

# OAK VIEW ESTATES PHASE 4 LOT LINE AMENDMENT

(AMENDING LOTS 47 AND 48 OF OAK VIEW ESTATES PHASE 4)  
 PART OF THE NORTHEAST QUARTER OF SECTION 10  
 TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN  
 OGDEN CITY, WEBER COUNTY, UTAH

### BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 47, OAK VIEW ESTATES PHASE 4, SAID POINT ALSO BEING SOUTH 1793.05 FEET AND EAST 655.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. RUNNING THENCE NORTH 77°35'00" EAST 8.44 FEET TO A TANGENT CURVE TO THE LEFT, THENCE NORTHEASTERLY 196.67 FEET ALONG SAID CURVE TO A NON TANGENT LINE (DELTA = 11°19'22", RADIUS = 964.82 FEET, TANGENT 95.65 FEET, CHORD BEARS NORTH 71°54'23" EAST 190.36 FEET; THENCE SOUTH 30°54'00" EAST 103.58 FEET TO THE NORTH LINE OF LOT 37 OAK VIEW ESTATES PHASE THREE; THENCE SOUTH 70°03'33" WEST 61.12 FEET ALONG THE NORTH LINE OF SAID LOT 37; THENCE SOUTH 31°05'41" WEST 156.92 FEET ALONG SAID LOT 37 TO A NON TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO A TANGENT LINE (DELTA = 37°29'24", RADIUS = 125.00 FEET, TANGENT = 42.42 FEET, CHORD BEARS NORTH 31°44'47" WEST 80.34 FEET; THENCE NORTH 13°00'00" WEST 21.76 FEET TO A TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE TO A REVERSE CURVE (DELTA = 58°00'00", RADIUS = 150.00 FEET, TANGENT = 83.15 FEET, CHORD BEARS NORTH 42°00'00" WEST 145.44 FEET; THENCE NORTHWESTERLY 15.40 FEET ALONG SAID REVERSE CURVE TO A TANGENT LINE (DELTA = 59°32'39", RADIUS = 14.82 FEET, TANGENT = 8.48 FEET, CHORD BEARS NORTH 41°24'27" WEST 14.72 FEET; THENCE NORTH 12°25'00" WEST 94.96 FEET TO THE POINT OF BEGINNING, CONTAINING 47690 SQUARE FEET OR 1.095 ACRES.

### LOT 47 RECORD DESCRIPTION

ALL OF LOT 47, OAK VIEW ESTATES PHASE 4, OGDEN CITY, WEBER COUNTY, UTAH

### LOT 48 RECORD DESCRIPTION

ALL OF LOT 48, OAK VIEW ESTATES PHASE 4, OGDEN CITY, WEBER COUNTY, UTAH

### LOT 47 AS SURVEYED DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 47, OAK VIEW ESTATES PHASE 4, SAID POINT ALSO BEING SOUTH 1793.05 FEET AND EAST 655.48 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. RUNNING THENCE NORTH 77°35'00" EAST 8.44 FEET TO A TANGENT CURVE TO THE LEFT, THENCE NORTHEASTERLY 196.67 FEET ALONG SAID CURVE TO A NON TANGENT LINE (DELTA = 11°19'22", RADIUS = 964.82 FEET, TANGENT 95.65 FEET, CHORD BEARS NORTH 71°54'23" EAST 190.36 FEET; THENCE SOUTH 30°54'00" EAST 103.58 FEET; THENCE SOUTH 70°03'33" WEST 61.12 FEET; THENCE SOUTH 30°54'00" EAST 47.43 FEET; THENCE SOUTH 63°08'02" WEST 44.35 FEET; THENCE SOUTH 55°24'27" WEST 34.65 FEET; THENCE SOUTH 84°20'31" WEST 19.68 FEET; THENCE SOUTH 75°08'42" WEST 34.86 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FERN DRIVE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTHWESTERLY 81.79 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 37°29'24", CHORD BEARS NORTH 31°44'47" WEST 80.34 FEET; (2) NORTH 13°00'00" WEST 21.76 FEET (3) NORTHWESTERLY 83.02 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 26°17'13", CHORD BEARS NORTH 57°51'21" WEST 68.22 FEET; (2) NORTHWESTERLY 15.40 FEET ALONG THE ARC OF A 14.82 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 59°32'39", CHORD BEARS NORTH 41°24'27" WEST 14.72 FEET; (3) NORTH 12°25'00" WEST 94.96 FEET TO THE POINT OF BEGINNING, CONTAINING 0.68 ACRES.

### LOT 48 AS SURVEYED DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY LINE OF THE OAK VIEW ESTATES PHASE 4, SAID POINT ALSO BEING SOUTH 1793.05 FEET AND EAST 655.48 FEET AND NORTH 77°35'00" EAST 8.44 FEET TO A TANGENT CURVE TO THE LEFT, AND NORTHEASTERLY 196.67 FEET ALONG SAID CURVE TO A NON TANGENT LINE (DELTA = 11°19'22", RADIUS = 964.82 FEET, TANGENT 95.65 FEET, CHORD BEARS NORTH 71°54'23" EAST 190.36 FEET) AND SOUTH 30°54'00" EAST 103.58 FEET; THENCE SOUTH 70°03'33" WEST 61.12 FEET; THENCE SOUTH 30°54'00" EAST 47.43 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. RUNNING THENCE SOUTH 31°05'41" WEST 156.92 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FERN DRIVE; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTHWESTERLY 81.79 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 37°29'24", CHORD BEARS NORTH 31°44'47" WEST 80.34 FEET; (2) NORTH 13°00'00" WEST 21.76 FEET (3) NORTHWESTERLY 83.02 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 31°42'43", CHORD BEARS NORTH 28°51'23" WEST 81.97 FEET; THENCE NORTH 75°08'42" EAST 34.86 FEET; THENCE NORTH 84°20'31" EAST 19.68 FEET; THENCE NORTH 55°24'27" EAST 34.65 FEET; THENCE NORTH 63°08'02" EAST 44.35 FEET TO THE POINT OF BEGINNING, CONTAINING 0.41 ACRES.

### BOUNDARY LINE ADJUSTMENT DESCRIPTION

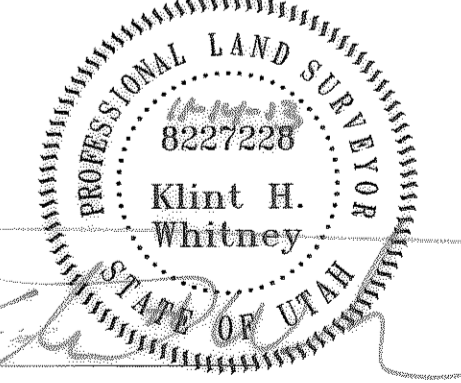
BEGINNING AT A POINT ON THE EASTERLY BOUNDARY LINE OF THE OAK VIEW ESTATES PHASE 4, SAID POINT ALSO BEING SOUTH 1793.05 FEET AND EAST 655.48 FEET AND NORTH 77°35'00" EAST 8.44 FEET TO A TANGENT CURVE TO THE LEFT, AND NORTHEASTERLY 196.67 FEET ALONG SAID CURVE TO A NON TANGENT LINE (DELTA = 11°19'22", RADIUS = 964.82 FEET, TANGENT 95.65 FEET, CHORD BEARS NORTH 71°54'23" EAST 190.36 FEET) AND SOUTH 30°54'00" EAST 103.58 FEET; AND SOUTH 70°03'33" WEST 61.12 FEET AND SOUTH 30°54'00" EAST 47.43 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. RUNNING THENCE SOUTH 63°08'02" WEST 44.35 FEET; THENCE SOUTH 55°24'27" WEST 34.65 FEET; THENCE SOUTH 84°20'31" WEST 19.68 FEET; THENCE SOUTH 75°08'42" WEST 34.86 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF FERN DRIVE AND THE POINT OF TERMINATION.

### EASEMENT DESCRIPTION

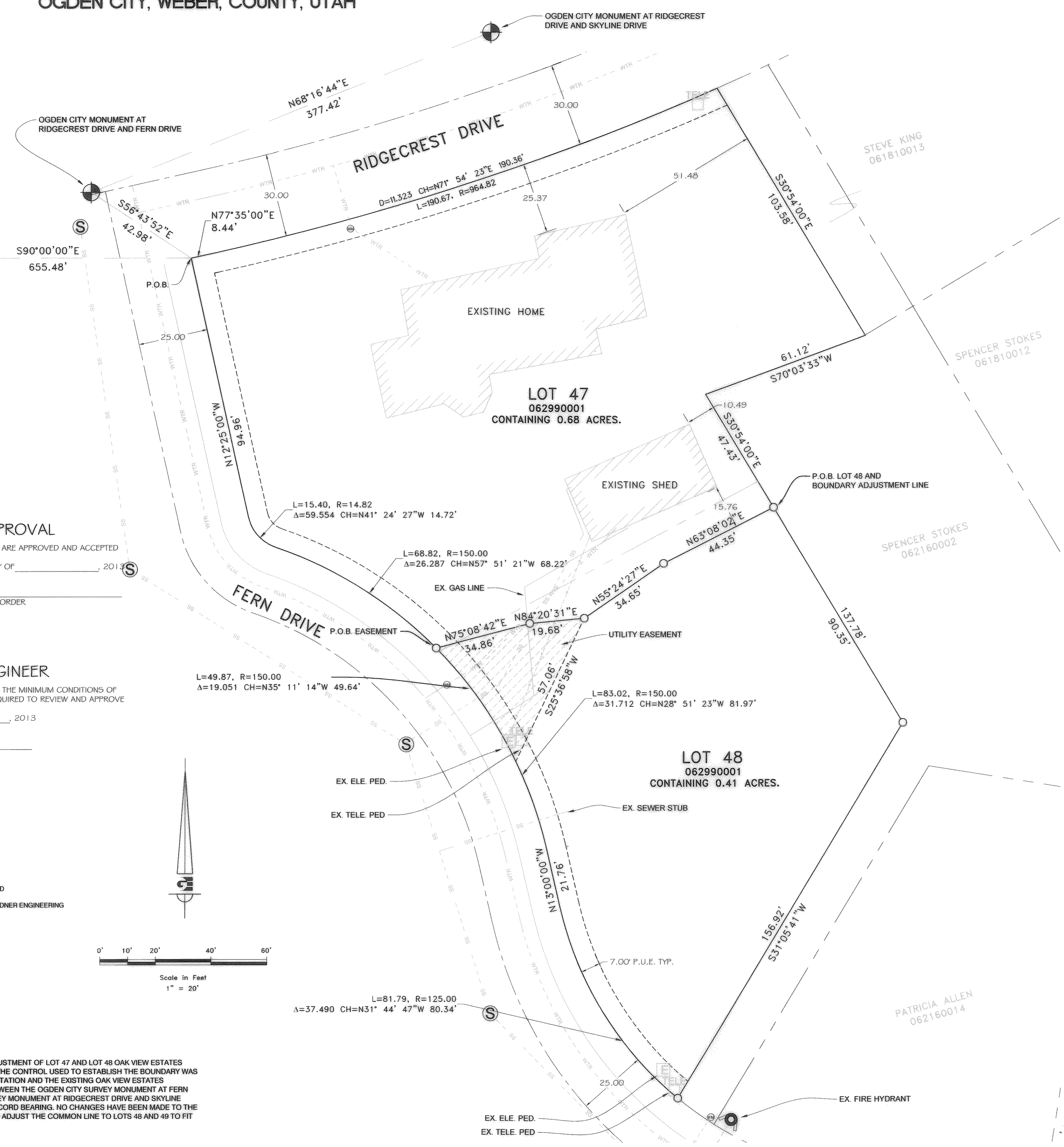
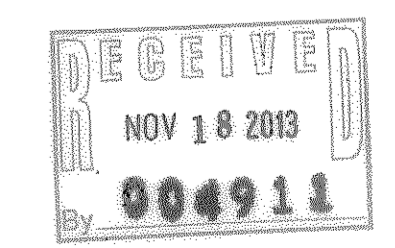
BEGINNING AT A POINT ON THE EASTERLY BOUNDARY LINE OF THE OAK VIEW ESTATES PHASE 4, SAID POINT ALSO BEING SOUTH 1793.05 FEET AND EAST 655.48 FEET AND NORTH 12°25'00" EAST 94.96 FEET AND SOUTH 41°24'27" EAST 14.72 FEET AND SOUTH 57°51'21" EAST 68.22 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. RUNNING THENCE NORTH 75°08'42" EAST 34.86 FEET; THENCE NORTH 84°20'31" EAST 19.68 FEET; THENCE SOUTH 25°36'58" WEST 57.06 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTHWESTERLY ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE 49.87 FEET, HAVING A CENTRAL ANGLE OF 19°03'04", CHORD BEARS NORTH 35°11'41" WEST 49.64 FEET TO THE POINT OF BEGINNING.

### SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.  
 SIGNED THIS 14<sup>TH</sup> DAY OF NOVEMBER, 2013.



KLINT H. WHITNEY, PLS NO. 8227228



### OGDEN CITY APPROVAL

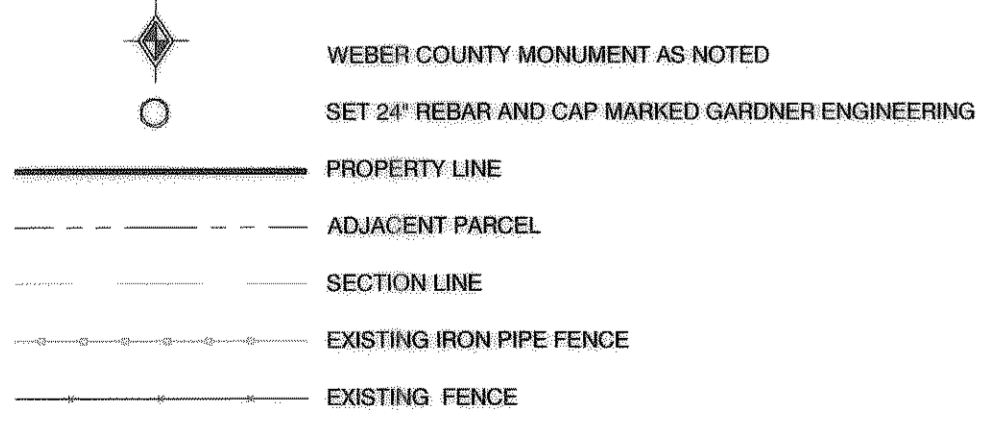
THIS PLAT AND ANY DEDICATIONS OFFERED HERIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

ATTEST: MICHAEL P. CALDWELL, MAYOR  
 CITY RECORDER

### 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:

THE PURPOSE OF THIS SURVEY WAS TO DO A LOT LINE ADJUSTMENT OF LOT 47 AND LOT 48 OAK VIEW ESTATES PHASE 4. THE SURVEY WAS ORDERED BY KEN HOLMGREN. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING OGDEN CITY AND WEBER COUNTY MONUMENTATION AND THE EXISTING OAK VIEW ESTATES PROPERTY CORNERS. THE BASIS OF BEARING IS A LINE BETWEEN THE OGDEN CITY SURVEY MONUMENT AT FERN DRIVE AND RIDGECREST DRIVE AND THE OGDEN CITY SURVEY MONUMENT AT RIDGECREST DRIVE AND SKYLINE DRIVE WHICH BEARS NORTH 68°16'44" EAST OGDEN CITY RECORD BEARING. NO CHANGES HAVE BEEN MADE TO THE SUBDIVISION BOUNDARY. THIS LOT LINE AMENDMENT IS TO ADJUST THE COMMON LINE TO LOTS 48 AND 49 TO FIT AN EXISTING FENCE LINE AND EXISTING IMPROVEMENTS.