

VICTORIA RIDGE SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 6 NORTH, RANGE 1 WEST, S.L.B.&M.
OGDEN CITY, WEBER COUNTY, UTAH

SURVEYORS CERTIFICATE

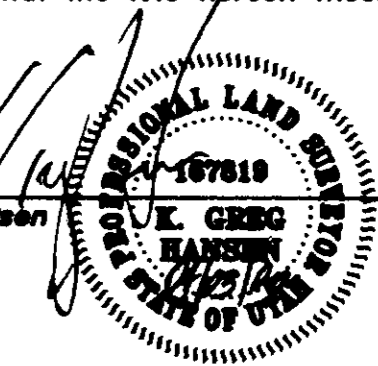
003629

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of VICTORIA RIDGE SUBDIVISION in Weber County, Utah, has been correctly drawn to the designated scale and is a true and correct representation of the following description of 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 and that the lots hereon meet required zoning ordinances.

Signed this 3rd day of APRIL, 2006

167819
License No.

K. Greg Hansen



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 10TH STREET AND THE PROJECTED WEST LINE OF BLOCK 3 OF THE TERRACE SUBDIVISION, OGDEN CITY, WEBER COUNTY, UTAH SURVEY, BEING A POINT LOCATED NORTH 89°09'45" WEST 78.00 FEET AND SOUTH 00°50'15" WEST 668.66 FEET FROM THE OGDEN CITY MONUMENT MARKING THE CENTERLINE OF THE INTERSECTION OF 9th STREET AND GRANT AVENUE; RUNNING THENCE SOUTH 89°09'45" EAST 129.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF GRANT AVENUE AND THE PROJECTED EAST LINE OF SAID BLOCK 3; THENCE ALONG SAID RIGHT-OF-WAY LINE AND THE EAST LINE OF BLOCK 3 SOUTH 00°50'15" WEST 305.00 FEET TO THE NORTH END OF THAT PORTION OF GRANT STREET AS VACATED BY ORDINANCE NO. 2003-80, RECORDED AS ENTRY NUMBER 2010717 ON FEBRUARY 2004; THENCE SOUTH 89°09'45" EAST 60.00 FEET ALONG SAID NORTH LINE TO THE EAST RIGHT-OF-WAY LINE OF GRANT AVENUE; THENCE NORTH 00°50'15" EAST 60.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF LOT 28, BLOCK 2 OF SAID TERRACE SUBDIVISION; THENCE SOUTH 89°09'45" EAST 127.50 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID BLOCK 2; THENCE SOUTH 00°50'15" WEST 245.50 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID TERRACE SUBDIVISION; THENCE NORTH 89°09'45" WEST 317.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID TERRACE SUBDIVISION; THENCE ALONG SAID WEST LINE NORTH 00°50'15" EAST 209.22 FEET; THENCE NORTH 89°09'45" WEST 181.75 FEET (181.26 FEET RECORD) TO THE EAST RIGHT-OF-WAY LINE OF CHILDS AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES; (1) NORTH 00°50'15" EAST 8.40 FEET; (2) NORTH 12°50'15" EAST 238.49 FEET; (3) TO THE RIGHT ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE, A DISTANCE OF 68.07 FEET, CHORD BEARS NORTH 51°50'15" EAST 62.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 10th STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 89°09'45" EAST 83.24 FEET TO THE POINT OF BEGINNING. CONTAINING 3.417 ACRES AND 2 LOTS.

OWNERS DEDICATION

We the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets, as shown on this plat and name said tract VICTORIA RIDGE SUBDIVISION and hereby dedicate, grant and convey to Ogden City, Weber County, Utah all those parts or portions of said tract of land designated as streets the same to be used as public thoroughfares forever, and also dedicate to Ogden City those certain strips as easements for public utility and drainage purposes 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 Ogden City. In witness we have hereunto set our signature.

Signed this _____ day of _____, 2006

CORPORATE ACKNOWLEDGMENT

State of Utah } SS
County of _____

On the _____ day of _____, 2006, personally appeared before me, _____ who being by me duly sworn did say that they are _____ and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors, and _____ acknowledged to me that said Corporation executed the same.

Commission Expires _____ Notary Public

NARRATIVE

The purpose of this survey was to create a Two lot subdivision and set the property corners as shown and described hereon. The survey was ordered by Dave Baus. The control used to establish the property corners was the existing Weber County Survey monumentation and Ogden City monumentation found as shown hereon and in the Northeast quarter of section 20, T6N, R1W, SLB&M. The basis of bearing is the centerline of 9th street from the monument at wall avenue to the monument at Grant Avenue assumed to bear South 89°09'45" East.

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

I hereby certify that this plat complies with the minimum requirements of the subdivision ordinance of Ogden City, and conforms with the approved preliminary plat, as reviewed and approved by the Ogden City Planning Commission and the Mayor of Ogden City, prerequisites to final plat approval by the Mayor of Ogden City.

Signed this _____ day of _____, 2006

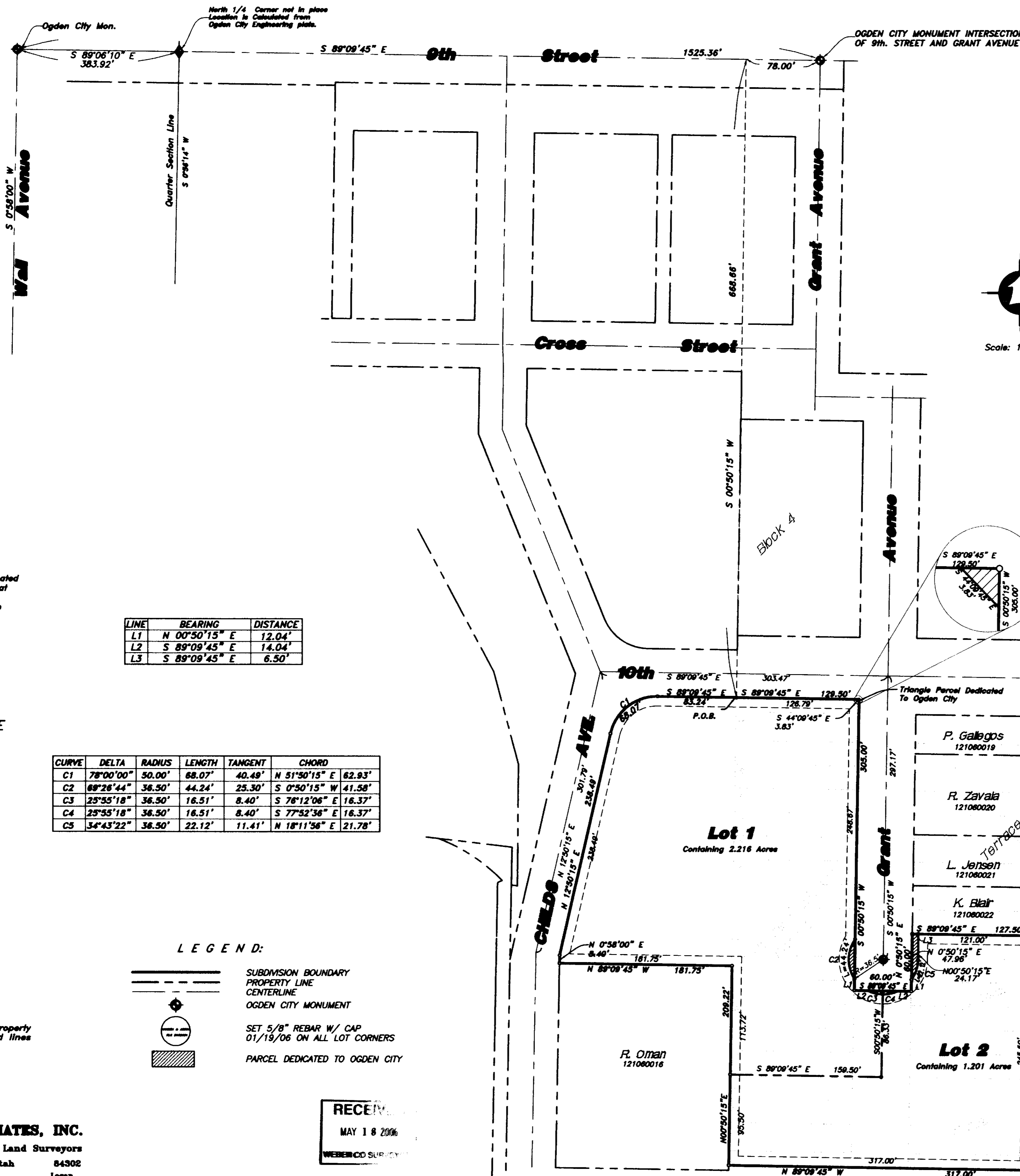
Manager, Planning Division

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____

COUNTY RECORDER

BY _____
DEPUTY



OGDEN CITY APPROVAL

This plat, and the dedications offered herein, are approved and accepted by the mayor of Ogden City. This _____ day of _____, 2006

MATTHEW R. GODFREY, MAYOR

ATTEST: _____
CITY RECORDER

OGDEN CITY ENGINEER

I hereby certify that I carefully investigated the lines of survey of the foregoing plat and legal description of the lands embraced therein, and find them to be correct and to agree with the files and monuments on record in this office.

Signed this _____ day of _____, 2006

OGDEN CITY ENGINEER

OGDEN ATTORNEY'S OFFICE

Approved by the City Attorney's Office.

This _____ day of _____, 2006

CITY ATTORNEY

LINE	BEARING	DISTANCE
L1	N 00°50'15" E	12.04'
L2	S 89°09'45" E	14.04'
L3	S 89°09'45" E	6.50'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	78°00'00"	50.00'	68.07'	40.49'	N 51°50'15" E 62.93'
C2	69°26'44"	36.50'	44.24'	25.30'	S 0°50'15" W 41.58'
C3	29°55'18"	36.50'	16.51'	8.40'	S 76°12'06" E 16.37'
C4	29°55'18"	36.50'	16.51'	8.40'	S 77°52'36" E 16.37'
C5	34°43'22"	36.50'	22.12'	11.41'	N 18°11'56" E 21.78'

LEGEND:

- SUBDIVISION BOUNDARY
- PROPERTY LINE
- CENTERLINE
- OGDEN CITY MONUMENT
- SET 5/8" REBAR W/ CAP
- 01/19/06 ON ALL LOT CORNERS
- PARCEL DEDICATED TO OGDEN CITY

NOTE: 10' UTILITY Easements along Property lines as indicated by dashed lines unless noted otherwise.

HANSEN & ASSOCIATES, INC.

Consulting Engineers and Land Surveyors
636 North Main Brigham City, Utah 84302
Brigham City Ogden Logan
(435) 758-3491 (801) 289-4865 (435) 758-8772

RECEIVED

MAY 18 2006

WEBER CO SURVEY

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