

Legacy North II Phase No. 2

A part of Lots 18, 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

Legend

- ▲ Set Nail in Curb
- Set Rebar & Cap
- ⊕ W/ Fencepost
- ⊕ Set Hub & Tack
- ⊕ Monument to be set
- (W.C.S.) Weber County Surveyor
- ▨ Buildable Area

Scale: 1" = 40'

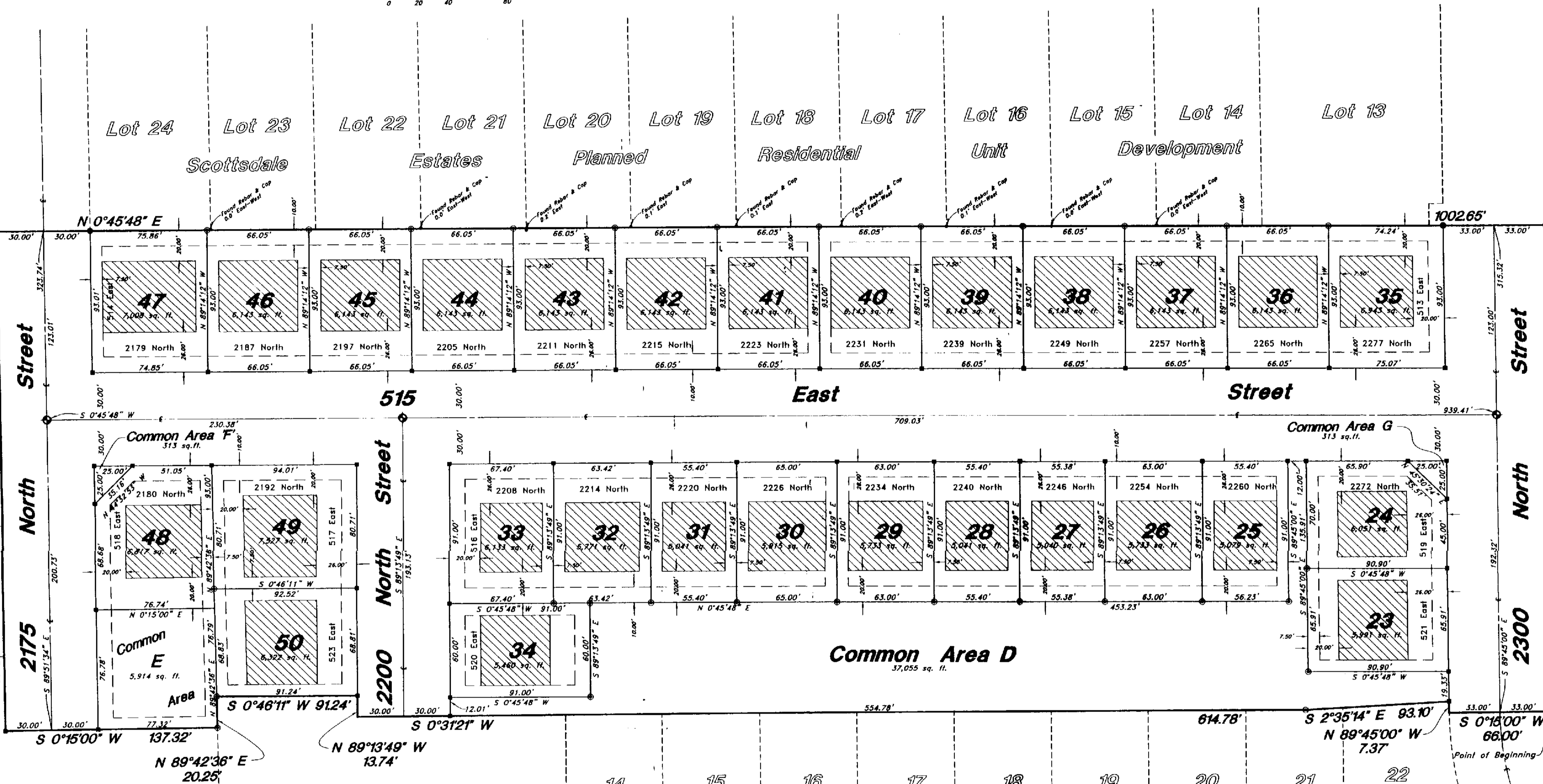
SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Legacy North II Phase No. 2 in the City of North Ogden, 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 16th day of July, 2001.

4778
License No.

Gary L. Newman
Gary L. Newman
Registered Professional Land Surveyor
State of Utah



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 2 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 D, E, F, and G and over 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.

J & H Development Company LC
John W. Hansen
John W. Hansen - Manager
7-9-01
Date

ACKNOWLEDGMENT

State of Utah } ss
County of Utah } ss

On this, the 9 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: N. Ogden A Notary Public commissioned in Utah

Commission Expires: 3-1-05 *Kristi Spence*
Print Name

BOUNDARY DESCRIPTION

A part of Lots 18, 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 at a point on the West line of Legacy North II Phase No. 1, a subdivision in North Ogden City, Weber County, Utah, said point being 1488.67 feet South 0°5'00" West and 316.00 feet North 89°45'00" West from the Northeast corner of Lot 4, said Plat 'B', North Ogden Survey; and running thence four (4) courses along the West line of said Legacy North II Phase No. 1 as follows: South 0°15'00" West 66.00 feet; North 89°45'00" West 7.37 feet; South 2°35'14" East 93.10 feet and South 0°31'21" West 64.78 feet; thence North 89°13'49" West 13.74 feet; thence South 0°46'11" West 91.24 feet; thence North 89°42'36" East 20.25 feet; thence South 0°15'00" West 137.32 feet; thence North 89°51'34" West 324.01 feet to the East line of Scottsdale Estates Plan Residential Unit Development; thence North 0°45'48" East 1002.65 feet along said East line; thence South 89°45'00" East 315.03 feet to the point of beginning. Contains 7.240 Acres

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 16 day of July, 2001.

Will M. Jones
City Attorney

NARRATIVE:
This survey and subdivision plot was requested by Mr. John Hansen for the purpose of developing twenty-eight (28) residential lots. This property had been surveyed by Great Basin Engineering, Inc. for I.H.C. Hospitals Inc. under work order # TS-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.

NOTE:
Utility & Drainage Easements 10' wide on Rear, front & side yard facing streets and 7.5' wide on all other side yards 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
4774 South 1300 West - Suite 102
Riverton, Utah 84405
P.O. Box 9307, Ogden, Utah, 84409
Ogden (801)384-4515 Salt Lake City (801)221-0222 Provo (801)392-7544

NORTH OGDEN CITY COUNCIL

Approved by the City Council of North Ogden City, Utah this 17th day of April, 2001.

by: *John F. Henderson*
Mayor

by: *John F. Henderson*
City Recorder

ASSURANCE STATEMENT

Assurance in the form of an Escrow Agreement, issued from BANK OF UTAH in the amount of \$348,103.02 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: *Keith L. Jones* 7/16/01
City Engineer Date

by: *John W. Hansen* 10/16/2001
Community Development Director Date

WEBER COUNTY RECORDER
ENTRY NO. 1784125
\$50.00 FEE PAID
FILED FOR RECORD AND
RECORDED JULY 20, 2001 AT
1:04 PM IN BOOK 54 OF OFFICIAL
RECORDS, PAGE 37 RECORDED
FOR J+H DEV.

Doug Crofts
WEBER COUNTY RECORDER
BY: *Kristi Spence*
DEPUTY

MAY 1, 04
Weber County Surveyor