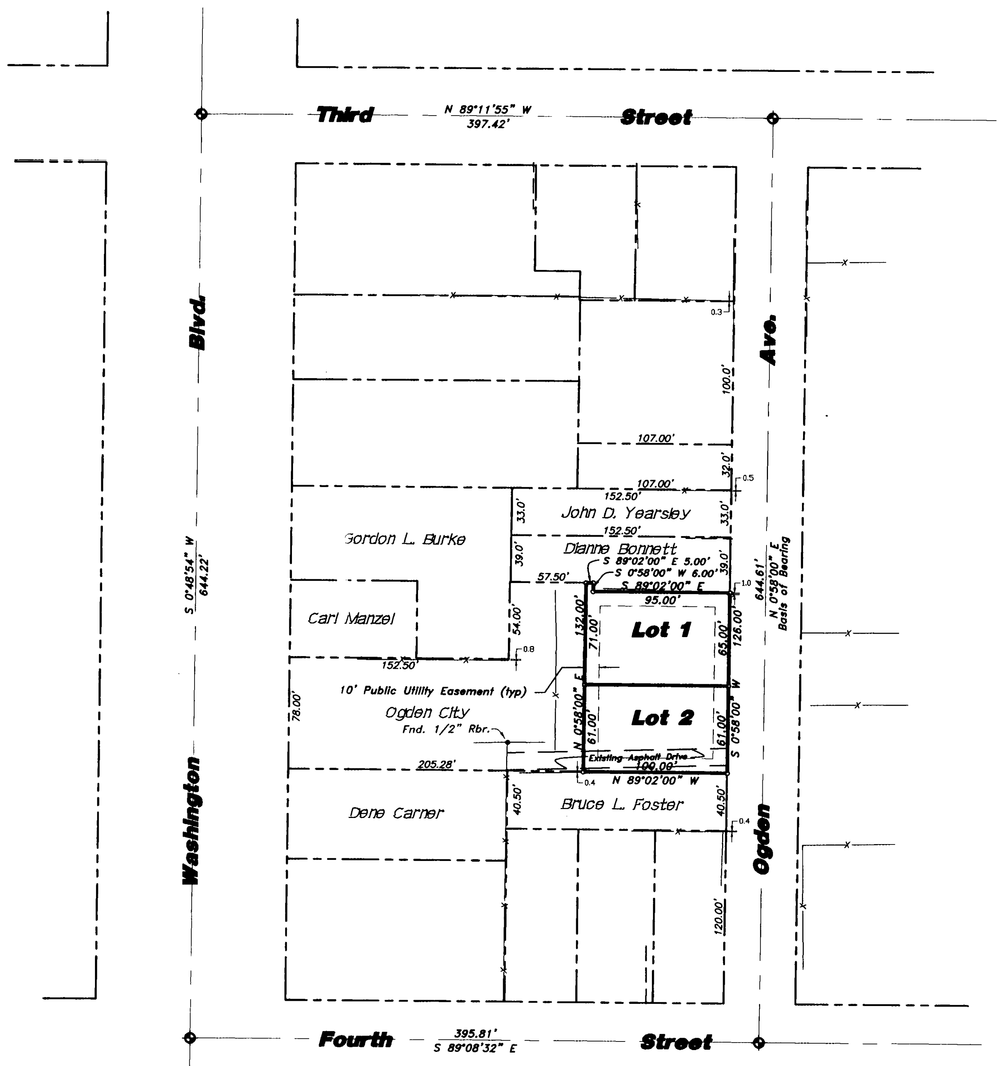
PRELIMINARY PLAT OF

O.W.A.T.C. SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B. &M.

OGDEN CITY, WEBER COUNTY, UTAH



Scale: 1"= 50'

L E G E N D:

- PROPERTY LINE
- CENTERLINE
- CURB & GUTTER
- EDGE OF PAVEMENT
- DITCH
- FENCE LINE
- STREET MONUMENT
- SET 5/8" REBAR W/ CAP

SURVEYORS CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of O.W.A.T.C. SUBDIVISION in Ogden City, Weber County, 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 Recorders Office, and of a survey made on the ground.

Signed this 5TH day of NOVEMBER 2002.

167819
License No.

K. Greg Hansen

PROFESSIONAL LAND SURVEYOR 167819 K. GREG HANSEN STATE OF UTAH

OWNERS DEDICATION

We the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into a lot and a dedication parcel as shown on this plat and name said tract O.W.A.T.C. SUBDIVISION and hereby dedicate, grant and convey to Ogden City, Weber County those certain strips as public utility 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 facilities, and drainage as may be authorized by Ogden City, and hereby dedicate, grant and convey to Ogden City that certain parcel depicted herein as the dedication parcel.

Signed this day of , 2002

OGDEN CITY NEIGHBORHOOD DEVELOPMENT AGENCY

BY:

CORPORATE ACKNOWLEDGMENT

STATE OF

COUNTY OF

ON THIS DAY OF , 2002, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT SIGNED THE OWNER'S DEDICATION FREELY, VOLUNTARILY OF SAID CORPORATION AND THAT AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES

NOTARY PUBLIC

RESIDING IN COUNTY, UTAH.

SUBDIVISION BOUNDARY

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, U.S. SURVEY;
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF OGDEN AVENUE LOCATED 187.46 FEET NORTH 00°58'00" EAST ALONG THE CENTERLINE OF SAID OGDEN AVENUE AND NORTH 89°02'00" WEST 25.00 FEET FROM THE MONUMENT AT THE INTERSECTION OF SAID OGDEN AVENUE AND FOURTH STREET, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED NORTH 337.72 FEET AND WEST 360.28 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE NORTH 89°02'00" WEST 100.00 FEET; THENCE NORTH 00°58'00" EAST 132.00 FEET; THENCE SOUTH 89°02'00" EAST 5.00 FEET; THENCE SOUTH 00°58'00" WEST 6.00 FEET; THENCE SOUTH 89°02'00" EAST 95.00 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°58'00" WEST 126.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 0.290 ACRES AND TWO LOTS.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND DIVIDED PARCEL 12-066-0028 IN TO TWO LOTS. THE SURVEY WAS ORDERED BY TOM HALLIDAY FOR THE OGDEN WEBER APPLIED TECHNOLOGY COLLEGE. THE CONTROL USED FOR ESTABLISHING THE PROPERTY LINES WAS THE EXISTING OGDEN CITY MONUMENTATION SURROUNDING THE BLOCK AS SHOWN WITHIN THE OGDEN CITY SURVEY WITH THE BASIS OF BEARING BEING THE CENTERLINE OF OGDEN AVE. FROM THE MONUMENT AT THIRD STREET AND THE MONUMENT AT FOURTH STREET ASSUMED TO BEAR SOUTH 00°58'00" WEST.

RECEIVED
NOV 07 02
Weber County Surveyor
0029

002963

NOTES: 10' Public Utility Easements along Property lines as indicated by dashed lines unless noted otherwise.

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Brigham City, Utah 84302
Brigham City 723-3481 Ogden 392-4905 Logan 752-8272

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

I hereby certify that this plat complies with the minimum requirements of the Subdivision Ordinance of Ogden City, and conforms with the approved preliminary plat, as reviewed and approved by the Ogden City Planning Commission and the Mayor of Ogden City, prerequisite to final plat approval by the Mayor of Ogden City.

Signed this day of ,2002

Manager, Current Planning Division

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 ties and monuments on record in this office.

Signed this day of ,2002

Ogden City Engineer

OGDEN CITY ATTORNEY'S OFFICE

Approved by the City Attorney's Office on the day of , 2002.

City Attorney

OGDEN CITY APPROVAL

This plat, and the dedications offered herein, are approved and accepted by the Mayor of Ogden City this day of , 2002.

Attest:

Matthew R. Godfrey, Mayor

DATE 09/16/02 DWG 02-3-135FP.DWG

COUNTY RECORDER

ENTRY NO. FEE PAID

FILED FOR RECORD AND

RECORDED , AT

IN BOOK OF OFFICIAL

RECORDS, PAGE

COUNTY RECORDER

BY

DEPUTY

N:\2002\02-3-135 Ogden A.P.T.C\Drawings\02-3-135FP.dwg Mon Sep 16 09:32:30 2002 Greg