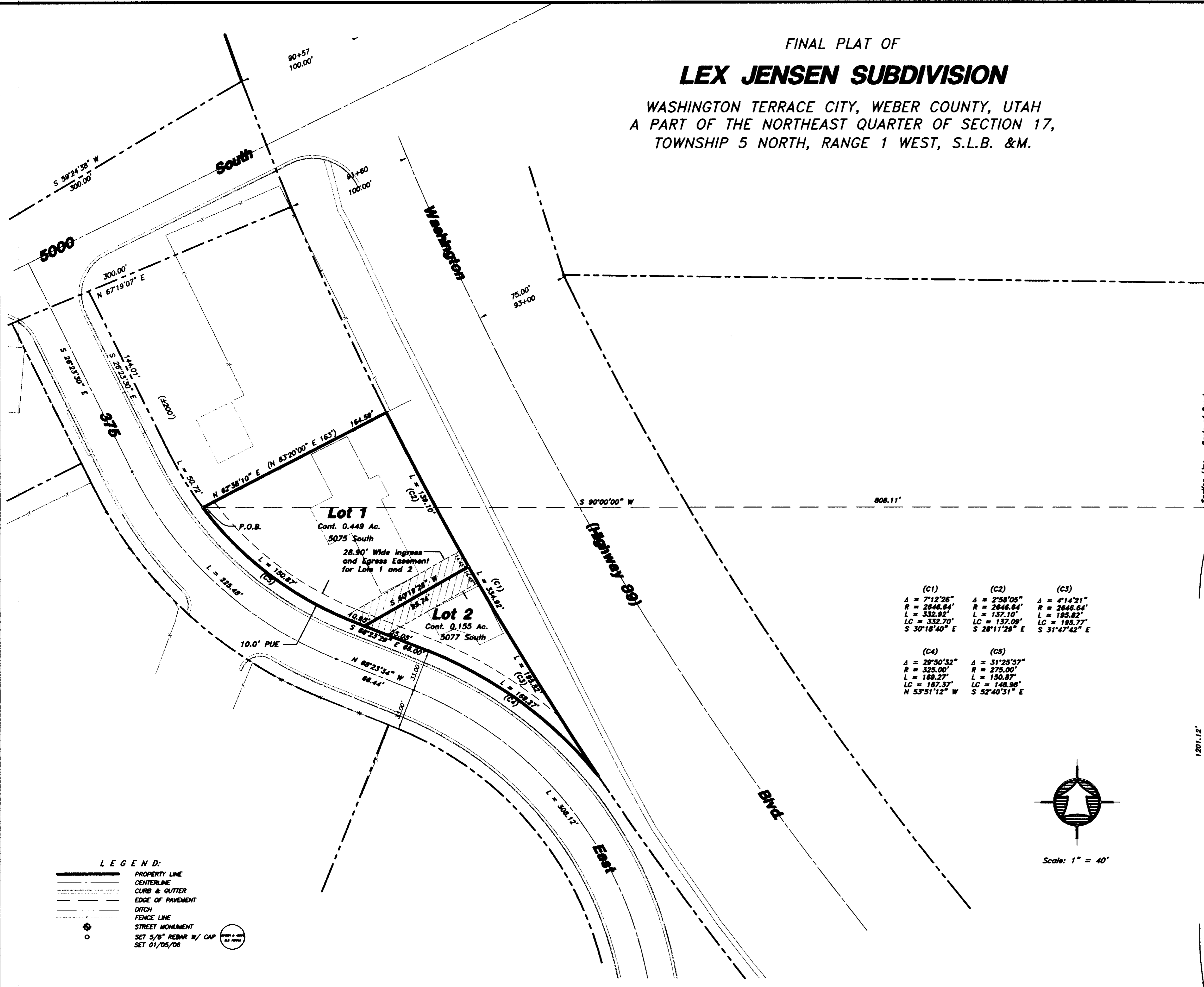
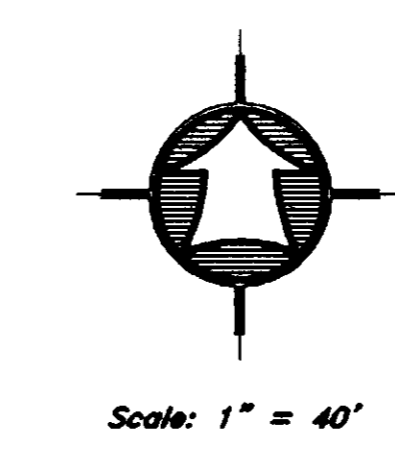


FINAL PLAT OF LEX JENSEN SUBDIVISION

WASHINGTON TERRACE CITY, WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B. & M.



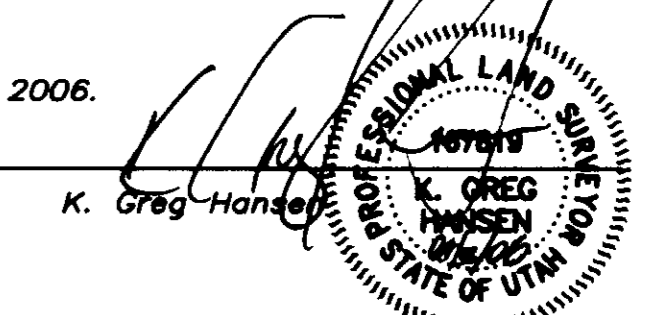
(C1)	(C2)	(C3)
$\Delta = 7^{\circ}12'26''$	$\Delta = 2^{\circ}58'05''$	$\Delta = 4^{\circ}14'21''$
$R = 2646.84'$	$R = 2646.64'$	$R = 2646.64'$
$L = 332.92'$	$L = 137.10'$	$L = 195.82'$
$LC = 332.70'$	$LC = 137.09'$	$LC = 195.77'$
$S 30^{\circ}18'40'' E$	$S 28^{\circ}11'29'' E$	$S 31^{\circ}47'42'' E$
(C4)	(C5)	
$\Delta = 29^{\circ}50'32''$	$\Delta = 31^{\circ}25'57''$	
$R = 325.00'$	$R = 275.00'$	
$L = 169.27'$	$L = 150.87'$	
$LC = 167.37'$	$LC = 148.98'$	
$N 53^{\circ}51'12'' W$	$S 52^{\circ}40'51'' E$	



SURVEYORS CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of LEX JENSEN SUBDIVISION located in Washington Terrace City, 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 Recorders Office, and of a survey made on the ground.

Signed this 5th day of APRIL, 2006.
167819
License No.



OWNERS DEDICATION

We the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat and name said tract LEX JENSEN SUBDIVISION and hereby dedicate, grant and convey to Washington Terrace City, Weber County, Utah, all 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 Washington Terrace City.

Signed this _____ day of _____, 2006

ACKNOWLEDGMENT

State of Utah
County of Weber
On the _____ day of _____, 2006, personally appeared before me the undersigned Notary Public, the signers of the above Owners Dedication, _____ in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purpose therein mentioned.

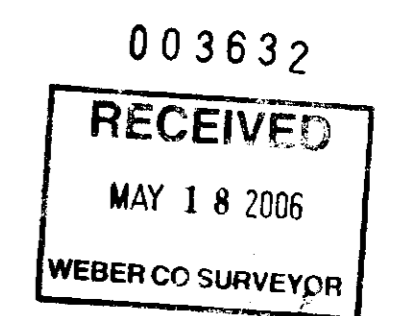
147.50'
Commission Expires _____ Notary Public

BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN:
BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH POINTE DRIVE (400 EAST STREET) LOCATED NORTH 00°42'51" EAST 1201.12 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND SOUTH 90°00'00" WEST 808.11 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, SAID POINT DESCRIBED OF RECORD AS BEING LOCATED SOUTH 89°34' EAST 408.16 FEET AND SOUTH 89°30' EAST 1208.75 FEET AND NORTH 63°20' EAST 171.99 FEET AND SOUTH 26°40' EAST 233.00 FEET FROM THE NORTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; RUNNING THENCE NORTH 62°38'10" EAST 164.59 FEET (NORTH 63°20' EAST 163 FEET RECORD) ALONG AN EXISTING FENCE LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY; THENCE TO THE LEFT ALONG THE ARC OF A 2646.84 FOOT RADIUS CURVE, A DISTANCE OF 334.92 FEET, CHORD BEARS SOUTH 30°17'22" EAST 334.70 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF SOUTH POINTE DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) TO THE LEFT ALONG THE ARC OF A 325.00 FOOT RADIUS CURVE, A DISTANCE OF 169.27 FEET, CHORD BEARS NORTH 53°51'11" WEST 167.37 FEET; (2) NORTH 68°23'28" WEST 66.00 FEET; (3) TO THE RIGHT ALONG THE ARC OF A 275.00 FOOT RADIUS CURVE, A DISTANCE OF 150.87 FEET, CHORD BEARS NORTH 52°40'51" WEST 148.98 FEET TO THE POINT OF BEGINNING. CONTAINING 0.604 ACRES AND TWO LOTS.

Narrative

The purpose of this survey was to establish and set the property corners of the parcel as shown and described hereon. The survey was ordered by LEX JENSEN. The control used to establish the property corners was the existing Box Elder County Survey Monumentation surrounding Section 17, T5N, R1W, SLB&M. The basis of bearing is the East line of said Section assumed to bear North 00°42'51" East.



SE. Corner of the NE. Quarter
Sec. 17, T. 5 N., R. 1 W., SLB&M
Found Brass Cap Monument

**WASHINGTON TERRACE CITY
PUBLIC WORKS DIRECTOR**

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the Ogden City Council of the foregoing plat and dedication have been complied with.

Signed this _____ day of _____, 2006
Signature _____

WASHINGTON TERRACE CITY ENGINEER

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

Signed this _____ day of _____, 2006
Signature _____

WASHINGTON TERRACE CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the Mayor of Ogden City, Utah this _____ day of _____, 2006.

Attest _____
Title _____
Mayor _____

**WASHINGTON TERRACE CITY
CITY PLANNING COMMISSION**

Approved by the Ogden City Planning Commission on the _____ day of _____, 2006

Chair

- LEGEND:**
- PROPERTY LINE
 - CENTERLINE
 - CURB & GUTTER
 - EDGE OF PAVEMENT
 - DITCH
 - FENCE LINE
 - STREET MONUMENT
 - SET 5/8" REBAR W/ CAP
 - SET 01/05/06

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

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Brigham City, Utah 84302
Brigham City Ogden Layton
(435)723-3461 (801)388-4805 (435)722-8272

RE: 03-3-141	05-3-351
01/02/06	05-3-351
COUNTY RECORDER	
ENTRY NO. _____	FEE PAID _____
FILED FOR RECORD AND	RECORDED _____ AT
IN BOOK _____	OF OFFICE _____
RECORDS, PAGE _____	
COUNTY RECORDER	
BY _____	DEPUTY _____