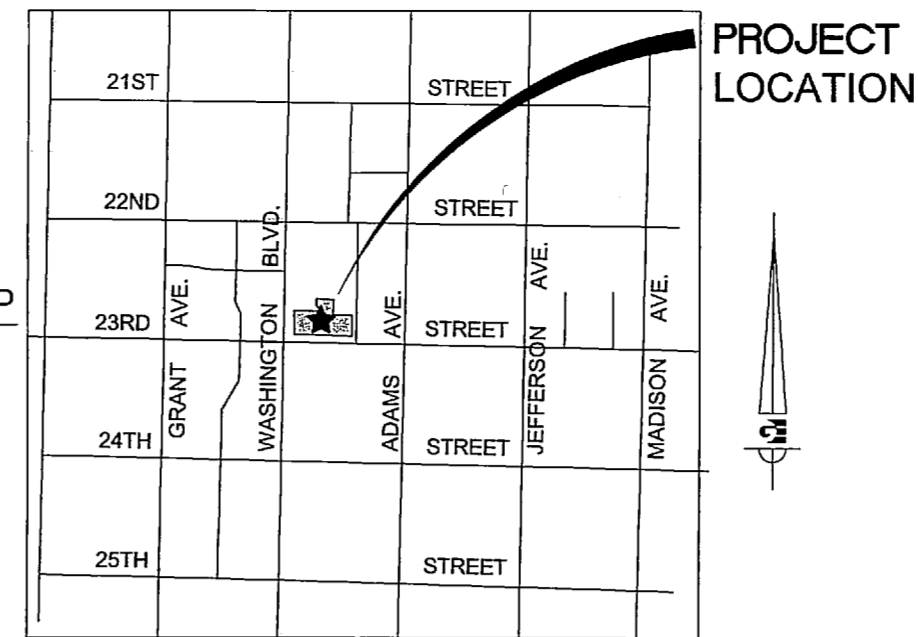


**FINAL PLAT FOR
TOWER VIEW HEIGHTS SUBDIVISION**
A PART OF THE BLOCK 40, PLAT A, OGDEN CITY SURVEY
LOCATED IN SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE
BASE AND MERIDIAN, OGDEN CITY, UTAH
AUGUST, 2015

VICINITY MAP
NOT TO SCALE



PROJECT
LOCATION

SURVEYORS 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 20th DAY OF AUGUST, 2015.



KLINT H. WHITNEY, PLS NO. 8227228

NARRATIVE
THIS SUBDIVISION WAS ORDERED AT THE REQUEST OF THE INTERNATIONAL DEVELOPMENT GROUP FOR THE PURPOSE OF CONSOLIDATING THE SIX TAX PARCELS SHOWN HEREON INTO ONE DEVELOPABLE LOT. THE BASIS OF BEARING IS THE CENTERLINE OF 23RD STREET BETWEEN WASHINGTON BOULEVARD AND ADAMS AVENUE WHICH BEARS SOUTH 89°02'00" EAST OGDEN CITY RECORD BEARING.

LEGEND

- SUBDIVISION BOUNDARY LINE
- ORIGINAL PARCEL LINE
- PUBLIC UTILITY EASEMENT
- CENTER LINE
- ADJOINER PROPERTY LINE
- ROCKY MOUNTAIN POWER EASEMENT AND PUBLIC UTILITY EASEMENT
- SET 3/8" x 24" REBAR & CAP
- FOUND OGDEN CITY SURVEY MONUMENT

SUBDIVISION BOUNDARY DESCRIPTION:

A parcel of land situate in Ogden City, Weber County, Utah being more particularly described as follows:
Beginning at the Southwest corner of Lot 5, Block 40 Plat "A" Ogden City Survey; thence North 00°58'39" East 157.38 feet along the East right-of-way line of Washington Blvd.; thence leaving said right-of-way South 89°02'00" East 194.65 feet; thence North 41°03'39" West 22.26 feet; thence North 00°58'39" East 56.27 feet; thence South 89°02'00" East 84.86 feet; thence South 00°58'39" West 48.55 feet; thence South 89°02'00" East 115.79 feet to the West right-of-way line of Ogden Ave.; thence along said right-of-way South 00°58'39" West 181.64 feet to the North right-of-way line of 23rd Street; thence along said North right-of-way North 89°02'00" West 380.39 feet to the point of beginning. Contains 1 lot and 1.578 acres.

OWNER'S SUBDIVISION 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 TOWER VIEW HEIGHTS SUBDIVISION, AND HEREBY DEDICATE, GRANT 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, 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 WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

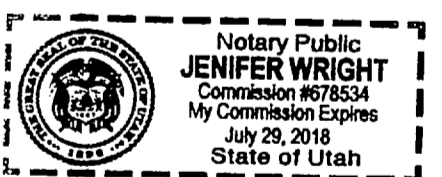
SIGNED THIS 20th DAY OF August, 2015.

Larry D. Kocherhans
TOWER VIEW HEIGHTS, LLC, A UTAH LIMITED LIABILITY COMPANY
BY: LARRY D. KOCHERHANS, MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

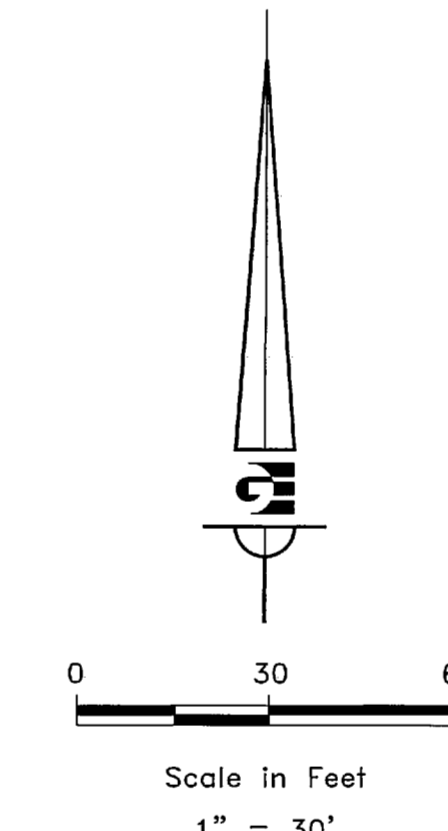
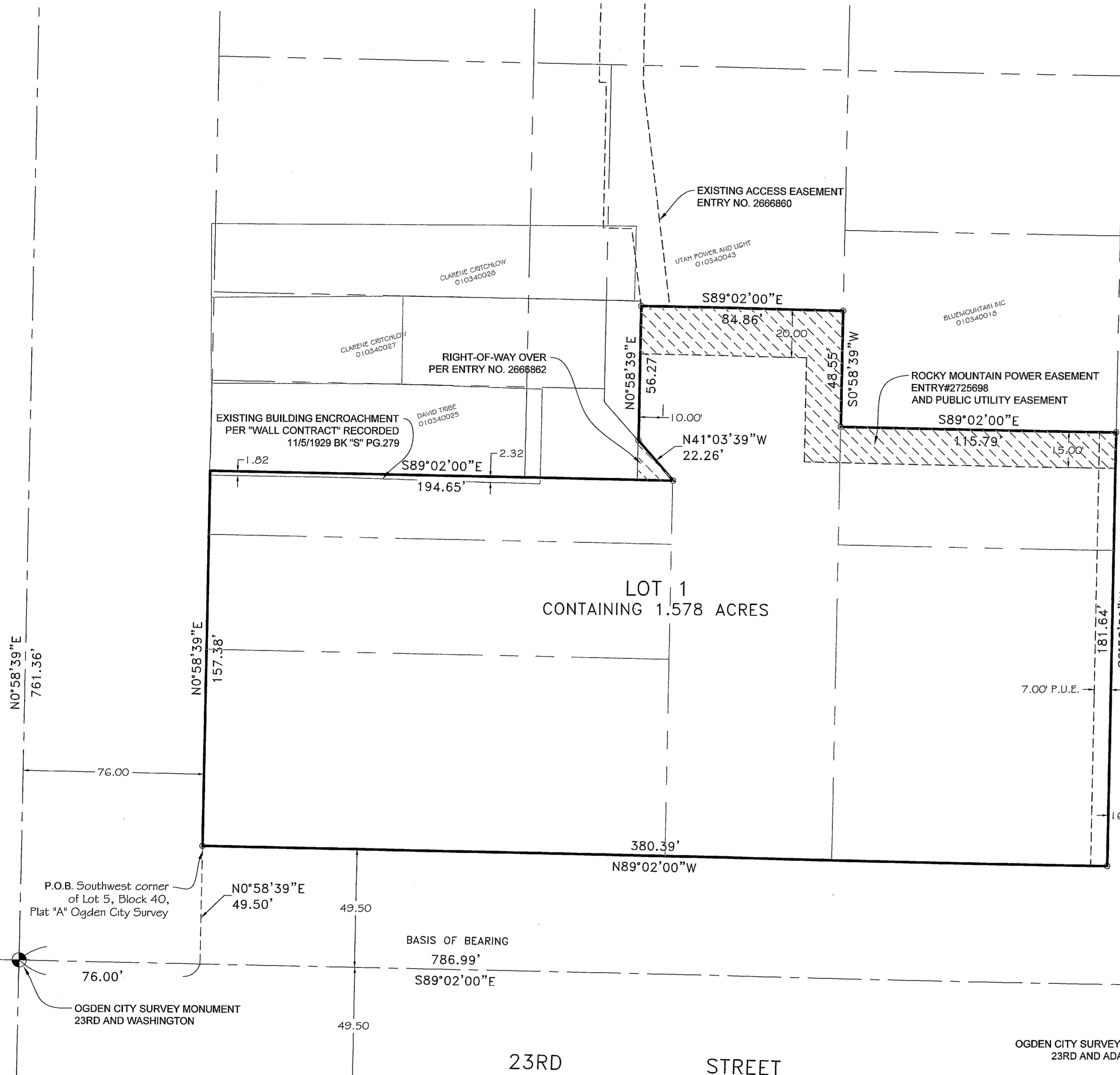
STATE OF UTAH
COUNTY OF DAVIS }
On the 20th day of August, 2015 A.D., Approved, before me, the undersigned Larry D. Kocherhans, Manager of Tower View Heights, L.L.C., and known to me to be members or designated agents of the limited liability company that executed the Owners Dedication and acknowledged the Owners Dedication to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this owners dedication and if fact executed the owners dedication of behalf of the limited liability company.

Notary Public: *Jennifer Wright*
Residing at: 1625 N. Main St #202, Eff. UT 84406
My Commission Expires: July 29, 2018



WASHINGTON BOULEVARD

OGDEN AVENUE



OGDEN CITY ATTORNEY'S OFFICE

APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE

SIGNED THIS ___ DAY OF ___ 2015.

OGDEN CITY ATTORNEY

ROCKY MOUNTAIN POWER

APPROVED BY ROCKY MOUNTAIN POWER

SIGNED THIS ___ DAY OF ___ 2015.

PRINTED NAME/TITLE

SIGNATURE

OGDEN CITY APPROVAL

THIS PLAT AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY THIS ___ DAY OF ___ 2015.

ATTEST:

MICHAEL P. CALDWELL, MAYOR

CITY RECORDER

CENTURYLINK

APPROVED BY CENTURYLINK

SIGNED THIS ___ DAY OF ___ 2015.

PRINTED NAME/TITLE

SIGNATURE

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 ___ 2015.

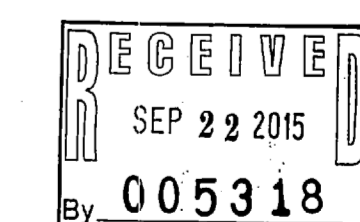
OGDEN CITY ENGINEER

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 THE FINAL PLAT APPROVAL BY THE MAYOR OF OGDEN CITY.

SIGNED THIS ___ DAY OF ___ 2015.

MANAGER, PLANNING DIVISION



COUNTY RECORDER

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

