Lakeview Ridge Subdivision No. 5

A part of the North half of Section 15, T5N, R1W, SLB&M, U.S. Survey
Ogden City, Weber County, Utah

003042

NARRATIVE:

This Survey was requested by Mr. Chris L. Martineau in order to plat four (4) residential lots.

The section line bearing S 0°09'07" W between the Northeast Corner and the East Quarter Corner of Section 15, was used as the bearing base being established from information in the Weber County Surveyor's Office and various previously recorded Lakeview Ridge Subdivision plats. The North line of Stone Mountain Estates Subdivision – Phase 2 was established from existing lot corners found and honored as staked on the ground.

No corners were set.

Scale: 1" = 30'

Graphic Scale

Legend
- Section corner
- Set 5/8" ∮ Rebar (24" long) & cap w/ Fencepost
- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line

Northwest corner of Section 15, T5N, R1W, SLB&M, U.S. Survey (Found Brass Monument)

5303.13' Weber County Survey
N 89°10'53" W (Weber County Datum)

Northeast corner of Section 15, T5N, R1W, SLB&M, U.S. Survey (Found Brass Monument)

2721.53' Weber County Survey

730.02' S 0°09'07" W (State Plane Grid Bearing – Bearing Base)

East 1/4 corner of Section 15, T5N, R1W, SLB&M, U.S. Survey (Found Brass Monument)

The Pointe at Stone Mountain, Phase 3

Lot 38 | Lot 37 | Lot 25 | 19 | No. 2

S 60°00'00" E 195.00' — Lakeview Way

Δ = 15°33'32"
R = 424.49'
L = 115.27'
LC = 114.92'
S 67°46'46" E

N 30°00'00" E 102.00'

N 21°55'46" E 257.89'

41
18,053 sq. ft.

40
29,552 sq. ft.

38
14,445 sq. ft.

39
20,512 sq. ft.

1600 East Street

4919 South | 4922 South | 4928 South | 4934 South

S 71°46'08" E (Rad.) 122.62'

S 37°15'38" W (Rad.) 137.93'

S 61°11'27" W 150.38'

S 46°10'44" E (Rad.) 126.59'

L=15.18'

10.22' | 10.22'

Public Utility and Drainage Easement

S 22°56'38" W (N/R) 211.77'

Lakeview Ridge Subdivision

24

West 2237.36'

Point of Beginning

The Village at Lakeview Ridge Phase No. 1
A Planned Residential Unit Development

38 | 37 | 36 | 28 | 27

Lakeview Ridge Subdivision No. 4 | Lakeview Ridge Subdivision No. 3

N 79°30'43" W 79.76'

N 79°01'50" W 110.00'

S 80°00'46" W 155.96'

PROPERTY LINE CURVE DATA

(A)	(B)	(C)
Δ = 41°24'35"	Δ = 55°10'42"	Δ = 74°37'57"
R = 30.00'	R = 50.00'	R = 50.00'
L = 21.68'	L = 46.41'	L = 65.42'
LC = 21.21'	LC = 44.76'	LC = 60.85'
S 50°42'17" W	S 44°49'14" W	S 19°15'06" E

(D)	(E)	(F)
Δ = 81°26'39"	Δ = 53°13'51"	Δ = 41°24'35"
R = 50.00'	R = 50.00'	R = 50.00'
L = 71.07'	L = 46.45'	L = 21.68'
LC = 65.24'	LC = 44.80'	LC = 21.21'
S 82°32'36" W	S 15°12'21" W	S 9°17'43" W

(G)	(H)
Δ = 14°12'32"	Δ = 172°1'00"
R = 424.49'	R = 424.49'
L = 105.27'	L = 10.00'
LC = 105.00'	LC = 10.00'
S 68°27'16" E	S 60°40'30" E

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

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
5746 South 1475 East – Suite 200
Ogden, Utah 84405
P.O. Box 150048, Ogden, Utah 84415
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

OGDEN CITY ATTORNEY'S OFFICE

Approved by the City Attorney's Office this 7th day of November, 2002

City Attorney

OGDEN CITY APPROVAL

This plat, and the dedications offered herein, are approved and accepted by the Mayor of Ogden City this 8th day of November, 2002

Attest: City Recorder

Matthew R. Godfrey, Mayor

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 6th day of November, 200_

Signature

OGDEN CITY ENGINEER

I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the lands embraced therein, and find them to be correct and agree with the ties and monuments on record in this office.

Signed this 6th day of November, 2002.

Signature P.L.S.

SURVEYOR'S CERTIFICATION

I, Mark E. Babbitt, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Lakeview Ridge Subdivision No. 5 in Ogden City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands in said subdivision based on data compiled from records in the Weber County Recorder's Office and from a survey made on the ground.

Signed this 17th day of October, 2002.

166484
License No.

Mark E. Babbitt

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 Lakeview Ridge Subdivision No. 5, 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 those certain strips as easements for public utility and drainage purposes over and across 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 Ogden City.

Signed this 25th day of October, 2002.

— Shadow Ridge Development LC —

Chris L. Martineau
Member

J.W.S. Property Services, Inc.
Member
by: John Wayne Shupe – President

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

On the 25th day of October, 2002, 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

A Notary Public commissioned in Utah

Commission Expires: 2-1-04

Print Name

NOTARY PUBLIC
LORI M. MOORE
1455 E. Ridgeline Dr. St. 220
South Ogden, Utah 84405
My Commission Expires
February 1, 2004
STATE OF UTAH

State of Utah
County of Weber } ss

On the 25th day of October, 2002, personally appeared before me, John Wayne Shupe who being by me duly sworn did say that he is President of J.W.S. Property Services, Inc. and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and John Wayne Shupe acknowledged to me that said Corporation executed the same.

Residing at: Ogden, Utah

A Notary Public commissioned in Utah

Commission Expires: 2-1-04

Print Name

NOTARY PUBLIC
LORI M. MOORE
1455 E. Ridgeline Dr. St. 220
South Ogden, Utah 84405
My Commission Expires
February 1, 2004
STATE OF UTAH

BOUNDARY DESCRIPTION

A part of the North half of Section 15, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northwest corner of Lot 24, Lakeview Ridge Subdivision No. 2, Ogden City, Weber County, Utah, which is 730.02 feet South 0°09'07" West along the Section line and 2237.36 feet West from the Northeast corner of said Section 15; running thence South 22°56'38" West 211.77 feet along the Westerly boundary line of said Lakeview Ridge Subdivision No. 2 to the Northerly boundary line of Lakeview Ridge Subdivision No. 3, Ogden City, Weber County, Utah; thence South 80°00'46" West 155.96 feet along said Northerly boundary line and Northerly boundary line of Lakeview Ridge Subdivision No. 4, Ogden City, Weber County, Utah; thence North 79°01'50" West 110.00 feet and North 79°30'43" West 79.76 feet along said Northerly boundary line of Lakeview Ridge Subdivision No. 4; thence North 21°55'46" East 257.89 feet to the Southeast corner of Lot 37, The Pointe at Stone Mountain, Phase 3, a subdivision in Ogden City, Weber County, Utah; thence North 30°00'00" East 102.00 feet along said Easterly boundary line of said Lot 37 to the Southerly right of way line of Lakeview Way; thence two (2) courses along said Southerly Right of way line as follows: South 60°00'00" East 195.00 feet to a point of tangency and Southeasterly along a arc of a 424.49 foot radius curve to the left a distance of 115.27 feet (Central Angle equals 15°33'32" and Long Chord bears South 67°46'46" East 114.92 feet) to the point of beginning.

Contains 94,204 sq. ft.
Or 2.163 acres

003042

WEBER COUNTY RECORDER

ENTRY NO. 1888636 FEE PAID $31.00 FILED FOR RECORD AND RECORDED 12-Nov-2002 AT 11:26 AM IN BOOK 56 OF OFFICIAL RECORDS, PAGE 96 RECORDED FOR Shadow Ridge Dev.

Ernest Rolfs
WEBER COUNTY RECORDER

BY: Bradin Kitts
DEPUTY

97N132LP

5L-9L

32B\97n132lp.dwg, 10/24/2002 10:07:43 AM, 1:30, ESL