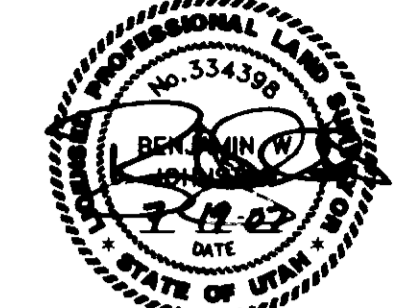


COUNTRY BOY ESTATES PHASE 2

A part of the North 1/2 of Section 5, T 6 N, R 1 W, SLB&M.,
North Ogden City, Weber County, Utah

AMMENDED PER AFFADAVIT
FILED 07/19/07, ENTRY NO. 227915
RECORDED IN BOOK N/A, AT PAGE N/A

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF July, A.D. 2007, THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND LOT CORNERS HAVE BEEN PERMANENTLY SET.



Benjamin W. Johnston, PLS
JOHNSTON ENGINEERING, P.C.
40 South 100 West
Tremonton, Utah 84337

SUBDIVISION BOUNDARY DESCRIPTION

BOUNDARY DESCRIPTION: A PORTION OF LAND SITUATE IN THE N/2 OF SECTION 5, T 6 N, R 1 W, SLB&M described as follows:
Beginning at the Southwest Corner of Country Boy Estates Phase 1 subdivision at a point 293.56 feet S 00°55'39" W along the west line of Section 5 and 1319.54 feet East and 783.90 feet S 00°55'39" W from the Northwest Corner of Section 5, T 6 N, R 1 W, SLB&M and RUNNING THENCE S 89°40'55" E 91.79 feet; thence 16.61 feet along the arc of a 10.50 foot radius curve to the right with chord of 14.93 feet bearing S 44°22'38" E; thence S 89°04'21" E 60.00 feet; thence N 00°55'39" E 143.32 feet; thence S 89°04'21" E 140.84 feet; thence S 33°20'30" W 54.65 feet; thence S 41°05'10" W 89.85 feet; thence S 10°09'53" W 85.08 feet; thence S 49°19'28" W 53.43 feet; thence S 00°55'39" W 82.31 feet; thence 113.39 feet along the arc of a 120.00 foot radius curve to the left with chord of 109.22 bearing S 28°08'35" E; thence S 53°12'50" E 32.25 feet; thence 16.49 feet along the arc of a 10.50 foot radius curve to the left with chord of 14.85 feet bearing N 81°47'10" E; thence S 36°47'10" E 94.50 feet; thence S 48°52'54" E 66.19 feet; thence S 53°12'50" E 200.00 feet; thence S 36°47'10" W 100.00 feet; thence S 53°12'50" E 37.99 feet; thence 42.99 feet along the arc of a 70.00 foot radius curve to the left with chord of 42.32 feet bearing S 70°48'26" E; thence S 86°24'03" E 28.09 feet; thence S 01°35'51" W 165.59 feet; thence S 88°44'20" E 99.81 feet to Gramon's easterly boundary, an ancient fence line; thence the following three courses along said easterly boundary and ancient fence line: (1) S 01°37'10" W 289.93 feet; (2) S 02°17'34" W 221.78 feet; (3) S 01°11'04" W 279.48 feet; thence N 88°15'00" W 89.27 feet; thence N 53°32'59" W 134.97 feet; thence N 55°46'55" W 31.06 feet; thence N 59°27'29" W 23.32 feet; thence N 69°40'47" W 36.68 feet; thence N 81°07'49" W 92.74 feet; thence N 89°17'16" W 24.38 feet; thence S 80°34'41" W 47.25 feet; thence S 72°36'56" W 58.49 feet; thence S 66°24'48" W 49.24 feet; thence N 89°20'24" W; thence N 00°55'39" E 19.35 feet; thence N 54°33'38" W 27.41 feet; thence S 70°52'21" W 51.99 feet; thence N 50°59'36" W 38.77 feet; thence N 00°55'39" E 23.68 feet; thence N 00°42'22" E 118.13 feet to the point of beginning. Containing 15.61 acres, more or less, and 24 Lots.

The Basis of Bearing is the West Line of said subdivision bearing N 00°55'39" E matching the easterly line of Ben Lomond Estates No. 2, subdivision of record.

OWNER'S DEDICATION

Know all men by these presents that C.B.D. Development, Inc., as owners have subdivided under the name of Country Boy Estates Phase 1, a part of the North Half of Section 5, T 6 N, R 1 W, SLB&M as shown platted hereon, and hereby publishes this plat as and for the plat of said Country Boy Estates Phase 1, 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 C.B.D. Development, Inc. as owners hereby dedicate to the public for use as such the streets and public utility easements as shown on this plat. In witness C.B.D. Development, Inc., as owners have hereunto caused their names to be signed and the same to be attested by the signature of Ronald V. Hancock, President of C.B.D. Development, Inc.

Ronald V. Hancock, President
C.B.D. Development, Inc.

NOTARY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER

ON THIS, THE ____ DAY OF _____, A.D. 2004, BEFORE ME THE ABOVE SIGNED PRESIDENT OF C.B.D. DEVELOPMENT, INC., A UTAH CORPORATION, PERSONALLY APPEARED RONALD V. HANCOCK WHO ACKNOWLEDGES THAT HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

JOHNSTON ENGINEERING
PROFESSIONAL CORPORATION
Civil Engineers & Land Surveyors

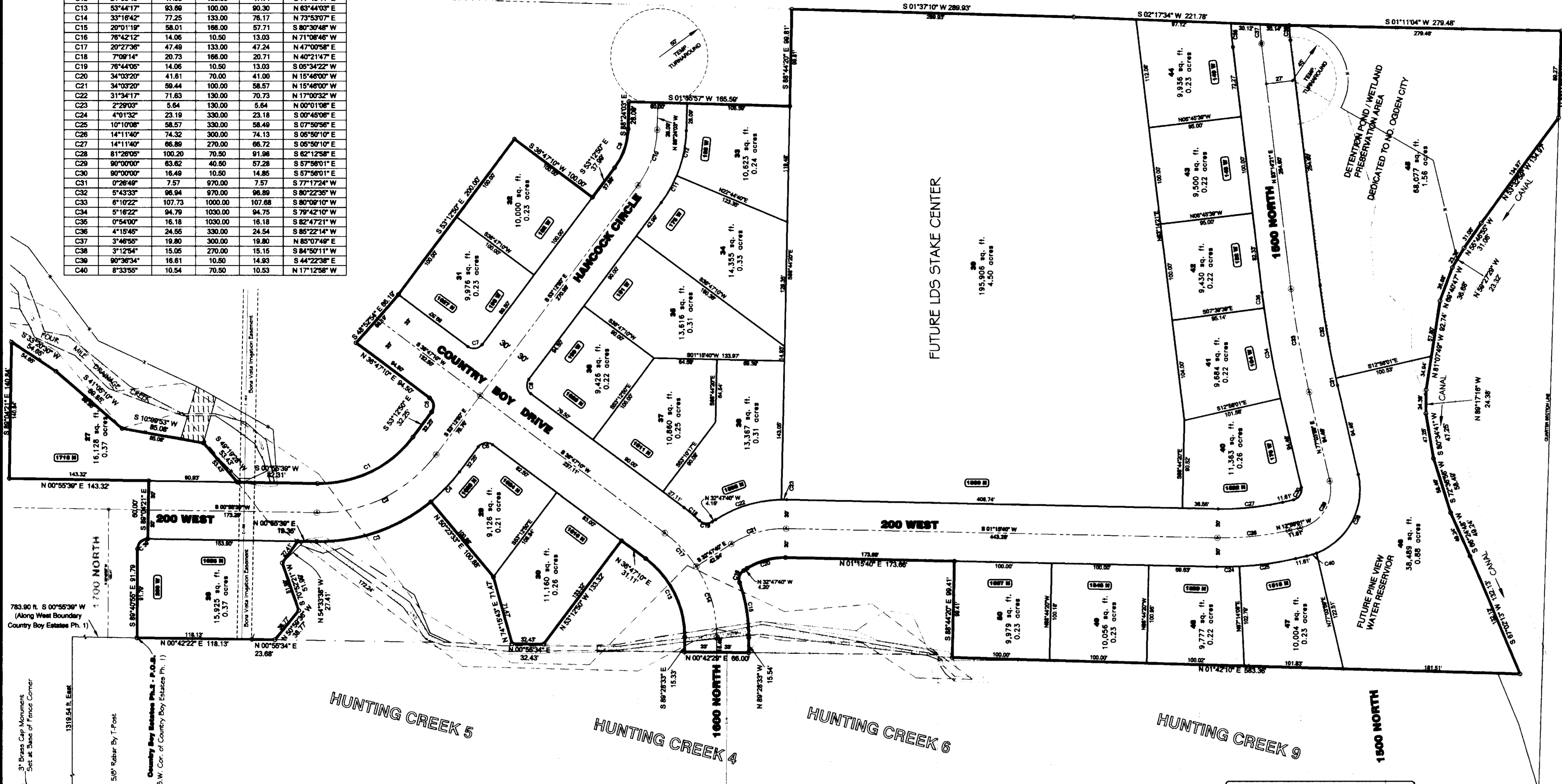
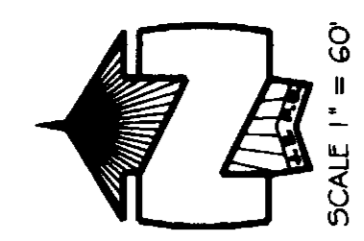
841 EAST MAIN
TREMONTON, UT
84337
(435) 257-1156
FAX: 257-1166

SHEET 1
1 SHEETS
JOB NUMBER 05WE432

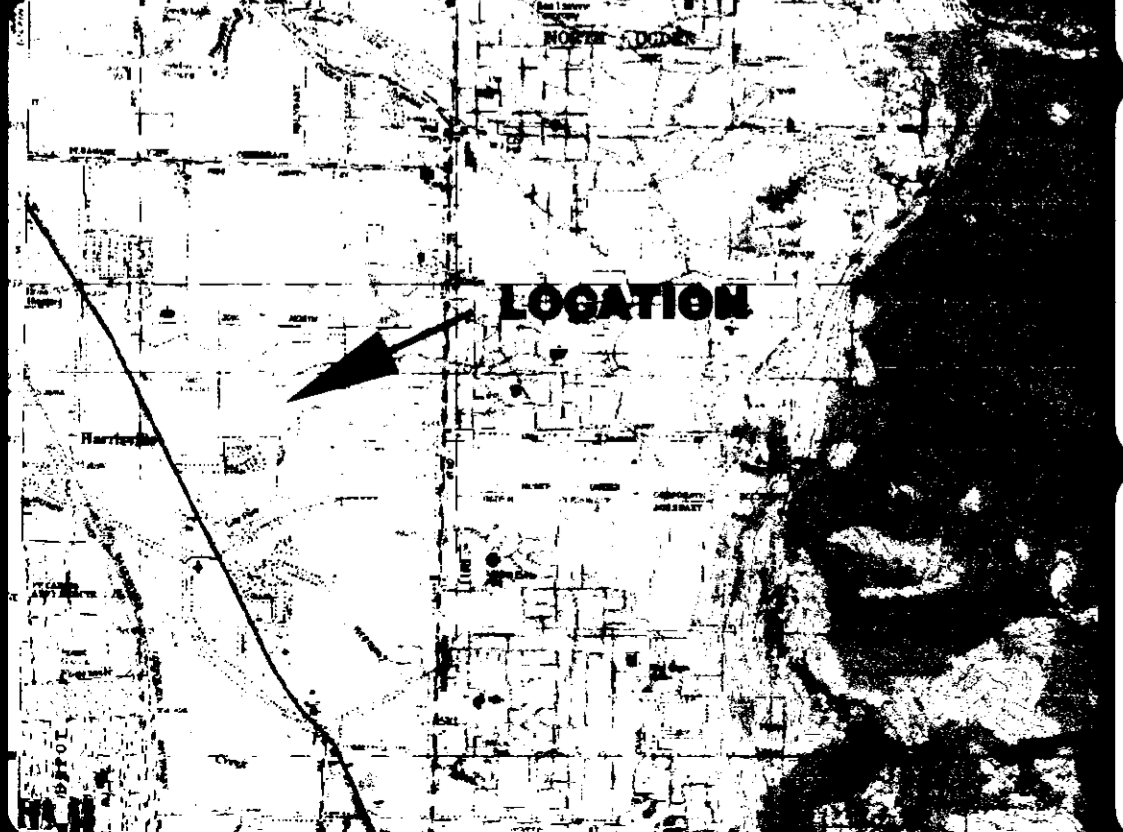
COUNTY RECORDER'S NO.

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ FEE _____ ABSTRACTED _____ INDEX _____ COUNTY RECORDER _____

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	54°08'29"	113.39	120.00	106.22	S 28°08'35" E
C2	54°08'29"	141.74	150.00	136.53	S 28°08'35" E
C3	40°32'08"	127.36	180.00	124.71	N 19°28'24" W
C4	13°36'22"	42.76	180.00	42.64	S 46°24'39" E
C5	90°00'00"	16.49	10.50	14.85	N 81°47'10" E
C6	90°00'00"	16.49	10.50	14.85	N 08°12'50" W
C7	90°00'00"	16.49	10.50	14.85	S 08°12'50" E
C8	90°00'00"	16.49	10.50	14.85	S 81°47'10" W
C9	35°11'13"	42.99	70.00	42.32	S 70°48'26" E
C10	35°11'13"	61.41	100.00	60.45	S 70°48'26" E
C11	14°02'30"	31.86	130.00	31.78	S 60°14'06" E
C12	21°08'43"	47.98	130.00	47.71	S 77°49'41" E
C13	53°44'17"	93.60	100.00	90.30	N 63°44'03" E
C14	33°18'42"	77.25	133.00	76.17	N 73°53'07" E
C15	20°01'19"	58.01	166.00	57.71	N 80°30'48" W
C16	78°42'12"	14.06	10.50	13.03	N 71°08'46" W
C17	20°27'36"	47.49	133.00	47.24	N 47°00'58" E
C18	7°09'14"	20.73	166.00	20.71	N 40°21'47" E
C19	78°44'08"	14.06	10.50	13.03	S 05°34'22" W
C20	34°03'20"	41.61	70.00	41.00	N 15°48'00" W
C21	34°03'20"	59.44	100.00	58.57	N 15°48'00" W
C22	31°34'17"	71.63	130.00	70.73	N 17°00'32" W
C23	2°29'03"	5.64	130.00	5.64	N 00°01'08" E
C24	4°01'32"	23.19	330.00	23.18	S 00°45'06" E
C25	10°10'08"	58.57	330.00	58.49	S 07°50'56" E
C26	14°11'40"	74.32	300.00	74.13	S 05°50'10" E
C27	14°11'40"	66.89	270.00	66.72	S 05°50'10" E
C28	81°28'05"	100.20	70.50	91.98	S 62°12'58" E
C29	90°00'00"	63.62	40.50	57.28	S 57°56'01" E
C30	90°00'00"	16.49	10.50	14.85	S 57°56'01" E
C31	0°26'48"	7.57	970.00	7.57	S 77°17'24" W
C32	5°43'33"	96.94	970.00	96.89	S 80°22'36" W
C33	8°10'22"	107.73	1000.00	107.68	S 80°09'10" W
C34	8°16'22"	94.79	1000.00	94.75	S 79°42'10" W
C35	0°54'00"	16.18	1000.00	16.18	S 82°47'21" W
C36	4°15'45"	24.55	330.00	24.54	S 85°22'14" W
C37	3°46'55"	19.80	300.00	19.80	N 85°07'49" E
C38	3°12'54"	15.05	270.00	15.15	S 84°50'11" W
C39	90°36'34"	16.61	10.50	14.83	S 44°22'38" E
C40	8°33'55"	10.54	70.50	10.53	N 17°12'58" W



VICINITY MAP



ASSURANCE STATEMENT:

ASSURANCE IN THE FORM OF A _____ ISSUED FROM _____ IN THE AMOUNT OF \$ _____ HAS BEEN DEPOSITED WITH THE CITY TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

NORTH OGDEN CITY COUNCIL APPROVAL:

PRESENTED TO THE CITY COUNCIL OF NORTH OGDEN CITY, UTAH, THIS _____ DAY OF _____ A.D. 20____.
BY: _____ ATTEST: _____
MAYOR CITY RECORDER

CITY ENG. & COMM. DEVELOPMENT DIR.

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE COMMUNITY DEVELOPMENT DIRECTOR.
BY: _____ CITY ENGINEER BY: _____ COMMUNITY DEVELOPMENT DIRECTOR

CITY ATTORNEY CERTIFICATION:

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. DATED THIS _____ DAY OF _____ A.D. 20____.
BY: _____ CITY ATTORNEY.

NOTE 1:
ALL SUBSURFACE STRUCTURES THAT EXCEED A DEPTH OF 5 FEET FROM THE NATURAL GROUND SHALL BE REQUIRED TO INSTALL AN OPEN JOINT LAND DRAIN AROUND THE STRUCTURE AND TIE SAID DRAIN INTO THE CLOSED JOINT LAND DRAIN SYSTEM CONSTRUCTED WITHIN THE ROAD RIGHT-OF-WAY.

NOTE 2:
THIS AREA IS TO BE PRESERVED IN PERPETUITY AND SUBJECT TO LAND USE RESTRICTIONS CONSISTENT WITH MAINTAINING NATURAL WETLANDS, VEGETATION AND WILDLIFE HABITAT.

NARRATIVE:
This is the second phase of Country Boy Estates Subdivision. Monuments were used the same as in the first phase. The monuments are the Northwest Corner of Section 5 (a 3" Brass Cop Monument at the base of a fence corner) and the West Quarter Corner monument (a 5/8" Rebar by T-Post) situate in T 6 N, R 1 W, SLB&M. Monuments in the adjoining subdivisions were used to reference said adjoining subdivisions to the Country Boy Estates Subdivisions.

LEGEND

- 30 ft. Building Setback Line
- P.U.E. (1/4" Public Utility Easement)
- Property Line
- Rebar & Cap, "PL5 334398" for Prop. Corner
- Centerline
- Centerline Monument
- Dedicated Street Right-of-Way for Public Use
- Wetland Fill Area
- Preservation / Dead Restricted Area (Must be Fenced) - See Note 2
- Delineated Wetland - Not in Preserve Area (No fill material allowed)
- Wetland Boundary
- Fema Flood Zone A@ per 1982 Map (Location is Approx.)
- Preservation Fence (Reof along all Lots Adjoining Preservation Area)
- 15' Dena Vista Irrigation Easement (Non-Buildable Area)
- Street Address

