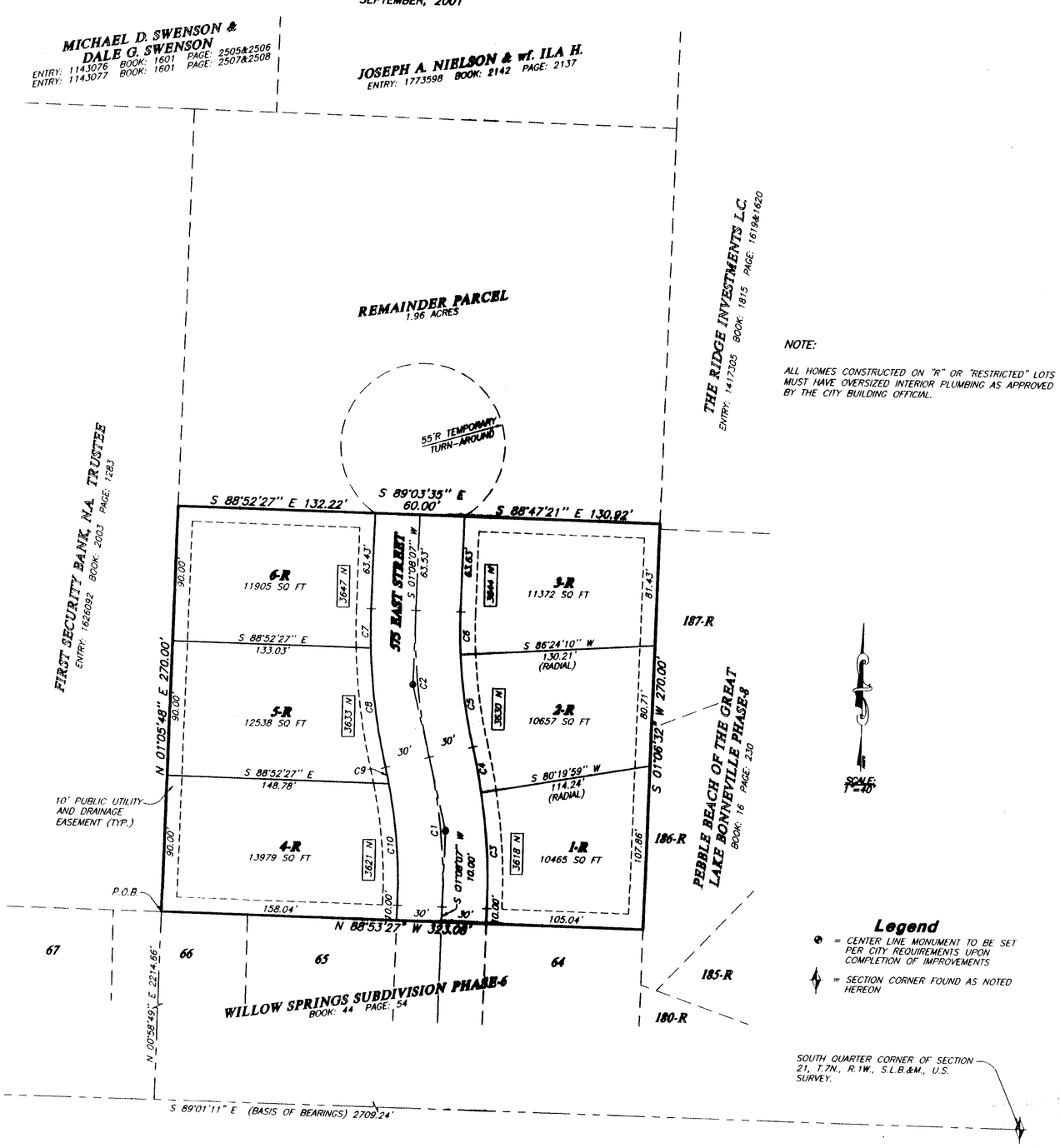
PART OF THE WEST HALF OF SECTION 21, T.7N., R.1W., S.L.B.&M., U.S. SURVEY

BEGINNING AT A POINT ON THE NORTH LINE OF WILLOW SPRINGS SUBDIVISION PHASE-6, SAID POINT BEING S89°01'11"E ALONG THE SECTION LINE 1036.73 FEET AND N00°58'49"E 2218.66 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE N01°05'48"E 270.00 FEET; THENCE S88°52'27"E 132.22 FEET; THENCE S89°03'35"E 60.00 FEET; THENCE S88°47'21"E 130.92 FEET; THENCE S01°06'32"W 270.00 FEET TO SAID NORTH LINE OF WILLOW SPRINGS SUBDIVISION PHASE-6; THENCE N88°52'27"W ALONG SAID NORTH LINE 323.08 FEET TO THE POINT OF BEGINNING

CONTAINS: 2.00 ACRES

Curve Table

NUMBER	DELTA	CHORD	TANGENT	RADIUS	LENGTH	CHORD
C1	15°04'12"	N 06°23'59" W	50.00	378.00	99.42	99.14
C2	15°04'12"	N 06°23'59" W	50.00	378.00	99.42	99.14
C3	10°48'08"	N 04°15'57" W	38.58	408.00	76.92	76.81
C4	04°16'04"	N 11°48'03" W	15.20	408.00	30.39	30.38
C5	10°20'15"	N 08°45'58" W	31.48	348.00	62.79	62.70
C6	04°43'57"	N 01°13'51" W	14.38	348.00	28.74	28.74
C7	03°44'02"	N 00°43'54" W	13.30	408.00	26.59	26.58
C8	11°20'10"	N 08°16'00" W	40.49	408.00	80.72	80.59
C9	01°46'51"	N 13°02'39" W	5.41	348.00	10.82	10.82
C10	13°17'21"	N 05°30'33" W	40.54	348.00	80.72	80.53



NOTE:

ALL HOMES CONSTRUCTED ON "R" OR "RESTRICTED" LOTS MUST HAVE OVERSIZED INTERIOR PLUMBING AS APPROVED BY THE CITY BUILDING OFFICIAL.

Legend

- ● = CENTER LINE MONUMENT TO BE SET PER CITY REQUIREMENTS UPON COMPLETION OF IMPROVEMENTS
- ◆ = SECTION CORNER FOUND AS NOTED HEREON

SURVEYOR'S CERTIFICATION:

I, RANDALL J. WILLIFORD, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF CACTUS RIDGE SUBDIVISION IN NORTH OGDEN CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF NORTH OGDEN CITY, WEBER COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 19TH DAY OF SEPTEMBER, 2001

159437
UTAH LICENSE NUMBER

SIGNATURE

OWNER'S CONVEYANCE DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LEE A. NANNEY AND PAUL W. NANNEY, AS OWNER, HAVE SUBDIVIDED (OR RE-SUBDIVIDED) UNDER THE NAME OF CACTUS RIDGE SUBDIVISION, [illegible] OF THE SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID CACTUS RIDGE SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT LEE A. NANNEY AND PAUL W. NANNEY, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY DEDICATES TO THE PUBLIC THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. IN WITNESS LEE A. NANNEY AND PAUL W. NANNEY, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF LEE A. NANNEY AND PAUL W. NANNEY

Paul W. Nannay — DATE: 9/21/01
OWNER'S NAME AND TITLE

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS THE 21st DAY OF Sept, 2001, BEFORE ME THE UNDERSIGNED Stacey A Yarrington PERSONALLY APPEARED Lee A Nanney AND Paul W Nanney WHO ACKNOWLEDGES THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL

Stacey A Yarrington
NOTARY PUBLIC
6/15/2005
MY COMMISSION EXPIRES

STACEY A YARRINGTON
NOTARY PUBLIC
STATE OF UTAH
MY COMMISSION EXPIRES JUNE 15, 2005
524 NORTH 1700 WEST OGDEN, UT 84404

RECEIVED
OCT 25 2001 002775
Weber County Surveyor

CITY ATTORNEY CERTIFICATION

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF NORTH OGDEN CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
DATED THIS 21 DAY OF Sept., 2001

CITY ATTORNEY — DATE

APPROVALS

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE COMMUNITY DEVELOPMENT DIRECTOR.

BY: Kent L Jones — CITY ENGINEER — 9/21/01 DATE
BY: [signature] — COMMUNITY DEVELOPMENT DIRECTOR — 21 Sep 2001 DATE

CITY COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF NORTH OGDEN CITY, UTAH
THIS 28th DAY OF August, 2001
BY: [signature] MAYOR
ATTEST: Jeni J. Mann CITY RECORDER

REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning • Landscape Architecture
EXECUTIVE BUILDING
4155 S. HARRISON BLVD. SUITE #310
OGDEN, UTAH 84403
(801) 621-3100 FAX (801) 621-2666
95 W. 100 S. SUITE #310
LOGAN, UTAH 84321
(435) 752-3303 FAX (435) 752-2266

ASSURANCE STATEMENT

ASSURANCE IN THE FORM OF A _____ ISSUED FROM _____ IN THE AMOUNT OF $ _____ HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS

JOB NO.: 4273-01 SURVEYOR: R. WILLIFORD
DATE: JULY 25, 2001 DRAFTER: A. GILL
SCALE: 1"=40' CHECKED: _____

WEBER COUNTY RECORDER

ENTRY NO. 1741941 FEE PAID $16.00
FILED FOR RECORD AND RECORDED, 21-Sep-2001 AT 9:15 am
IN BOOK 69 OF THE OFFICIAL RECORDS, PAGE 78
RECORDED FOR: Lee A. Nanney
 Owen Crofts
WEBER COUNTY RECORDER
BY: _____ DEPUTY.

54-75

002775

PLAN HOLD CORPORATION - IRVINE, CALIFORNIA
RECORDED BY NUMBER STAMP

C:\DRAWINGS\SHARED\4273\01-arc\SUBD.dwg Wed Sep 19 10:17:27 2001 H.GUNN