

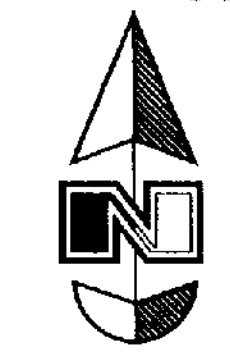
Northwest corner of Section 5, T6N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument) W.C.S. State Plane Coordinates X=1866649.63 Y=349649.66

5231.68' Calc'd Ground Distance

North Ogden City Survey Centerline Monument (Intersection of 2600 North & Washington Boulevard) (Not Found) Established using W.C.S. State Plane Coordinates X=1871432.62 Y=354688.02

Ben Lomond Estates No. 2

A part of the Northwest 1/4 of Section 5, T6N, R1W, SLB&M, U.S. Survey North Ogden City, Weber County, Utah



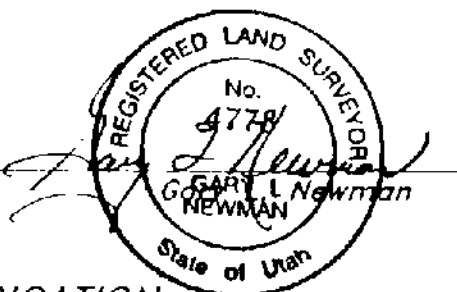
Scale: 1" = 60'

Legend

- ▲ Set Nail in Curb
- Set Rebar & Cap w/ Fenceline
- Set Hub & Tack
- ⊙ Monument to be set
- (R) Radial Line
- (N/R) Non-Radial Line
- (W.C.S.) Weber County Surveyor Existing Fence
- Found Hub & Tack

Signed this 8th day of August, 2000.

4778 License No.



OWNER'S DEDICATION

Know all men by these presents that SLI Commercial Real Estate Co. and SM Carter Co. Utah Corporations, as owners have subdivided under the name of Ben Lomond Estates No. 2, a part of the Northwest Quarter of Section 5, Township 6 North, Range 1 West, of the Salt Lake Base and Meridian, Weber County, Utah as shown platted hereon, and hereby publishes this plat as to and for the plat of said Ben Lomond Estates No. 2, and hereby declares that said plat sets forth the location and gives the 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 SLI Commercial Real Estate Co. and SM Carter Co. Utah Corporations, as owners hereby dedicate to the public for use as such the streets and hereby dedicate to North Ogden City the drainage easements and public utility easements as shown on said plat, in witness whereof SLI Commercial Real Estate Co. and SM Carter Co. Utah Corporations, as owners have hereunto caused their names to be signed and the same to be attested by the signature of Howard Kent - President, of SLI Commercial Real Estate Co. a Utah Corporation and Scott M. Carter - President, of SM Carter Co. a Utah Corporation.

SLI Commercial Real Estate Co. a Utah Corporation

by: *Howard Kent* Aug 23, 2001
Howard Kent - President (Date)

SM Carter Co. a Utah Corporation
by: *Scott M. Carter* Sept 4, 2001
Scott M. Carter - President (Date)

ACKNOWLEDGMENT

State of Utah } ss
County of Weber }
On this, the 23rd day of August, 2001, before me the above signed President of SLI Commercial Real Estate a Utah Corporation, personally appeared Howard Kent who acknowledges that he executed the foregoing instrument for the purposes contained therein.

Residing at: *South Lake City, Utah*
Commission Expires: *March 23, 2002*

State of Utah } ss
County of Weber }
On this, the 4th day of September, 2001, before me the undersigned Notary Public, personally appeared Scott M. Carter who acknowledges that he executed the foregoing instrument for the purposes contained therein.

Residing at: *Layton, Utah*
Commission Expires: *10/10/03*

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 5, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at the Southeast corner of Lot 27, Ben Lomond Estates No. 1, a subdivision in North Ogden City, Weber County, Utah; said point being also on the West boundary line of Roylance Farms P.R.U.D. Phase II, a subdivision in North Ogden City Weber County, Utah; which is 112.28 feet South 89°53'15" East along the North boundary of said Ben Lomond Estates No. 1 and 260.95 feet South 1°26'05" West along the East boundary line of said Ben Lomond Estates No. 1, which is also the West boundary line of said Roylance Farms P.R.U.D. Phase II from the Northwest corner of said Section; running thence two (2) courses along the West and South boundaries lines of said Roylance Farms P.R.U.D. Phase II as follows: South 1°26'05" West 29.35 feet and South 89°52'25" East 209.78 feet; thence South 0°55'56" West 902.08 feet to the North boundary line extended of Hunting Creek Subdivision No. 5 in Harrisville City, Weber County, Utah; thence North 88°46'42" West 739.68 feet along said North boundary line extended and the North boundary line of said Hunting Creek Subdivision No. 5 to the Northeast Corner of said Subdivision; thence North 88°52'11" West 84.10 feet along the North line of the L.D.S. Church Parcel as staked on the ground, to the Southeast corner of Lot 56 of said Ben Lomond Estates No. 1; thence ten (10) courses along the East and South boundary lines of said Ben Lomond Estates No. 1 as follows: North 0°19'05" East 104.84 feet; South 89°40'55" East 29.42 feet; North 0°55'56" East 147.00 feet; North 1°28'04" East 160.02 feet; North 0°55'56" East 146.00 feet; North 89°40'55" West 23.51 feet; North 0°19'05" East 100.00 feet; North 89°40'55" West 250.91 feet; North 0°55'56" East 260.00 feet and South 89°40'55" East 859.92 feet to the point of beginning.

ASSURANCE STATEMENT

Assurance in the form of an Escrow Account issued from THE BANKING COMPANY in the amount of \$221,769.81 has been deposited with the city engineer to guarantee construction of the required subdivision improvements.

NARRATIVE:

This survey and subdivision plat was requested by Mr. Howard Kent for the purpose of developing sixty-seven (67) residential lots. A Brass cap monument was found at the Northwest corner of Section 5, T6N, R1W, SLB&M, U.S. Survey. A line bearing S 40°10'35" E between the monument and the Tower on Mount Ogden Peak was used as the Basis of Bearings. Lot corners were monumented as depicted on this plat. All 1/4 Corners & Monument locations along Washington Boulevard were established using Weber County Surveyor's State Plane Coordinates.

WEBER COUNTY RECORDER
ENTRY NO. 1113312
FILED FOR RECORD AND
RECORDED 05-SEP-01
AT
R12Lam. IN BOOK 54 OF OFFICIAL
RECORDS, PAGE 53
RECORDED FOR
Howard Kent

Doug Crafts
WEBER COUNTY RECORDER
By: *Brenda Kidd*

