

Legacy North 2 Phase No. 2 Amended

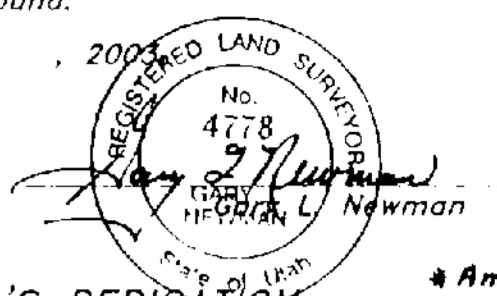
A part of Lot 5, Plat 'B', North Ogden Survey and part of the West 1/2 of Section 33, T7N, R1W, SLB&M, U.S. Survey North Ogden City, Weber County, Utah

Legend
 ▲ Set Nail in Curb
 ⊙ Set Rebar & Cap w/ Fencepost
 ⊙ Set Hub & Tack
 ⊙ Monument to be set
 (W.C.S.) Weber County Surveyor
 [Hatched] Buildable Area

Scale: 1" = 40'

I, Gary L. Newman, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Legacy North 2 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 21st day of February, 2003.



4778
License No.

OWNER'S DEDICATION # Amended

The undersigned owner of the herein 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 2 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 the portions of the lots designated as public utility and drainage easements as shown herein, 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 2 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 2 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 - Manager
 John W. Hansen
 Helen D. Jones
 Helen D. Jones
 Yvonne C. Nuzman
 Barbara Palson
 February 25, 2003
 Kenna F. Williams
 Darlene Buckley
 Shelby Polson
 Matthew C. Jensen
 Matthew C. Jensen

ACKNOWLEDGMENT

State of Utah } ss
 County of } ss
 On the 25 day of February, 2003, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, et al, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Residing at: N. Ogden
 Commission Expires: 3-1-05

State of Utah } ss
 County of } ss
 On this, the 25 day of February, 2003, 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
 Commission Expires: 3-1-05

BOUNDARY DESCRIPTION

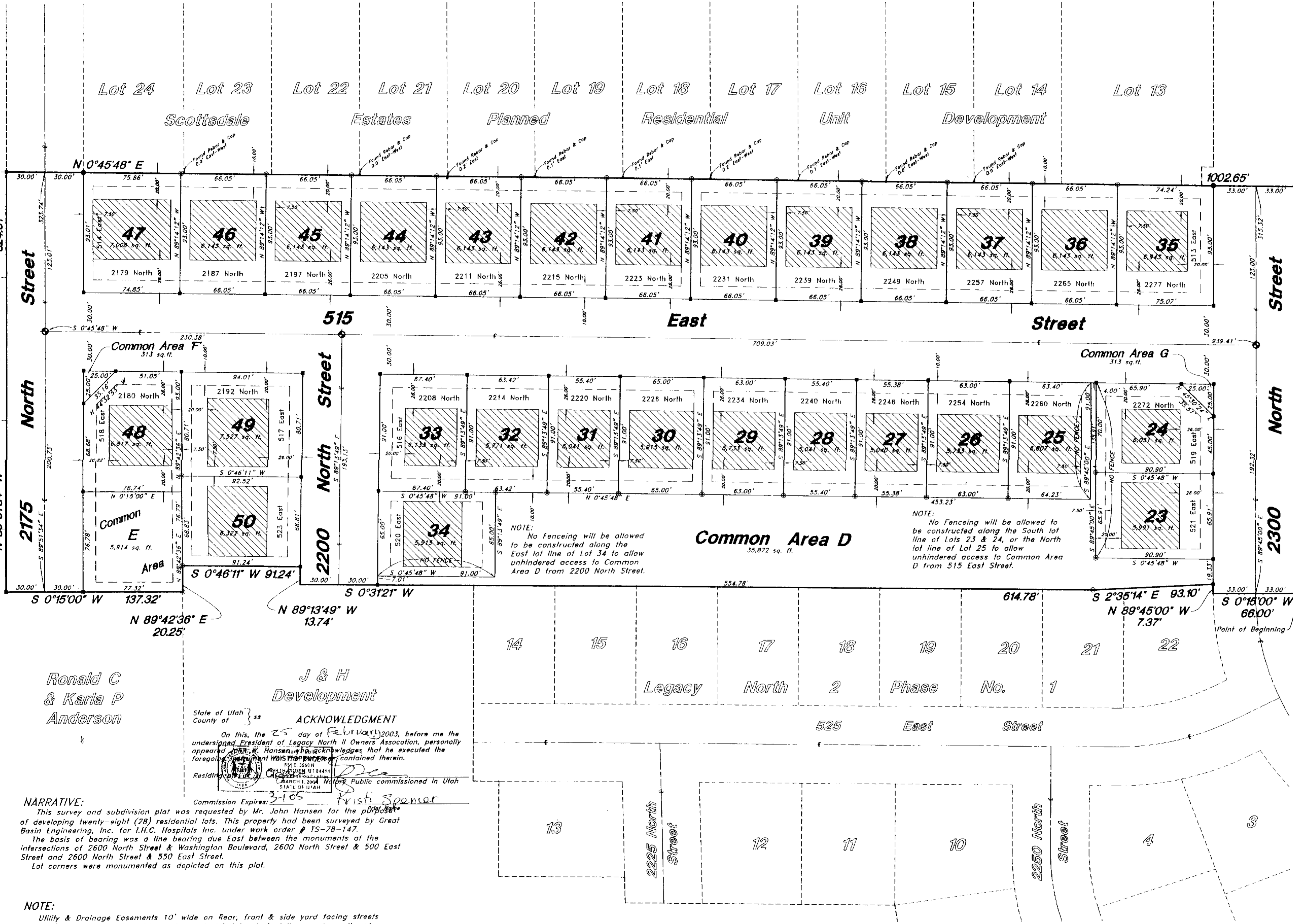
A part of Lot 5, Plat 'B', North Ogden Survey and part of the West 1/2 of Section 33, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the West line of Legacy North 2 Phase No. 1, a subdivision in North Ogden City, Weber County, Utah, said point being 1488.67 feet South 0°15'00" West and 396.00 feet North 89°45'00" West from the Northwest corner of Lot 4, said Plat 'B', North Ogden Survey; and running thence four (4) courses along the West line of said Legacy North 2 Phase No. 1 as follows: South 0°15'00" West 66.00 feet; North 89°45'00" West 3.37 feet; South 2°35'14" East 93.10 feet and South 0°31'21" West 614.78 feet; thence North 89°13'49" West 13.74 feet; thence South 0°45'11" 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 4 day of March, 2003.

WEBER COUNTY RECORDER
 ENTRY NO. 1920023 - FEE PAID \$58.00 FILED FOR RECORD AND RECORDED 10-MAR-2003 AT 3:28PM IN BOOK 57 OF OFFICIAL RECORDS, PAGE 55. RECORDED FOR J & H DEVELOPMENT CO. LC
 DNIG CROFTS
 WEBER COUNTY RECORDER
 BY: KARLA B. LITTLE
 DEPUTY



Ronald C & Karla P Anderson

J & H Development

State of Utah } ss
 County of } ss
 On this, the 25 day of February, 2003, before me the undersigned Notary Public, personally appeared John W. Hansen, et al, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Residing at: N. Ogden
 Commission Expires: 3-1-05

NARRATIVE:
 This survey and subdivision plat 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.

NORTH OGDEN CITY COUNCIL
 Approved by the City Council of North Ogden City, Utah this 25th day of February, 2003.

NORTH OGDEN CITY APPROVALS

This plat was approved by the city engineer and the community development director.

Attest: S. Annette Spendlove
 City Recorder

by: [Signature] 3/4/03
 City Engineer Date
 by: [Signature] 4/16/03
 Community Development Director Date

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.

GREAT BASIN ENGINEERING NORTH
 CONSULTING ENGINEERS AND SURVEYORS
 4774 South 1300 West - Suite 102
 Riverdale, Utah 84405
 P.O. Box 9307, Ogden, Utah, 84409
 Ogden (801)354-4515 Salt Lake City (801)571-0222 Fax (801)392-7544