

Hepworth Subdivision

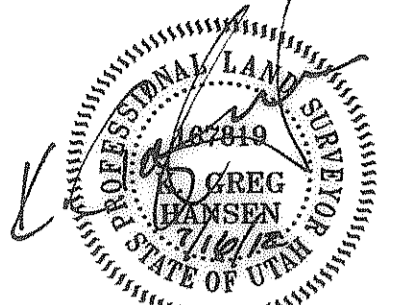
Located in the Northwest Quarter of Section 20,
Township 6 North, Range 1 West, SL&RM
Ogden City, Weber County, Utah

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, a registered land surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act, do hereby certify that this plat Hepworth Subdivision in Ogden 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 Recorder's Office, and of a survey completed of the property described on the plat in accordance with Section 17-23-17 and have verified all measurements, made on the ground, and placed monuments as represented on the plat, and meets the Weber County zoning requirements.

Signed this 16th day of July, 2012

K. Greg Hansen License No. 167819



Boundary Description

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF LOT 3, THE COMMONS AT OGDEN, ENTRY NO. 2428525 IN BOOK 70 AT PAGE 29 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET AS SHOWN ON THE UDOT RIGHT-OF-WAY PLANS FOR PROJECT NO. CM-0039(12)4, SAID POINT BEING LOCATED 681.33 FEET SOUTH 88°43'25" EAST (UTAH NORTH NAD 83 STATE PLANE GRID BEARING) ALONG THE MONUMENTED LINE OF 12TH STREET AND 39.81 FEET SOUTH 01°16'35" WEST FROM THE OGDEN CITY MONUMENT MARKING THE INTERSECTION OF SAID 12TH STREET MONUMENT LINE AND THE CENTERLINE OF GIBSON AVENUE, SAID MONUMENT DESCRIBED OF RECORD AS BEING LOCATED NORTH 88°49'43" WEST 2091.79 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO THE CENTERLINE OF GIBSON AVENUE AND NORTH 01°17'50" EAST 1022.34 FEET ALONG THE SAID CENTERLINE FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; RUNNING THENCE SOUTH 01°16'35" WEST 239.33 FEET; THENCE SOUTH 88°43'25" EAST 36.37 FEET; THENCE SOUTH 01°35'41" WEST 243.76 FEET; THENCE SOUTH 54°04'50" WEST 170.41 FEET; THENCE SOUTH 01°35'30" WEST 191.73 FEET; THENCE NORTH 88°24'30" WEST 13.02 FEET; THENCE NORTH 89°58'10" WEST 144.38 FEET TO AN EXISTING FENCE LINE AS CALLED OUT IN WARRANTY DEED ENTRY NO. 2525766 OF THE OFFICIAL RECORDS OF THE WEBER COUNTY RECORDER; THENCE NORTH 01°25'15" EAST 786.46 FEET ALONG SAID FENCE LINE TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 87°18'21" EAST 197.74 FEET; (2) SOUTH 88°04'41" EAST 59.49 FEET TO THE POINT OF BEGINNING. CONTAINING 4.306 ACRES AND TWO LOTS.

OWNER'S DEDICATION

The undersigned owners of the hereon described tract of land hereby set apart and subdivide the same tract into lots as shown on this plat, and assign the lands included in this plat the name of HEPWORTH SUBDIVISION, and hereby dedicate, grant 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.

Signed this _____ day of _____, 2012.

Roger D Hepworth

Debbie G Hepworth

ACKNOWLEDGMENT

State of Utah } SS
County of _____
On this _____ day of _____, 2012, personally appeared before me, the undersigned Notary, _____, the signer(s) of the foregoing instrument who duly acknowledged to me that he/she/they executed the same.

Notary Public

LENDER 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 _____, 2012

Education First Credit Union

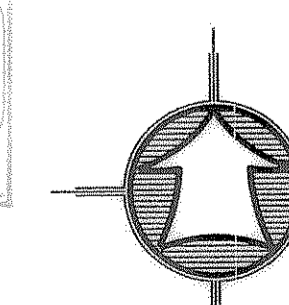
By: _____

Name/Title: _____

ACKNOWLEDGMENT

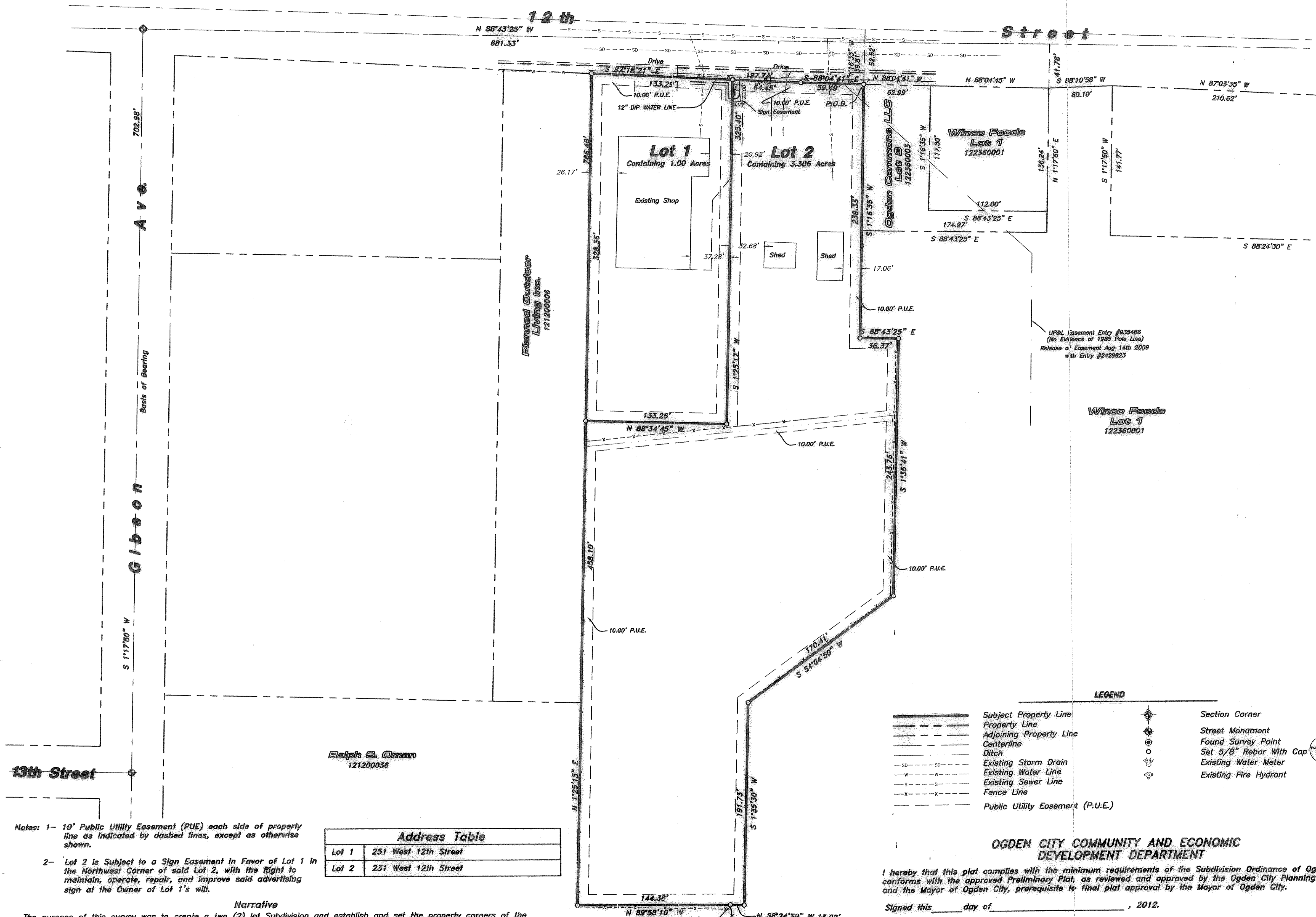
State of Utah } SS
County of _____
On the _____ day of _____, 2012, personally appeared before me, the undersigned Notary Public, _____ who being by me duly sworn did say that he/she is the _____ of Education First Credit Union and that said instrument was signed on behalf of said Education First Credit Union.

Notary Public



Scale: 1" = 50'
0 50 100
Scale in Feet

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



Ralph S. Oman
121200036

Address Table	
Lot 1	251 West 12th Street
Lot 2	231 West 12th Street

- Notes: 1- 10' Public Utility Easement (PUE) each side of property line as indicated by dashed lines, except as otherwise shown.
- 2- Lot 2 is Subject to a Sign Easement in Favor of Lot 1 in the Northwest Corner of said Lot 2, with the Right to maintain, operate, repair, and improve said advertising sign at the Owner of Lot 1's will.

Narrative

The purpose of this survey was to create a two (2) lot Subdivision and establish and set the property corners of the parcels as shown and described hereon. The survey was ordered by Roger Hepworth. The control used to establish the property corners was the existing Ogden City Monumentation along 12th Street and Gibson Ave. The Centerline of Gibson Ave. from 13th Street to 12th Street is the basis of bearing which bears North 01°17'50" East, Utah North, State Plane, Calculated N.A.D. 83 Bearing.

ROCKY MOUNTAIN POWER APPROVAL

Presented to the _____ of _____ A.D., 20____, at _____
this _____ day of _____, 2012, at which time this Subdivision was Approved and Accepted.

Attest: Recorder _____ Mayor _____

OGDEN CITY APPROVAL

This plat and any dedications offered herein are approved and accepted by the Mayor of Ogden City this _____ day of _____, 2012.

Michael P. Caldwell, Mayor Attest: City Recorder _____

OGDEN CITY ATTORNEY'S OFFICE

Approved by the Ogden City Attorney's Office this _____ day of _____, 2012.

Ogden City Attorney _____

OGDEN CITY ENGINEER

I certify that this plat complies with the minimum conditions of the Ogden City ordinances this office is required to review and approve.

Date _____ Engineer _____

LEGEND

	Subject Property Line		Section Corner
	Property Line		Street Monument
	Adjoining Property Line		Found Survey Point
	Centerline		Set 5/8" Rebar With Cap
	Ditch		Existing Water Meter
	Existing Storm Drain		Existing Fire Hydrant
	Existing Water Line		
	Existing Sewer Line		
	Fence Line		
	Public Utility Easement (P.U.E.)		

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

I hereby 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, prerequisite to final plat approval by the Mayor of Ogden City.

Signed this _____ day of _____, 2012.

Manager, Planning Division



HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
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