



Scale : 1" = 40'

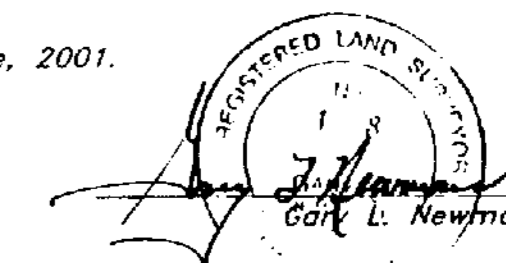
Legacy North II Phase No. 1A

A part of Lots 3,4,5 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

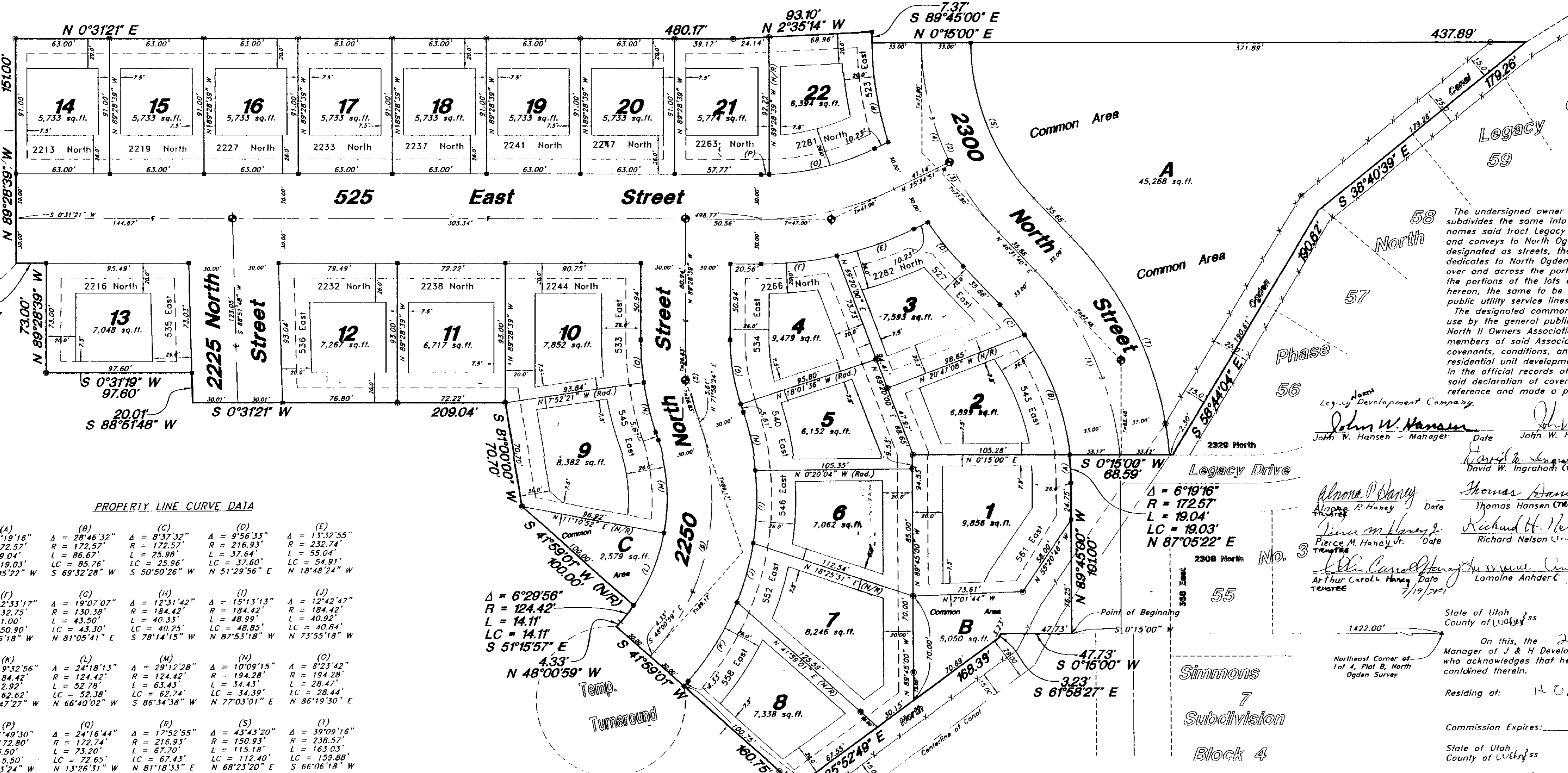
I, Gary L. Newman, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Legacy North II Phase No. 1A, in North Ogden City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following described lands included 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 12th day of June, 2001.



- Legend**
- Set Nail in Curb
 - Set Rebar & Cap
 - w/ 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 amended 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 I.H.C. Hospitals Inc. under work order # 15-78-147. 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)	(B)	(C)	(D)	(E)
Δ = 6°19'16"	Δ = 28°46'32"	Δ = 8°37'32"	Δ = 9°56'33"	Δ = 13°32'55"
R = 172.57'	R = 172.57'	R = 172.57'	R = 216.93'	R = 232.74'
L = 19.04'	L = 86.67'	L = 25.98'	L = 37.64'	L = 55.04'
LC = 19.03'	LC = 85.76'	LC = 25.96'	LC = 37.60'	LC = 54.91'
S 87°05'22" W	S 69°32'28" W	S 50°50'26" W	N 51°29'56" E	N 18°48'24" W

PROPERTY LINE CURVE DATA (continued)

(F)	(G)	(H)	(I)	(J)
Δ = 12°33'17"	Δ = 19°07'07"	Δ = 12°31'42"	Δ = 15°13'13"	Δ = 12°42'42"
R = 232.75'	R = 130.38'	R = 184.42'	R = 184.42'	R = 184.42'
L = 51.00'	L = 43.50'	L = 40.33'	L = 48.99'	L = 40.92'
LC = 50.90'	LC = 43.30'	LC = 40.25'	LC = 48.85'	LC = 40.84'
N 5°45'18" W	N 81°05'41" E	S 78°14'15" W	N 87°53'18" W	N 73°55'18" W

PROPERTY LINE CURVE DATA (continued)

(K)	(L)	(M)	(N)	(O)
Δ = 19°32'56"	Δ = 24°18'13"	Δ = 21°12'28"	Δ = 10°09'15"	Δ = 8°23'42"
R = 184.42'	R = 124.42'	R = 124.42'	R = 194.28'	R = 194.28'
L = 62.92'	L = 52.78'	L = 63.43'	L = 34.43'	L = 28.47'
LC = 62.62'	LC = 52.38'	LC = 62.74'	LC = 34.39'	LC = 28.44'
N 57°47'27" W	N 66°40'02" W	S 86°34'38" W	N 77°03'01" E	N 86°19'30" E

CENTERLINE CURVE DATA

(1)	(2)	(3)
Δ = 38°25'09"	Δ = 43°43'20"	Δ = 17°53'30"
R = 205.57'	R = 183.93'	R = 183.93'
L = 137.84'	L = 140.36'	L = 57.44'
LC = 135.28'	LC = 136.98'	LC = 57.20'
S 65°44'14" W	N 68°23'20" E	N 55°28'24" E
T = 82.48'	T = 73.80'	

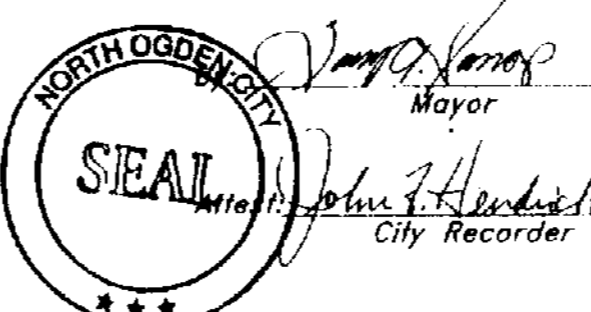
NORTH OGDEN CITY ATTORNEY
I certify that the requirements of all applicable statutes and ordinances prerequisite by the state of Utah and the ordinances of North Ogden City of the foregoing plat and dedications have been complied with.
Signed this 16th day of July, 2001.

Keith M. [Signature]
City Attorney

ASSURANCE STATEMENT
Assurance in the form of a _____ issued from _____ in the amount of \$ _____ has been deposited with the North Ogden City to guarantee construction of the required subdivision improvements.

NORTH OGDEN CITY APPROVALS
This plat was approved by the city engineer and the community development director.
by: *Paul L. [Signature]* 7/16/01
City Engineer Date
by: *John W. [Signature]* 16 July 2001
Community Development Director Date

NORTH OGDEN CITY COUNCIL
Approved by the City Council of North Ogden City, Utah this 27th day of June, 2001.
[Signature] Mayor
[Signature] City Recorder



OWNER'S DEDICATION
The undersigned owner of the hereon described tract of land, hereby sells 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 1A, 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.

ACKNOWLEDGMENT
On this, the 2 day of July, 2001, 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: *H. Ogden*
Commission Expires: *3-1-05*
State of Utah
County of *Weber*
On the 2 day of July, 2001, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, *Elvyn [Signature]*, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.
Residing at: *Al Ogden*
Commission Expires: *3-1-05*
State of Utah
County of *Weber*

BOUNDARY DESCRIPTION
A part of Lots 3,4,5 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 Northeast 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 Northwest 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 88°51'48" West 20.01 feet; thence South 0°31'21" West 209.04 feet; thence South 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
FILE NO. 1704123
FILED FOR RECORD AND RECORDING 20 JUL 2001
1122 MAIN BOUL - 5th FLOOR
RECORDS, PAGE 36 OF OFFICIAL RECORDS.
FOR J & H DEVELOPMENT CO. INC.
Doug Crofts
WEBER COUNTY RECORDER
Taura Fowler
DEPUTY