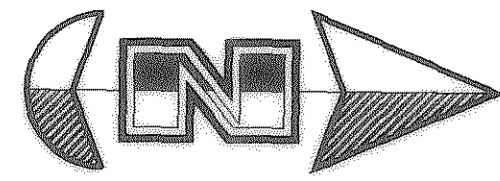


Ogden City Entertainment Subdivision - Phase 2, Lot 8B - First Amendment

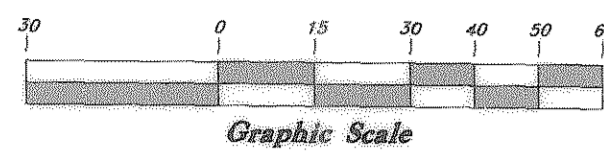
Part of Block 39, Plat "A", Ogden City Survey, Ogden City, Weber County, Utah and all of Lot 8, Ogden City Entertainment Subdivision - Phase 2 Ogden City, Weber County, Utah



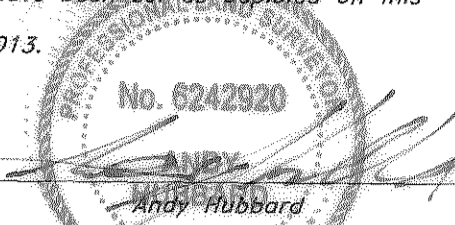
LEGEND

- ▲ Set Nail & Washer
- ⊙ Set Rebar & Cap w/ Fencepost
- ⊙ Set Hub & Tack
- ⊙ Found Monument
- (Rd.) Radial Line
- (N/R) Non-Radial Line

Scale: 1" = 30'



SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Ogden City Entertainment Subdivision - Phase 2 Lot 8B - First Amendment 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 made on the ground in accordance with Section 17-25-17. Monuments have been set as depicted on this drawing.
Signed this 21st day of June, 2013.



6242920
License No.

OWNER'S DEDICATION
We, the undersigned owners of the herein described real estate, do hereby set apart and subdivide the same into lots and streets as shown on the plat and name said tract "OGDEN CITY ENTERTAINMENT SUBDIVISION - PHASE 2 LOT 8B - FIRST AMENDMENT" and do hereby dedicate and convey to Ogden City, Utah, all those parts and portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; and also dedicate, grant and convey to Ogden City those certain strips designated hereon as public easement, the same to be used as permanent exclusive easement as more particularly described hereon; and further dedicate, grant and convey to Ogden City those certain strips designated hereon as assessment across that strip designated as cross access sewer easement for the joint use and maintenance of underground sewer infrastructure, except that such infrastructure shall not unduly interfere with the ability of the owner of Lot 8B to use the property for any lawful purpose; and further hereby convey to the adjoining property owners those certain strips designated as Footing Easements, the same to be used as permanent exclusive private mutual Footing Easement as more particularly described herein.

Signed this _____ day of _____, 2013.

Ogden City Redevelopment Agency

State of Utah
County of Weber

ACKNOWLEDGMENT

On the _____ day of _____, 2013, personally appeared before me, Michael P. Caldwell who being by me duly sworn did say that he is the executive director of the Ogden Redevelopment Agency, and that said instrument was signed in behalf of said Company by a resolution of its Members, and acknowledged to me that said Company executed the same.

Residing at: _____

A Notary Public commission in Utah

Commission Expires: _____

Print Name

ACKNOWLEDGMENT

State of Utah
County of Weber

On the _____ day of _____, 2013, personally appeared before me, the undersigned Notary Public, Kevin Garn, who being by me duly sworn did say that he is the managing member of Washington Commercial, LLC, a Utah limited liability company and that said instrument was signed on behalf of said company.

NOTARY PUBLIC

ACKNOWLEDGMENT

State of Utah
County of Weber

On this _____ day of _____, 2013, personally appeared before me, the undersigned notary, Kevin Garn, the signer of the foregoing instrument who duly acknowledged to me that he executed the same.

NOTARY PUBLIC

DEVELOPER CONSENT

The undersigned individuals, pursuant to that Development Agreement, dated August 2, 2011, and recorded as entry number 2540074, together with any amendment thereto, hereby consent to the recording of this plat for the herein described property and the dedications provided herein.

Dated this _____ day of _____, 2013.

Kevin Garn
An Individual

Washington Commercial, LLC
A Utah limited liability company

By:

Name/Title: Kevin Garn, Managing Member



Notes

- The public easements designated hereon are dedicated for the following purposes:
 - Pedestrian access for the benefit of the general public, subject to reasonable time, place and manner regulation by Ogden City.
 - Installation and maintenance of street trees, streetlights, street signs, and traffic control signs and devices as authorized or required by Ogden City.
 - The free and uninterrupted enjoyment and public use of light, view and air, over, across and through the public easement, except as otherwise authorized by ordinance of Ogden City.
- Sidewalks, street trees and streetlights within the public easement are to be constructed by either the Ogden City Redevelopment Agency or the property owner in conjunction with the development of the adjacent lots.
- Footing Easements designated hereon allow an existing structure on adjoining lot 8B to maintain foundation footings across the property line, and are subject to the following stipulations, agreements, terms, covenants, and conditions:
 - The adjoining property owners benefited and served by the Footing Easement shall comply with all applicable governmental laws, rules, and regulations pertaining to the use of said easement and the construction or demolition of any structure.
 - The Footing Easement is limited to subsurface use by an existing structure.
 - The exterior walls of the structure relying on the footing easement are restricted from extending into the footing easement area.
 - It does not restrict the owner of a lot subject to the Footing Easement from constructing a building on top of the easement area.
 - New building construction within footing easement area will be required to be coordinated with the existing footings to minimize impact on the existing structure.
 - The property owners of each lot adjoining the Footing Easement shall not act in a manner that would unduly interfere with the rights of the adjoining owner to operate and maintain the existing structure.
 - This easement may be amended by written agreement of the adjoining property owners.

OGDEN CITY APPROVAL

This plat and the dedications offered herein, are approved and accepted by the Mayor of Ogden City this _____ day of _____, 2013.

MIKE CALDWELL, MAYOR

Attest: _____
City Recorder

CITY ATTORNEY'S OFFICE

Approved by the City Attorney's office this _____ day of _____, 2013.

City Attorney

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

Signed this _____ day of _____, 2013.

Manager, Planning Division

OGDEN CITY ENGINEER

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

Signed this _____ day of _____, 2013.

Ogden City Engineer

NARRATIVE

This survey was done at the request of Ogden City, to Amend Ogden City Entertainment Subdivision - Phase 2, Lot 8 into four (4) lots. Basis of Bearing is between the Ogden City Monument at 22nd & Grant and 24th & Grant, which is (NAD 83 State Plane bearing) S1°17'39"W 1525.67 feet.

⊙ = Existing Ogden City Monuments

BOUNDARY DESCRIPTION

Part of Block 39, Plat "A", Ogden City Survey, Ogden City, Weber County, Utah, and all of Lot 8B, Ogden City Entertainment Subdivision - Phase 2 First Amendment, Ogden City, Weber County, Utah; being more particularly described as follows:
Beginning at the Northeast corner of said Lot 8B, Ogden City Entertainment Subdivision - Phase 2 First Amendment, Ogden City, Weber County, Utah; also being the intersection of the South right of way line of 2250 South Street and the West right of way line of Washington Boulevard, said point is 712.87 feet South 88°40'45" East along the monument line and 335.56 feet South 1°18'08" West from the monumented intersection of 22nd Street and Grant Avenue;
running thence South 1°18'08" West 172.32 feet along the East line of said Lot 8B, also being the West right of way line of Washington Boulevard; thence N 88°42'30" W 216.25 feet to the West line of said Lot 8B, also being the East right of way line of Kiesel Avenue; thence two (2) courses along said West line of Lot 8B and the East right of way line of Kiesel Avenue as follows: Northwestwardly along the arc of a 70.00 foot radius curve to the right a distance of 35.73 feet (Central angle equals 29°14'47" and Long chord bears North 21°20'34" West 35.34 feet); North 1°18'08" East 145.00 feet to the North line of said Lot 8B, also being the South right of way line of 2250 South Street; thence South 88°41'52" East 226.23 feet along said North line and the South right of way line to the point of beginning.

Contains: 77,853 sq. ft. or 1.79 Acres

RECORD OF SURVEY

WEBER COUNTY RECORDER

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