

Orchard View One Lot Subdivision First Amendment

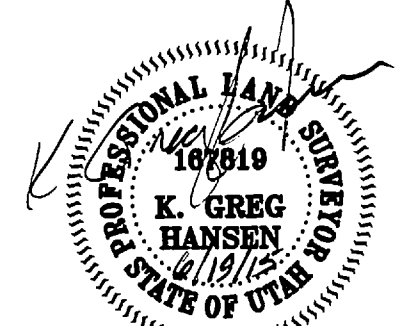
A PART OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.
NORTH OGDEN CITY, WEBER COUNTY, UTAH

SURVEY CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a survey of the property described on this plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and have hereby amended and subdivided said tract into one (1) lot, know hereafter as Orchard View One Lot Subdivision First Amendment in North Ogden, Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Weber County concerning zoning requirements regarding lot measurements have been complied with.

Signed this 19th day of JUNE, 2015.

K. Greg Hansen P.L.S.
Utah Land Surveyor License No. 167819.



BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3000 NORTH STREET LOCATED NORTH 01°11'48" EAST 747.23 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER AND SOUTH 88°54'12" WEST 541.00 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 88°54'12" WEST 116.04 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 00°29'13" EAST 143.05 FEET; THENCE SOUTH 88°54'12" EAST 129.61 FEET; THENCE NORTH 43°28'57" WEST 25.27 FEET; THENCE NORTH 01°11'48" EAST 125.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.378 ACRES AND ONE LOT.

REMAINDER PARCEL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.
BEGINNING AT A POINT LOCATED SOUTH 89°05'54" EAST 376.02 FEET (375.37 FEET BY RECORD) FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE SOUTH 89°05'54" EAST 273.76 FEET TO THE WEST LINE OF SCOTTISH HIGHLANDS SUBDIVISION PLAT 3; THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°06'23" EAST (NORTH 00°14'00" EAST BY RECORD) 193.26 FEET; (2) NORTH 87°49'23" EAST (NORTH 86°57'00" EAST BY RECORD) 115.00 FEET; (3) SOUTH 89°07'37" EAST (EAST BY RECORD) 107.72 FEET; THENCE NORTH 00°41'55" EAST 381.00 FEET (NORTH 379.50 FEET BY RECORD); THENCE NORTH 88°58'09" WEST 92.66 FEET; THENCE NORTH 01°11'48" EAST 20.88 FEET (23.88 FEET BY RECORD); THENCE NORTH 88°54'12" WEST 215.00 FEET TO THE EAST BOUNDARY LINE OF ORCHARD VIEW ONE LOT SUBDIVISION FIRST AMENDMENT; THENCE ALONG THE BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) SOUTH 01°11'48" WEST 2.26 FEET; (2) NORTH 43°28'57" WEST 3.17 FEET; AND (3) NORTH 88°54'12" WEST 129.61 FEET; THENCE NORTH 00°29'13" WEST 143.05 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 3000 NORTH STREET; THENCE NORTH 88°54'12" WEST 49.55 FEET ALONG SAID RIGHT-OF-WAY LINE TO GRANTORS NORTHWEST PROPERTY CORNER; THENCE SOUTH 01°09'01" WEST 745.95 FEET ALONG GRANTORS WEST PROPERTY LINE TO THE POINT OF BEGINNING. CONTAINING 5.96 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PATRICIA P. MILLET, AS OWNER, HAVE SUBDIVIDED UNDER THE NAME OF ORCHARD VIEW ONE LOT SUBDIVISION FIRST AMENDMENT, LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, NORTH OGDEN, WEBER COUNTY, UTAH SURVEY AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID ORCHARD VIEW ONE LOT SUBDIVISION FIRST AMENDMENT, AND HEREBY DECLARES, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT PATRICIA P. MILLET, AS OWNER, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS AND HEREBY DEDICATES TO THE PUBLIC THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. IN WITNESS, PATRICIA P. MILLET, AS OWNER, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF PATRICIA P. MILLET.

By: _____ Date: _____
PATRICIA P. MILLET TRUSTEE OF THE PATRICIA P. MILLET TRUST, DATED JUNE 22, 1994.

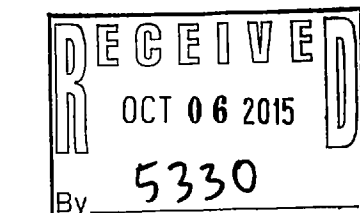
TRUST ACKNOWLEDGMENT

State of Utah
County of _____
On this _____ day of _____, 20____.
Patricia P. Millet, Trustee of the Patricia P. Millet Trust, dated June 22, 1994, personally appeared before me, the undersigned notary public in and for said county, in the state of Utah, the signers of the attached owners dedication, one in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

Notary public

Narrative

The purpose of this survey was to Amend the Orchard View One Lot Subdivision as shown and described hereon. The survey was ordered by Chuck Millet. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 28, 77N, R1W, SLB&M. The Scottish Highlands Subd. Phase 3 was located using found property corner monumentation as shown hereon. The basis of bearing is the North line of the northeast quarter of said Section which bears N 88°50'24" W (Weber County Grid Bearing).



COUNTY RECORDER

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

COUNTY RECORDER

BY _____ DEPUTY

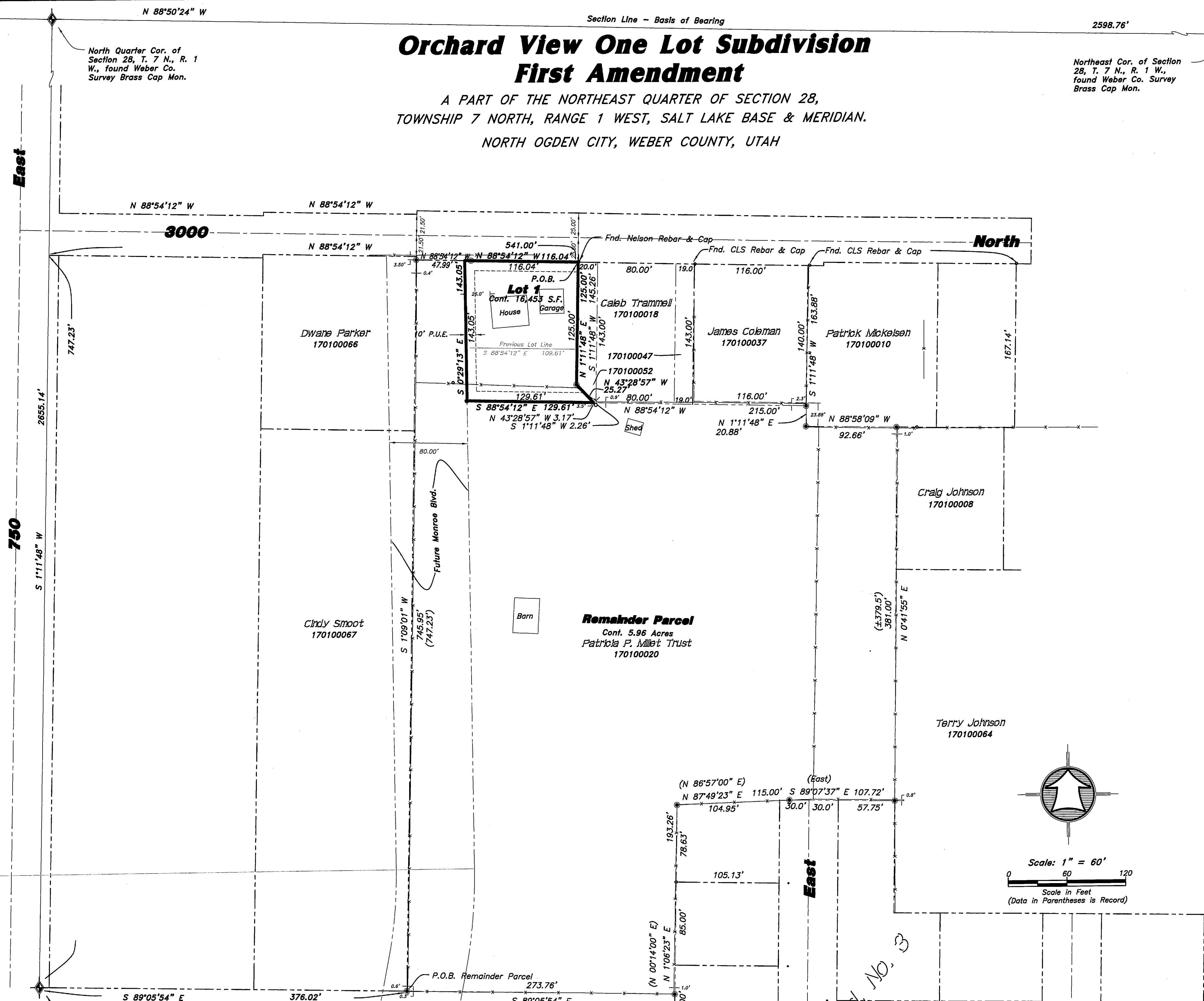
LEGEND:

- PROPERTY LINE
- - - REMAINDER PARCEL
- - - ADJOINER PROPERTY LINES
- CENTERLINE
- - - EDGE OF PAVEMENT
- - - DITCH
- FENCE LINE
- STREET MONUMENT
- SET 5/8" REBAR W/ CAP
- Found rebar set by others

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 this _____ day of _____, 2015.

Signature



NOTES:
PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.00' WIDE UNLESS NOTED OTHERWISE. UTILITIES SHALL INCLUDE ALL UTILITIES AND/OR SERVICES AS AUTHORIZED BY NORTH OGDEN CITY.

DEVELOPER
Chuck and Patricia Millet
Ph: 801-528-8347
785 E. 3000 N.
North Ogden, Utah 84414

LAND USE AUTHORITY

Approved by the Land Use Authority of North Ogden City, Utah, this _____ day of _____, 2015.

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 _____, 2015.

City Engineer
Community Development Director

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors

538 North Main Bringham City, Utah 84302
67 East 100 North Logan, Utah 84321
Bringham City Logan
(435) 723-3491 Ogden (435) 752-9197
(435) 723-7663 (801) 399-4905 (435) 752-8272