

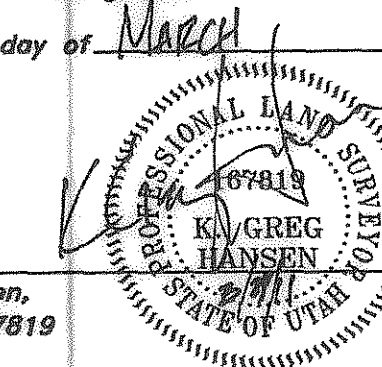
# QUAIL PONDS AT NORTH OGDEN

A PART OF THE SOUTH HALF OF SECTION 33,  
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.  
NORTH OGDEN CITY, WEBER COUNTY, UTAH

## SURVEY CERTIFICATE

I, K. Greg Hansen, a Licensed Professional Land Surveyor with Certificate No. 167819 as prescribed by the Laws of the State of Utah and in accordance with Title 58, Chapter 22, do hereby certify that this subdivision plat of the QUAIL PONDS AT NORTH OGDEN located in North Ogden, Weber County, Utah, meets the requirements of Title 17, Chapter 23-17 Utah Code, and 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 the records in the Weber County Recorder's Office and of a survey made on the ground.

Signed this 29<sup>th</sup> day of March, 2011.



K. Greg Hansen,  
R.L.S. No. 167819

## BOUNDARY DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN.  
BEGINNING AT A POINT ON THE CENTERLINE OF AN EXISTING CANAL WHICH IS LOCATED NORTH 00°00'00" EAST 1046.33 FEET AND NORTH 90°00'00" WEST 5.90 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33, POINT OF BEGINNING ALSO BEING ON THE EAST LINE OF THE WALLACE HUNT PROPERTY; RUNNING THENCE ALONG THE CENTERLINE OF SAID CANAL THE FOLLOWING TWO (2) COURSES: (1) TO THE RIGHT ALONG THE ARC OF A 198.85 FOOT RADIUS CURVE A DISTANCE OF 41.08 FEET, HAVING A CENTRAL ANGLE OF 11°49'54"; CHORD BEARS NORTH 16°27'58" WEST 40.99 FEET; (2) NORTH 10°33'00" WEST 29.42 FEET TO THE SOUTH LINE OF THE WEBER-BOX ELDER CONSERVATION DISTRICT PROPERTY AS IT EXISTS ON THE GROUND; THENCE ALONG SAID PROPERTY THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°47'36" EAST 23.66 FEET; (2) NORTH 00°12'24" EAST 20.00 FEET; (3) NORTH 89°47'36" WEST 28.01 FEET TO THE CENTERLINE OF SAID CANAL; THENCE ALONG THE CENTERLINE OF SAID CANAL THE FOLLOWING TWO (2) COURSES: (1) TO THE LEFT ALONG THE ARC OF A 82.08 FOOT RADIUS CURVE A DISTANCE OF 42.70 FEET HAVING A CENTRAL ANGLE OF 29°48'24"; CHORD BEARS NORTH 32°03'44" WEST 42.22 FEET; (2) NORTH 46°57'59" WEST 39.96 FEET; THENCE NORTH 00°00'00" EAST 350.46 FEET TO THE CENTERLINE OF 2100 NORTH STREET; THENCE ALONG SAID CENTERLINE SOUTH 89°08'58" EAST 279.21 FEET; THENCE SOUTH 01°39'04" WEST 392.64 FEET TO THE SOUTHWEST CORNER OF TONKS SUBDIVISION; THENCE SOUTH 88°20'56" EAST 345.08 FEET TO AN EXISTING FENCE LINE; THENCE ALONG SAID EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 03°30'42" WEST 32.29 FEET; (2) NORTH 88°57'36" EAST 191.99 FEET; THENCE SOUTH 1°52'56" WEST 198.31 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2025 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY NORTH 75°07'04" WEST 5.33 FEET; THENCE SOUTH 14°52'56" WEST 93.59 FEET; THENCE NORTH 82°19'46" WEST 178.51 FEET; THENCE SOUTH 88°24'42" WEST 196.26 FEET; THENCE SOUTH 27°13'03" WEST 30.59 FEET; THENCE SOUTH 00°55'24" WEST 138.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1975 NORTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°04'36" WEST 45.53 FEET; (2) TO THE RIGHT ALONG THE ARC OF A 135.53 FOOT RADIUS CURVE A DISTANCE OF 4.79 FEET, HAVING A CENTRAL ANGLE OF 02°01'30"; CHORD BEARS NORTH 88°03'51" WEST 4.79 FEET; THENCE SOUTH 00°55'24" WEST 88.42 FEET TO THE NORTH LINE OF GREENFIELD SUBDIVISION PHASE 3; THENCE ALONG SAID NORTH LINE NORTH 89°20'58" WEST 300.31 FEET TO THE NORTHWEST CORNER OF LOT 38 OF SAID GREENFIELD SUBDIVISION PHASE 3; THENCE NORTH 89°20'58" WEST 16.33 FEET TO THE CENTERLINE OF SAID EXISTING CANAL; THENCE ALONG SAID CENTERLINE THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 22°51'23" WEST 35.16 FEET; (2) TO THE RIGHT ALONG THE ARC OF A 19.23 FOOT RADIUS CURVE A DISTANCE OF 24.70 FEET, HAVING A CENTRAL ANGLE OF 73°35'46"; CHORD BEARS NORTH 13°55'50" EAST 23.04 FEET; (3) NORTH 50°44'23" EAST 33.00 FEET; (4) TO THE LEFT ALONG THE ARC OF A 158.46 FOOT RADIUS CURVE A DISTANCE OF 35.93 FEET, HAVING A CENTRAL ANGLE OF 12°59'32"; CHORD BEARS NORTH 44°14'37" EAST 35.86 FEET; (5) NORTH 37°44'51" EAST 124.69 FEET; (6) TO THE LEFT ALONG THE ARC OF A 182.32 FOOT RADIUS CURVE A DISTANCE OF 227.71 FEET, HAVING A CENTRAL ANGLE OF 71°33'36"; CHORD BEARS NORTH 01°58'03" EAST 213.20 FEET; (7) TO THE RIGHT ALONG THE ARC OF A 198.85 FOOT RADIUS CURVE A DISTANCE OF 39.67 FEET, HAVING A CENTRAL ANGLE OF 11°25'50"; CHORD BEARS NORTH 28°05'50" WEST 39.60 FEET TO THE POINT OF BEGINNING, CONTAINING 8.457 ACRES.  
BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN AS NORTH 90°00'00" EAST.

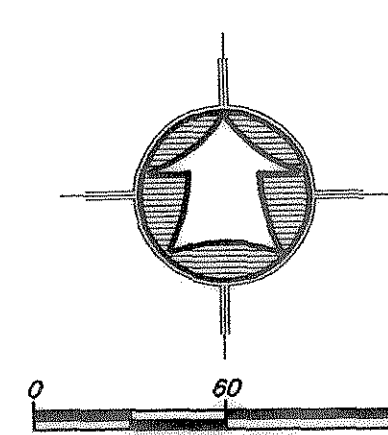
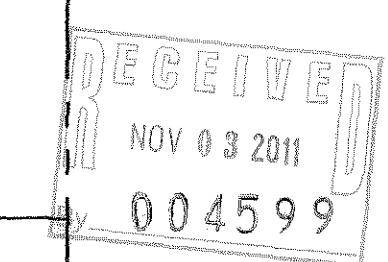
## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO RE-SUBDIVIDE THE LOTS OF QUAIL PONDS SUBDIVISIONS PHASE 2, PHASE 2 PARTIAL AMENDED AND PHASE 3 INTO THE LOTS AS SHOWN AND DESCRIBED HEREON. THE RE-SUBDIVISION WAS DONE TO REMOVE THE COMMON AREAS (N.O.S.) THAT EXISTED ON THE PREVIOUS SUBDIVISIONS. THIS SURVEY WAS ORDERED BY BRUCE JONES. THE BASIS OF BEARING IS THE LINE BETWEEN THE CENTERLINE STREET MONUMENTS FOUND AT 2025 NORTH AND 775 EAST AND 2100 NORTH AND 775 EAST WHICH BEARS N 11°27'06" W PER SAID QUAIL PONDS SUBDIVISIONS. THE BASIS OF BEARING AS SHOWN ON SAID SUBDIVISIONS IS NOTED AS BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33, T7N, R1W, SLB&M. APPARENTLY NO PHYSICAL TIES WERE MADE WITH SAID SUBDIVISIONS, ONLY PAPER TIES WITH THE STATEMENT (EVIDENCE BY EXISTING SURVEY MONUMENTS IN GREENFIELD SUBDIVISION). THE BOUNDARY OF SAID QUAIL PONDS SUBDIVISIONS, THE STREET ALIGNMENT AND WIDTHS AND THE LOTS LINES ARE IN THE SAME LOCATION AS ORIGINALLY PLATTED. THE ONLY CHANGES BEING THE EXTENSION OF SAID LOTS TO THE BACK LINE OF THE SUBDIVISION BOUNDARY AND CHANGE IN COMMON AREA DESIGNATION AND USES.

## NOTES:

- INDICATES EXISTING STREET MONUMENT.
- UTILITY EASEMENTS ARE 10.00' WIDE UNLESS NOTED OTHERWISE, UTILITIES SHALL INCLUDE ALL UTILITIES AND/OR SERVICES AS AUTHORIZED BY NORTH OGDEN CITY.
- HATCHED AREA IS DESIGNATED AS PUBLIC UTILITY EASEMENT AND NO CONSTRUCTION SHALL OCCUR WITHIN AREA DESIGNATED AS SUCH.
- AREAS LABELED AS PARCELS ARE TO BE PRIVATE PARKS.
- UTILITY LATERALS FOR LOT 36 HAVE NOT BEEN INSTALLED. FUTURE OWNER OF LOT 36 WILL BE RESPONSIBLE TO INSTALL THE UTILITY LATERALS AS REQUIRED FOR NEW CONSTRUCTION.

QUAIL PONDS HOME OWNER ASSOCIATION  
170750084



ADDRESS TABLE			
LOT	ADDRESS	LOT	ADDRESS
LOT 1	771 EAST 2100 NORTH ST.	LOT 20	1960 NORTH 775 EAST ST.
LOT 2	2097 NORTH 775 EAST ST.	LOT 21	775 EAST 1975 NORTH ST.
LOT 3	2089 NORTH 775 EAST ST.	LOT 22	1990 NORTH 775 EAST ST.
LOT 4	2081 NORTH 775 EAST ST.	LOT 23	780 EAST 1975 NORTH ST.
LOT 5	2073 NORTH 775 EAST ST.	LOT 24	2010 NORTH 775 EAST ST.
LOT 6	2063 NORTH 775 EAST ST.	LOT 25	783 EAST 2025 NORTH ST.
LOT 7	2051 NORTH 775 EAST ST.	LOT 26	792 EAST 2025 NORTH ST.
LOT 8	2048 NORTH 775 EAST ST.	LOT 27	796 EAST 2025 NORTH ST.
LOT 9	2046 NORTH 775 EAST ST.	LOT 28	804 EAST 2025 NORTH ST.
LOT 10	2044 NORTH 775 EAST ST.	LOT 29	810 EAST 2025 NORTH ST.
LOT 11	2044 NORTH 775 EAST ST.	LOT 30	818 EAST 2025 NORTH ST.
LOT 12	2037 NORTH 775 EAST ST.	LOT 31	824 EAST 2025 NORTH ST.
LOT 13	2029 NORTH 775 EAST ST.	LOT 32	832 EAST 2025 NORTH ST.
LOT 14	2017 NORTH 775 EAST ST.	LOT 33	813 EAST 2025 NORTH ST.
LOT 15	2005 NORTH 775 EAST ST.	LOT 34	805 EAST 2025 NORTH ST.
LOT 16	1993 NORTH 775 EAST ST.	LOT 35	799 EAST 2025 NORTH ST.
LOT 17	1981 NORTH 775 EAST ST.	LOT 36	793 EAST 2025 NORTH ST.
LOT 18	1969 NORTH 775 EAST ST.		2032 NORTH 775 EAST ST.
LOT 19	1957 NORTH 775 EAST ST.		782 EAST 2025 NORTH ST.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	41.06	198.85	11°49'54"	S16°27'58"E
C2	42.70	82.08	29°48'24"	N32°03'44"W
C3	24.70	19.23	73°35'46"	N13°58'30"E
C4	227.71	182.32	71°33'36"	N01°58'03"E
C5	39.67	198.85	11°25'50"	N28°05'50"W
C6	117.03	245.00	27°22'08"	S12°01'59"E
C7	307.38	317.32	55°30'01"	N02°01'59"E
C8	133.52	159.90	47°50'33"	S05°51'43"W
C9	90.17	855.29	6°02'25"	S82°44'05"W
C10	103.49	310.00	19°07'38"	N84°40'53"W
C11	56.60	105.53	30°43'46"	S73°42'43"E
C12	24.43	275.00	5°05'24"	S00°53'38"E
C13	51.48	275.00	10°43'33"	S08°48'06"E
C14	51.48	275.00	10°43'35"	S19°31'39"E
C15	3.97	275.00	0°49'37"	S25°18'13"E
C16	58.79	287.32	11°43'25"	N19°51'19"W
C17	72.25	287.32	14°24'28"	N06°47'23"W
C18	72.25	287.32	14°24'28"	N07°37'05"E
C19	72.25	287.32	14°24'22"	N22°01'33"E
C20	28.72	189.90	8°39'50"	S25°27'04"W
C21	48.72	189.90	14°42'04"	S13°46'07"W
C22	60.36	189.90	18°12'36"	S02°41'13"E
C23	20.77	189.90	6°15'57"	S14°55'29"E
C24	88.07	129.90	38°50'49"	S01°21'51"W
C25	63.84	135.53	26°59'12"	S73°33'31"E
C26	40.51	75.53	30°43'36"	S73°42'48"E
C27	92.91	347.32	15°19'38"	N19°02'00"E
C28	101.24	347.32	16°42'04"	N03°01'09"E
C29	72.81	825.29	5°03'19"	S82°14'32"W
C30	14.19	825.29	0°59'07"	S85°15'45"W
C31	32.83	280.00	6°43'03"	S89°06'50"W
C32	60.64	280.00	12°24'35"	N81°19'22"W
C33	40.16	340.00	6°46'04"	N78°30'06"W
C34	55.20	340.00	9°18'05"	N86°32'10"W
C35	18.15	340.00	3°03'29"	S87°17'03"W
C36	21.11	885.29	1°21'59"	S85°04'18"W
C37	72.22	885.29	4°40'26"	S82°03'06"W
C38	63.50	347.32	10°28'32"	N20°28'46"W
C39	28.87	215.00	7°41'33"	S21°52'16"E
C40	73.63	215.00	19°40'33"	S08°11'13"E
C41	135.53	4.79	02°01'30"	N88°03'51"W
C42	35.93	158.46	12°59'32"	N44°14'37"E
C43	21.82	82.08	15°13'39"	N39°21'06"W
C44	20.89	82.08	14°34'44"	S24°26'54"E
C45	20.92	182.32	06°34'32"	N30°31'29"W
C46	50.49	182.32	15°51'52"	N19°18'15"W
C47	37.51	182.32	11°47'12"	N05°28'41"W
C48	66.23	182.32	20°48'50"	N10°49'20"W
C49	52.56	182.32	16°31'06"	N29°29'18"E
C50	2.78	287.32	00°33'13"	N29°30'23"E
C51	221.91	317.32	40°04'06"	N09°44'56"E
C52	85.47	317.32	15°25'55"	S18°00'04"E

DEVELOPER  
Bruce Jones (801) 644-0366

LEGEND:	
	SUBDIVISION BOUNDARY LINE
	LOT LINE
	ADJOINING PROPERTY LINE
	CENTERLINE
	PUBLIC UTILITY EASEMENT
	EXISTING DRAINAGE EASEMENT
	* P.U.E. (NO BUILDING ALLOWED)
	FENCE LINE
	EXISTING STREET MONUMENT
	SET 5/8" REBAR W/ CAP

\* HATCHED AREA CONTAIN OPEN DRAINAGE CHANNELS THAT MUST BE PRESERVED, PROTECTED AND MAINTAINED BY THE LOT OWNERS. THE CITY MAY ACCESS THROUGH THE PROPERTIES ENCLOSED BY THE DRAINAGE CHANNELS TO INSPECT AND MAINTAIN DRAINAGE CHANNELS AS NEEDED.

Southwest Corner of Sec. 33,  
T. 7 N., R. 1 W., SLB&M  
S 90°00'00" E SECTION LINE - BASIS OF BEARING PER QUAIL PONDS SUBDIVISIONS  
South Quarter Corner of Sec. 33,  
T. 7 N., R. 1 W., SLB&M

**HAI**  
**HANSEN & ASSOCIATES, INC.**  
Consulting Engineers and Land Surveyors  
538 North Main Street, Brigham, Utah 84302  
Visit us at [www.haies.net](http://www.haies.net)  
Brigham City Ogden Logan  
(435) 723-3491 (801) 399-4905 (435) 752-8272

## LAND USE AUTHORITY

This is to certify that this plat and the dedication of this plat, along with the dedication of all easements were duly approved and accepted by the Land Use Authority of North Ogden City this \_\_\_ day of \_\_\_, 2011.

By: \_\_\_\_\_  
Chairman  
Attest: \_\_\_\_\_  
Secretary

## NORTH OGDEN CITY ENGINEER

This plat was approved by the North Ogden City Engineer and the Community Development Director for North Ogden City this \_\_\_ day of \_\_\_, 2011.

City Engineer  
Community Development Director

## NORTH OGDEN 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. Dated \_\_\_ day of \_\_\_, 2011.

Signature

COUNTY RECORD	
ENTRY NO. _____	FEE _____
FILED FOR RECORD	
RECORDED	
IN BOOK _____ OF _____	
RECORDS, PAGE _____	
COUNTY RECORDER	
BY _____	DEPUTY _____