

North Oaks Cove Subdivision Phase 8 First Amendment

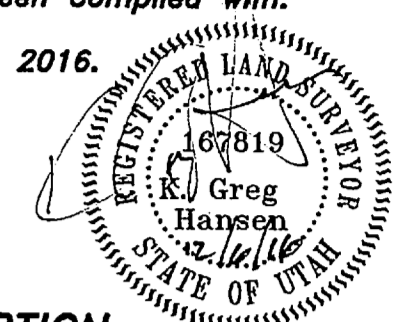
North Ogden, Weber County, Utah
 A Part of the Southeast Quarter of Section 21,
 Township 7 North, Range 1 West, Salt Lake Base & Meridian
 December 2016

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 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 subdivided said tract into two (2) lots, know hereafter as North Oaks Cove Subdivision Phase 8 First Amendment in 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 12th day of December, 2016.

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



BOUNDARY DESCRIPTION

LOTS 143 AND 144 NORTH OAKS COVE SUBDIVISION PHASE 8, NORTH OGDEN CITY, WEBER COUNTY, UTAH SURVEY, BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH OAKS COVE SUBDIVISION PHASE 8, ALSO BEING THE SOUTHWEST CORNER OF LOT 69 NORTH OAKS COVE SUBDIVISION PHASE 4, AND ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF 3400 NORTH STREET:

RUNNING THENCE NORTH 88°50'23" WEST 150.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE INTERSECTION OF SAID RIGHT-OF-WAY AND THE EAST RIGHT-OF-WAY LINE OF 850 EAST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 01°09'37" EAST 35.19 FEET; (2) NORTHEASTERLY TO THE RIGHT ALONG THE ARC OF A 30.00 FOOT RADIUS CURVE, A DISTANCE OF 26.01 FEET, CHORD BEARS NORTH 26°00'01" EAST 25.21 FEET, HAVING A CENTRAL ANGLE OF 49°40'47"; AND (3) IN A NORTHERLY DIRECTION WITH A REVERSE TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 55.00 FEET, HAVING A CHORD BEARING OF NORTH 03°33'24" WEST AND A CHORD DISTANCE OF 89.44, HAVING A CENTRAL ANGLE OF 108°47'38" AND AN ARC LENGTH OF 104.44 TO THE SOUTHWEST CORNER OF LOT 142 NORTH OAKS COVE SUBDIVISION PHASE 8; THENCE NORTH 32°03'37" EAST 159.40 FEET TO THE NORTHEAST CORNER OF SAID LOT 142 ALSO BEING A POINT ON THE NORTH BOUNDARY OF SAID SUBDIVISION; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) NORTH 85°51'14" EAST 65.18 FEET TO THE NORTHEAST CORNER OF SAID SUBDIVISION; AND (2) SOUTH 01°09'37" WEST 290.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.795 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL D. AND TRACI BLAIR, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF NORTH OAKS COVE SUBDIVISION PHASE 8 FIRST AMENDMENT, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, 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 OAKS COVE SUBDIVISION PHASE 8 FIRST AMENDMENT, 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, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT MICHAEL D. AND TRACI BLAIR, AS OWNERS, 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 WHEREOF, MICHAEL D. AND TRACI, AS OWNERS, HAS HERETO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF MICHAEL D. AND TRACI BLAIR.

Anderson Land & Sand LLC By Michael D. Blair Date: _____

Michael D. Blair Date: _____

Traci Blair Date: _____

CORPORATE ACKNOWLEDGMENT

State of Utah
 County of _____
 On the _____ day of _____, 2016, personally appeared before me, the undersigned notary public in and for said county of Weber, in the State of Utah, being duly sworn, acknowledged to me that he is the majority owner of Anderson Land & Sand LLC 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

ACKNOWLEDGMENT

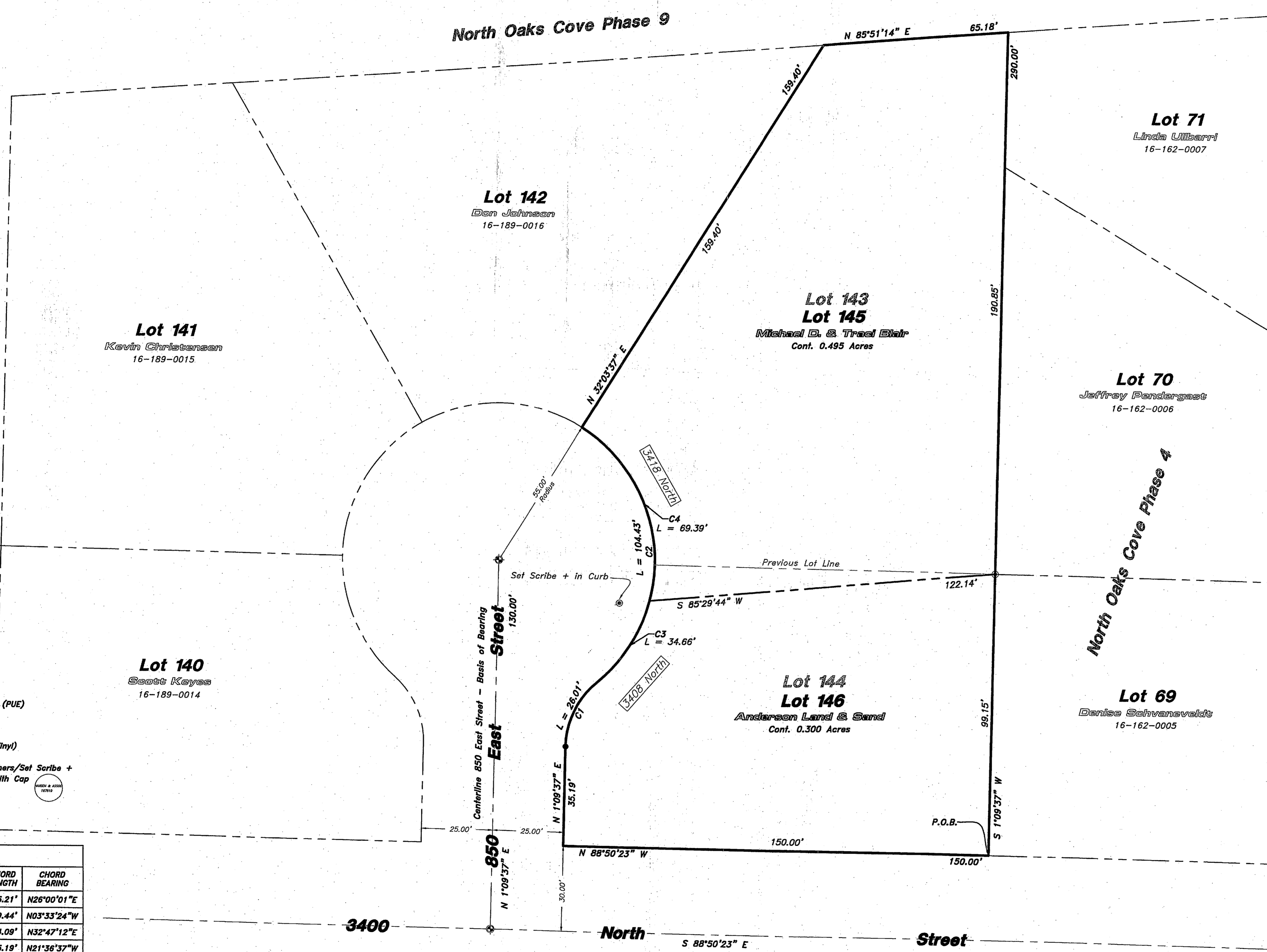
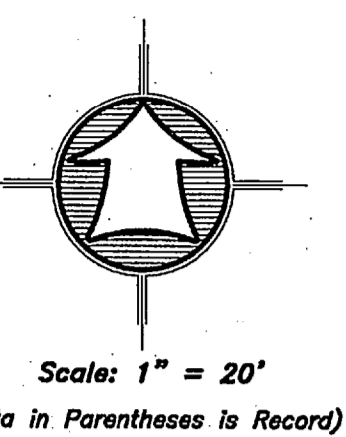
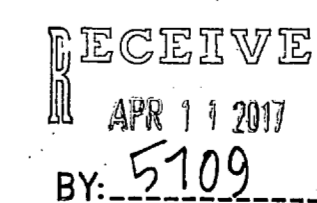
State of Utah
 County of _____
 On this _____ day of _____, 2016, Michael D. Blair and Traci Blair, Husband and Wife as Joint Tenants, Personally Appeared before me, the Undersigned Notary Public in and for said County of Weber, in the State of Utah, the Signers of the Attached Owners Dedication, two in Numbers, who duly Acknowledged to me they Signed it Freely and Voluntarily and for the Purpose Therein Mentioned.

Notary Public
 COUNTY RECORDER

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

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the Two Lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Linde Anderson. The Control used to Establish the Property Corners was the Existing North Oaks Cove Subdivision Monuments. The basis of bearing is the Centerline of 850 East Street from the Monument at the Intersection of 3400 North Street and 850 East Street to the center of cut-de-sac at the north end of 850 East Street which bears North 88°56'04" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.



LEGEND

- Subject Property Line
- Interior Lot Lines
- Adjoining Property Line
- Previous Property Line
- Centerline
- Public Utility Easement (PUE)
- Ditch
- Field Separation Line
- Fence Line (Wire)
- Fence Line (wood or Vinyl)
- Street Monument
- Found rebar set by others/Set Scribe +
- Set 5/8"x24" Rebar With Cap
- Section Corner

CURVE DATA

| SEGMENT | LENGTH | RADIUS | DELTA | CHORD LENGTH | CHORD BEARING |
|---------|---------|--------|------------|--------------|---------------|
| C1 | 26.01' | 30.00' | 49°40'47" | 25.21' | N26°00'01"E |
| C2 | 104.43' | 55.00' | 108°47'38" | 89.44' | N03°33'24"W |
| C3 | 34.66' | 55.00' | 36°06'25" | 34.09' | N32°47'12"E |
| C4 | 69.76' | 55.10' | 72°32'27" | 65.19' | N21°36'37"W |

LAND USE AUTHORITY

Approved by the Land Use Authority of North Ogden City, Utah, this _____ day of _____, 2016.

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 _____, 2016.

By: _____
 City Engineer

 Community Development Director

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 _____, 2016.

Signature _____

HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
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