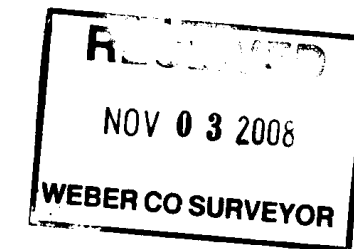


STUKANLEE SUBDIVISION

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH
DECEMBER 2007

LEGAL DESCRIPTION FOR ROAD DEDICATION
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COOK STREET, SAID POINT BEING SOUTH 89°09'45" EAST 1.83 FEET AND NORTH 00°50'15" EAST 33.00 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF JACKSON AVENUE AND SECOND STREET; AND RUNNING THENCE NORTH 89°03'00" WEST 64.00 FEET; THENCE NORTH 00°50'15" EAST 50.00 FEET; THENCE SOUTH 89°03'00" EAST 64.00 FEET; THENCE SOUTH 00°50'15" WEST 50.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR STUKANLEE SUBDIVISION:
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SECOND STREET, IN OGDEN CITY, UTAH, SOUTH 89°09'45" EAST 1.83 FEET AND NORTH 00°50'15" EAST 33.00 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF JACKSON AVENUE AND SECOND STREET, SAID POINT OF BEGINNING BEING ALSO SOUTH 89°09'45" EAST 666.24 FEET AND NORTH 00°50'15" EAST 33.00 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE INTERSECTION OF SECOND STREET AND QUINCY AVENUE; AND RUNNING THENCE NORTH 89°09'45" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SECOND STREET 64.00 FEET; THENCE NORTH 0°50'15" EAST 338.25 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COOK STREET; THENCE SOUTH 89°03'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COOK STREET 64.00 FEET; THENCE SOUTH 89°03'00" EAST 64.00 FEET; THENCE SOUTH 0°50'15" WEST 338.12 FEET TO THE POINT OF BEGINNING.
CONTAINS 21,643.94 SQ/FT OR 0.50 ACRES AND 2 LOTS



LEGEND

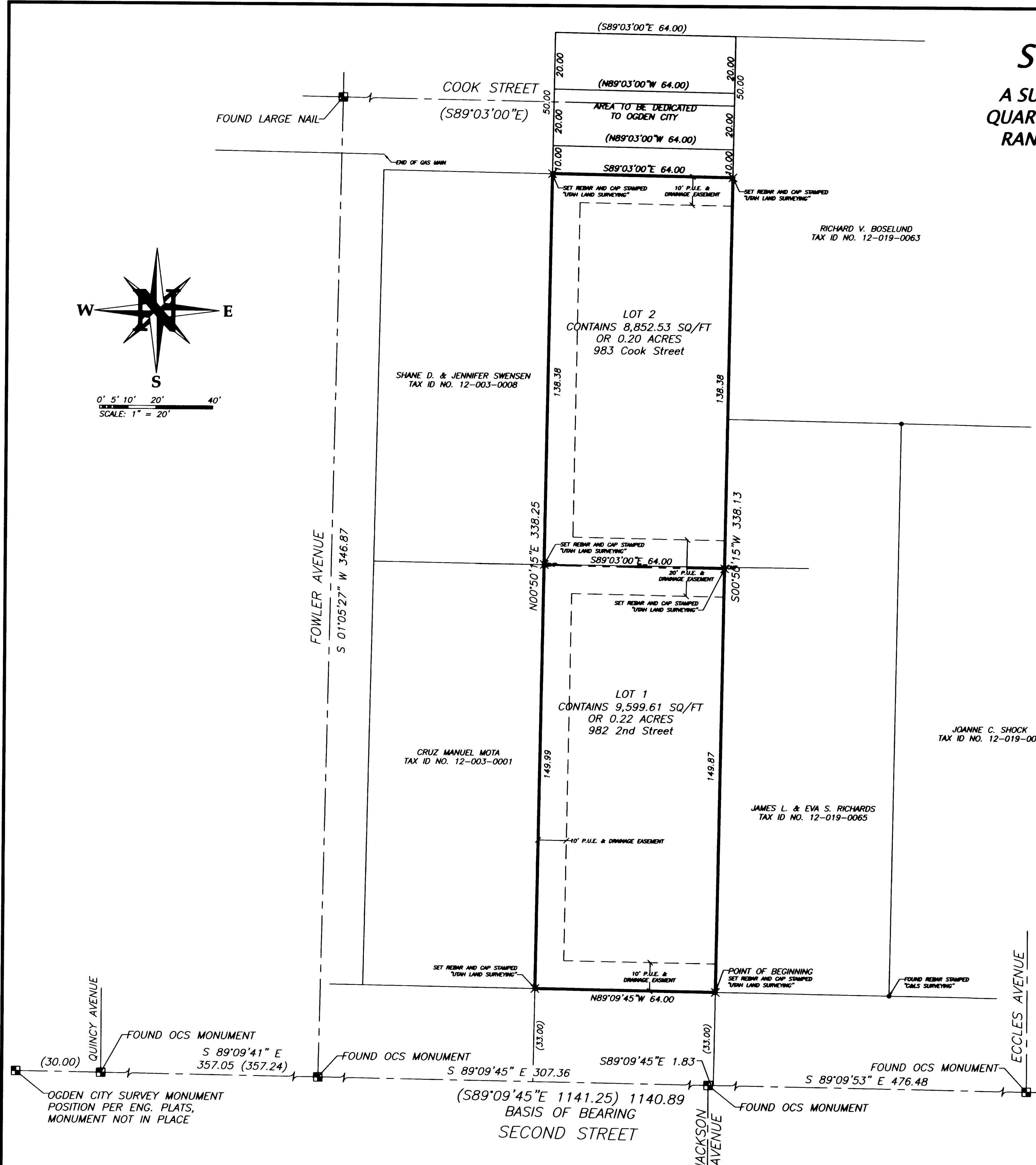
- Street Monument
- Property Corner
- Center Line
- Lot Line
- - - Easement Line
- - - Subdivision Boundary Line
- - - Section Line
- ▭ Area to be Dedicated to Ogden City for Streets

NARRATIVE

THE PURPOSE OF THIS SUBDIVISION WAS TO SPLIT THE LONG PARCEL OWNED BY LSI PROPERTIES, LLC, IN HALF. THIS SUBJECT PROPERTY FRONTED SECOND STREET ON THE SOUTH END AND ALSO COOK STREET ON THE NORTH END. THE BACK HALF OF THE SUBJECT PARCEL WAS A RAW PIECE OF GROUND WITHOUT ANY STRUCTURES ON IT. ALL OF THE UTILITIES WERE STUBBED INTO THE PORTION OF GROUND FRACING COOK STREET YEARS AGO. AT ONE TIME IT WAS INTENDED TO BE SUBDIVIDED, BUT NEVER WAS. IT IS OUR INTENTION TO SUBDIVIDE THIS SUBJECT PARCEL INTO TWO (2) LOTS FOR THE PURPOSE OF BUILDING AN ADDITIONAL HOUSE.

GENERAL NOTES

- THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BETWEEN FOUND OGDEN CITY SURVEY MONUMENTS AT THE INTERSECTION OF QUINCY AVENUE AND ECCLES AVENUE ALONG SECOND (2ND) STREET, OGDEN CITY, WEBER COUNTY, UTAH AS SHOWN ON THIS SURVEY PLAT. (BEARING SOUTH 89°09'45" EAST)
- ALL COURSES SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTIONS OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
- 10' PUBLIC UTILITY EASEMENT EACH SIDE OF PROPERTY LINE AS INDICATED BY DASHED LINES, EXCEPT AS OTHERWISE SHOWN.



SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF

STUKANLEE SUBDIVISION

HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND BY A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY AND OGDEN CITY CONCERNING SURVEY REQUIREMENTS REGARDING SUBDIVISIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS 11 DAY OF August, 2007.

MICHAEL L. WANGEMANN P.L.S.# 6431156 DATE _____

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME TRACT INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND ASSIGN THE LANDS INCLUDED IN THIS PLAT THE NAME OF STUKANLEE SUBDIVISION, AND HEREBY DEDICATE AND CONVEY TO OGDEN CITY ALL THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND FURTHER DEDICATE AND CONVEY TO OGDEN CITY THOSE CERTAIN STRIPS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS (PUE), THE SAME TO BE USED FOR DRAINAGE PURPOSES AND THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY OGDEN CITY, WITH NO BUILDINGS OR STRUCTURES, OTHER THAN APPROVED HARD SURFACE PARKING OR ACCESS AREAS, BEING ERRECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR SIGNATURES THIS _____ DAY OF _____, 2008.

LSI PROPERTIES, L.L.C., A UTAH LIMITED LIABILITY COMPANY

BY: _____

NAME/TITLE: _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2008 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF LSI PROPERTIES, L.L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN _____

LENDER'S CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.

DATED THIS _____ DAY OF _____, 2008.

COUNTRYWIDE HOME LOANS, INC.

BY: _____

NAME/TITLE: _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2008 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF COUNTRYWIDE HOME LOANS, INC., A CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN _____

STUKANLEE SUBDIVISION
A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
2302 West 2100 South, Syracuse, UT 84075
Phone 801-725-8458 or 801-725-8395
Fax 801-728-0818
www.utahlandsurveying.com

JOB NO:	0142-07
DATE:	08/09/2007
SCALE:	1" = 20'
DRAWN:	MLW
CHECKED:	TRG
REVISION:	

OGDEN CITY ATTORNEY

APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE THIS DAY OF _____, 2008.

OGDEN CITY ATTORNEY

OGDEN CITY APPROVAL

THIS PLAT AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY THIS _____ DAY OF _____, 2008.

MATTHEW R. GODFREY, MAYOR

ATTEST

CITY RECORDER

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, PRE-REQUISITE TO FINAL PLAT APPROVAL BY THE MAYOR OF OGDEN CITY.

SIGNED THIS _____ DAY OF _____, 2008.

MANAGER, PLANNING DIVISION

OGDEN CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTIONS OF THE LANDS EMPLOYED THEREIN, AND FIND THEM TO BE CORRECT AND AGREE WITH THE TIES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS _____ DAY OF _____, 2008.

OGDEN CITY ENGINEER

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ FILED FOR RECORD AND RECORDED _____ 2008, AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

WEBER COUNTY RECORDER
DEPUTY.