

North Ogden City Center Subdivision

NORTH OGDEN, WEBER COUNTY, UTAH
A PART OF THE NORTHWEST QUARTER OF SECTION 33,
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.&M.

SURVEYOR'S 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 by the Authority of the Owners, I have Completed a Survey of the Property Described and Shown Hereon 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 Subdivided said Tract Into Four (4) Lots, Now Hereafter as North Ogden City Center Subdivision, and that the same has been Surveyed and Monuments have been Located and/or Placed on the Grounds as Represented on the Plat Hereon.

Signed this 20th day of December, 2016.

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



BOUNDARY DESCRIPTION

A PART OF LOT 13, PLAT B, NORTH OGDEN SURVEY, NORTH OGDEN CITY, WEBER COUNTY, UTAH BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13, BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET LOCATED 6116.70 FEET NORTH 01°09'30" EAST ALONG THE CENTERLINE OF WASHINGTON BOULEVARD AND 754.78 FEET SOUTH 89°05'28" EAST FROM THE OGDEN CITY MONUMENT AT THE CENTERLINE INTERSECTION OF WASHINGTON BOULEVARD AND 1700 NORTH STREET, SAID POINT ALSO BEING LOCATED 294.69 FEET SOUTH 00°45'11" WEST ALONG THE WEST LINE OF SAID SECTION 33 AND 215.05 FEET SOUTH 89°05'28" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 33;

RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 89°04'41" EAST 242.51 FEET; AND (2) SOUTH 89°03'07" EAST 170.72 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 01°09'30" WEST 408.39 FEET ALONG THE EAST LINE OF SAID LOT 13 TO THE NORTH RIGHT-OF-WAY LINE OF 2550 NORTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 88°51'07" WEST 61.65 FEET; THENCE SOUTH 00°54'39" WEST 66.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 2550 NORTH STREET; THENCE NORTH 88°51'07" WEST 7.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF PARCEL "A" LEGACY NORTH PHASE NO. 4; THENCE SOUTH 02°36'31" WEST (SOUTH 01°43'51" WEST BY RECORD) 153.52 FEET TO AN ANGLE POINT ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL "A"; THENCE NORTH 88°51'38" WEST (NORTH 89°44'18" WEST BY RECORD) 366.00 FEET; THENCE NORTH 01°09'39" EAST 96.00 FEET; THENCE SOUTH 88°50'21" EAST 67.36 FEET; THENCE NORTH 49°05'49" EAST 18.91 FEET; THENCE NORTH 25°07'44" EAST 16.25 FEET; THENCE NORTH 01°09'39" EAST 49.96 FEET; THENCE IN A NORTHWESTERLY DIRECTION TO THE RIGHT OF A NON-TANGENT 133.00 FOOT RADIUS CURVE, A DISTANCE OF 135.19 FEET, CHORD BEARS NORTH 27°57'30" WEST 129.44 FEET, HAVING A CENTRAL ANGLE OF 58°14'18"; THENCE NORTH 01°09'39" EAST 339.80 FEET TO THE POINT OF BEGINNING. CONTAINING 5.508 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NORTH OGDEN CITY, WEBER COUNTY, UTAH, MAYOR BRENT TAYLOR, DULY HAVING THE AUTHORITY TO SIGN IN BEHALF OF NORTH OGDEN CITY, HAVE SUBDIVIDED UNDER THE NAME OF NORTH OGDEN CITY CENTER SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, 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 NORTH OGDEN CITY CENTER SUBDIVISION, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT MAYOR BRENT TAYLOR, DULY HAVING THE AUTHORITY TO SIGN IN BEHALF OF NORTH OGDEN CITY, 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, MAYOR BRENT TAYLOR, DULY HAVING THE AUTHORITY TO SIGN IN BEHALF OF NORTH OGDEN CITY THIS DAY OF 2016.

NORTH OGDEN CITY MAYOR BRENT TAYLOR

ROBERT SCOTT SPENCER, CHAIRMAN FOR THE WEBER COUNTY LIBRARY BOARD

REMAINDER PARCEL DESCRIPTION

A PART OF LOT 9 AND LOT 13, PLAT B, NORTH OGDEN SURVEY, NORTH OGDEN CITY, WEBER COUNTY, UTAH BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 9 LOCATED 492.64 FEET (494.88" BY RECORD) SOUTH 00°45'11" WEST ALONG THE WEST LINE OF SAID SECTION FROM THE NORTHWEST CORNER OF SAID SECTION 33;

RUNNING THENCE SOUTH 89°04'41" EAST 213.62 FEET ALONG THE NORTH LINE OF SAID LOT 9 AND THEN LOT 13; THENCE SOUTH 01°09'39" WEST 141.80 FEET; THENCE TO THE LEFT ALONG THE ARC OF A 133.00 FOOT RADIUS CURVE, A DISTANCE OF 135.19 FEET, CHORD BEARS SOUTH 27°57'30" EAST 129.44 FEET, HAVING A CENTRAL ANGLE OF 58°14'18"; THENCE SOUTH 01°09'39" WEST 49.96 FEET; THENCE SOUTH 25°07'44" WEST 16.25 FEET; THENCE SOUTH 49°05'49" WEST 18.91 FEET; THENCE NORTH 88°50'21" WEST 67.36 FEET; THENCE SOUTH 01°09'39" WEST 96.00 FEET TO THE SOUTH LINE OF SAID LOT 13; THENCE NORTH 88°51'38" WEST 20.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 01°08'22" EAST 34.11 FEET ALONG THE WEST LINE OF SAID LOT 13; THENCE NORTH 88°52'20" WEST 110.72 FEET; THENCE NORTH 25°02'29" WEST 126.33 FEET (NORTH 26°23' WEST 134.64 FEET BY RECORD) TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00°45'11" EAST 280.09 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINING 1.98 ACRES.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER

ON THE _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ROBERT SCOTT SPENCER, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE CHAIRMAN OF THE WEBER COUNTY LIBRARY BOARD AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Notary public

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER

ON THE _____ DAY OF _____, 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, NORTH OGDEN CITY MAYOR BRENT TAYLOR, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MAYOR OF NORTH OGDEN CITY AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Notary public

COUNTY RECORDER'S NO.

State of Utah, County of Weber, Recorded and
Filed at the Request of _____
Date _____ Time _____ Fee _____
Abstracted _____
Index _____
Filed in: _____ File of Plats _____
County Recorder

APPROVALS

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND
THE COMMUNITY DEVELOPMENT DIRECTOR.
BY: _____, 2016.
CITY ENGINEER DATE
BY: _____, 2016.
COMMUNITY DEVELOPMENT DIRECTOR DATE

CITY COUNCIL ACCEPTANCE

PRESENTED TO THE NORTH OGDEN CITY COUNCIL THIS
_____ DAY OF _____ A.D., 2016, AT WHICH
TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR
ATTEST:
CITY RECORDER

CITY ATTORNEY CERTIFICATION

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 COMPILED WITH.
DATED THIS _____ DAY OF _____, 2016.

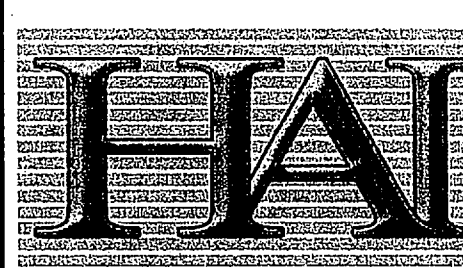
ATTORNEY

COUNTY SURVEYOR'S CERTIFICATE

I Herby Certify that the WEBER County Surveyor's Office has
Reviewed this plat for Mathematical Correctness, Section Corner Data,
and for Harmony with Lines and Monuments on Record in County
Offices. The Approval of this Plat by the Weber County Surveyor
Does not Relieve the Licensed Land Surveyor who Executed this Plat
from the Responsibilities and/or Liabilities Associated Therewith.

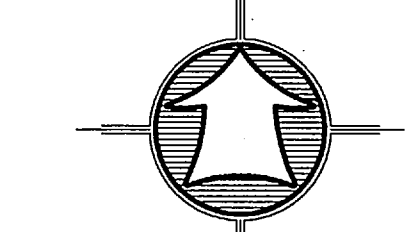
Date _____ County Surveyor

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City Ogdan Logan
(435) 723-3491 (801) 399-4905 (435) 752-8272



Weber County Monument
No. 16. Brass Cap In
Ring and Cover.

Northwest Corner of Sec. 33,
T. 7 N., R. 1 W., S.L.B.&M.
Weber Co. Survey Brass Cap
Monument.



Scale: 1" = 40'
Scale in Feet
(Data in Parenthesis is Record)

(C1)	(C2)	(C3)
$\Delta = 90^{\circ}00'46"$	$\Delta = 90^{\circ}00'46"$	$\Delta = 90^{\circ}00'46"$
$R = 100.00'$	$R = 67.00'$	$R = 133.00'$
$L = 157.10'$	$L = 105.26'$	$L = 208.95'$
$LC = 141.44'$	$LC = 94.76'$	$LC = 188.11'$
$S 43^{\circ}50'44" E$	$S 43^{\circ}50'44" E$	$S 43^{\circ}50'44" W$

(C4)	(C5)
$\Delta = 58^{\circ}14'18"$	$\Delta = 31^{\circ}46'27"$
$R = 133.00'$	$R = 133.00'$
$L = 135.18'$	$L = 73.78'$
$LC = 128.44'$	$LC = 72.82'$
$N 27^{\circ}57'30" W$	$S 72^{\circ}57'53" E$

- Subject Property Line
- Adjoining Property Line
- Previous Property Line
- Centerline
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Fence Line (wood or Vinyl)
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner

Notes:
1. All Public Utility easements are 10.00 feet wide unless noted otherwise.

West Quarter Corner of Sec. 33,
T. 7 N., R. 1 W., S.L.B.&M.
Weber County Brass Cap Mon.

Centerline - Basis of Bearing

2600

500 East

North

East

North

East

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the 4 Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Matt Hartvigsen of Jones & Associates for North Ogden City. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 33, Township 7 North, Range 1 West, S.L.B.&M along with the street monumentation and boundary surveys within Plat B of the North Ogden City Survey. The basis of bearing is the centerline of Washington Blvd. from the monument at 17th Street to the Weber County Monument No. 16 which bears North 1°09'30" East NAD 83 calculated grid bearing.