

Legacy North 2 Phase No. 4

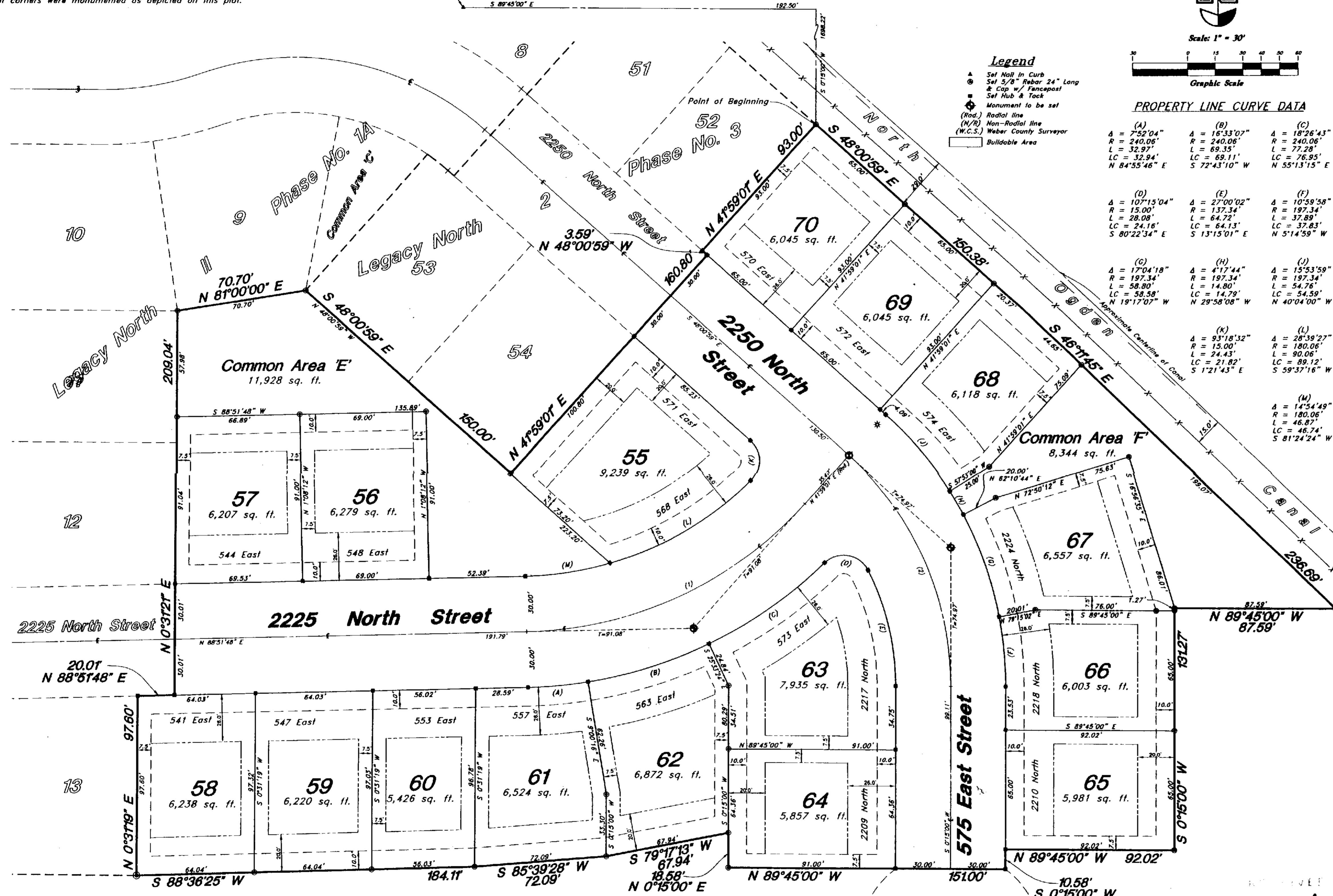
A part of Lot 5, Plat B, North Ogden Survey and part of the West half of Section 33, T7N, R1W, SLB&M, U.S. Survey

North Ogden City, Weber County, Utah

NARRATIVE:

This survey and subdivision plat were requested by Mr. John Hansen for the purpose of platting a sixteen (16) residential lots. This property had been previously 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.

Northeast corner of Lot 4, Plat "B", North Ogden Survey



- Legend**
- ▲ Set Nail in Curb
 - Set 5/8" Rebar 24" Long & 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

PROPERTY LINE CURVE DATA

(A)	(B)	(C)
Δ = 7°52'04"	Δ = 16°33'07"	Δ = 18°26'43"
R = 240.05'	R = 240.06'	R = 240.06'
L = 32.97'	L = 69.35'	L = 77.28'
LC = 32.94'	LC = 69.11'	LC = 76.95'
N 84°55'46" E	S 72°43'10" W	N 55°13'15" E
(D)	(E)	(F)
Δ = 107°15'04"	Δ = 27°00'02"	Δ = 10°58'58"
R = 15.00'	R = 137.34'	R = 197.34'
L = 28.08'	L = 64.72'	L = 37.89'
LC = 24.18'	LC = 64.13'	LC = 37.83'
S 80°22'34" E	S 13°15'01" E	N 5°14'59" W
(G)	(H)	(I)
Δ = 17°04'18"	Δ = 4°17'44"	Δ = 15°53'59"
R = 197.34'	R = 197.34'	R = 197.34'
L = 58.80'	L = 14.80'	L = 54.76'
LC = 58.58'	LC = 14.79'	LC = 54.59'
N 19°17'07" W	N 29°58'08" W	N 40°40'00" W
(J)	(K)	(L)
Δ = 93°18'32"	Δ = 15°53'59"	Δ = 28°39'27"
R = 15.00'	R = 180.06'	R = 180.06'
L = 24.43'	L = 92.06'	L = 92.06'
LC = 21.82'	LC = 89.12'	LC = 89.12'
S 1°21'43" E	S 59°37'16" W	S 59°37'16" W
(M)	(N)	(O)
Δ = 14°54'49"	Δ = 14°54'49"	Δ = 14°54'49"
R = 180.06'	R = 180.06'	R = 180.06'
L = 46.87'	L = 46.87'	L = 46.87'
LC = 46.74'	LC = 46.74'	LC = 46.74'
S 81°24'24" W	S 81°24'24" W	S 81°24'24" W

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 2 Phase No. 4 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 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.

Signed this 7 day August, 2003.

J & H Development Company LC
 John W. Hansen - Manager

ACKNOWLEDGMENT

State of Utah
 County of
 On this, the 7th day of August, 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
 Kristi Spencer
 A Notary Public commissioned in Utah
 Commission Expires: 3-1-05



BOUNDARY DESCRIPTION

A part of Lot 5, Plat B, North Ogden Survey and part of the West half of Section 33, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. Beginning at the most Easterly corner of Lot 52, Legacy North 2 Phase No. 3, in North Ogden City, Weber County, Utah, said point being 192.50 feet South 89°45'00" East and 1698.22 feet South 0°15'00" West from the Northeast corner of Lot 4 of said Plat B; running thence South 48°00'59" East 150.38 feet; thence South 46°11'45" East 236.69 feet; thence North 89°45'00" West 87.59 feet; thence South 0°15'00" West 131.27 feet; thence North 89°45'00" West 92.02 feet; thence South 0°15'00" West 10.58 feet; thence North 89°45'00" West 151.00 feet; thence North 0°15'00" East 18.58 feet; thence South 79°17'13" West 67.94 feet; thence South 85°39'28" West 72.09 feet; thence South 88°36'25" West 184.11' to the Southeast corner of Lot 13, Legacy North II Subdivision Phase No. 1A, North Ogden City, Weber County, Utah; thence four (4) courses along the Easterly boundary line of said Legacy North II Phase No. 1A as follows: running thence North 0°31'19" East 97.60 feet; North 88°51'48" East 20.01 feet; North 0°31'21" East 209.04 feet and North 81°00'00" East 70.70 feet to the most Westerly corner of Lot 53, of said Legacy North 2 Phase No. 3; thence four (4) courses along the Southwesterly boundary of said Legacy North 2 Phase No. 3 as follows: South 48°00'59" East 150.00 feet; North 41°59'01" East 160.80 feet; North 48°00'59" West 67.59 feet and North 41°59'01" East 93.00 to the point of beginning. Contains 168,510 sq. ft. or 3.868 acres.

ASSURANCE STATEMENT

Assurance in the form of an Escrow Agreement issued from Utah in the amount of \$177,413.70 has been deposited with the City to guarantee construction of the required subdivision improvements.

NOTE:
 10' wide Utility and Drainage Easements on Front, Rear and Side yards along Streets. 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.

CENTERLINE CURVE DATA

(1)	(2)
Δ = 46°52'48"	Δ = 48°15'59"
R = 210.06'	R = 167.34'
L = 171.87'	L = 140.97'
LC = 167.12'	LC = 136.84'
N 65°25'24" E	S 23°53'00" E
T = 91.08'	T = 74.97'

NORTH OGDEN CITY COUNCIL

Approved by the City Council of North Ogden City, Utah this 22nd day of July, 2003.

by: *[Signature]*
 Mayor
 Attest: *[Signature]*
 City Recorder



NORTH OGDEN CITY APPROVALS

This plat was approved by the city engineer and the Community Development Director.

by: *[Signature]* 7/30/03
 City Engineer
 by: *[Signature]* 6/20/03
 Community Development Director

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 6 day of October, 2003.

[Signature]
 City Attorney

GREAT BASIN ENGINEERING NORTH
 CONSULTING ENGINEERS AND SURVEYORS
 5746 South 1475 East - Suite 200
 Ogden, Utah 84403
 P.O. Box 150048, Ogden, Utah 84415
 Ogden (801)284-4515 Salt Lake City (801)281-0222 Fax: (801)282-7244

WEBER COUNTY RECORDER
 ENTRY NO. 1780488 FEE PAID
 \$41.50 FILED FOR RECORD AND
 RECORDED 07-OCT-2003 AT
 11:11 AM IN BOOK 58 OF OFFICIAL
 RECORDS, PAGE 61 RECORDED
 FOR J & H DEV. CO. L.C.
 Doug Crofts
 WEBER COUNTY RECORDER
 Camie A. Kitts
 DEPUTY