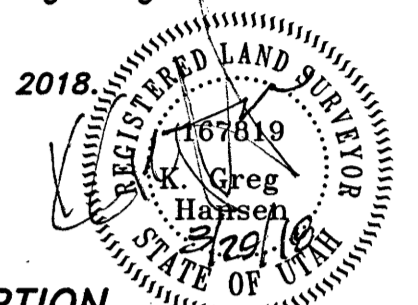


VALLEY VIEW ESTATES Second Amendment

AMENDING LOTS 5-R AND 6-R
A PART OF THE WEST HALF OF SECTION 21,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
NORTH OGDEN CITY, WEBER COUNTY, UTAH

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 Professional 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 two (2) lots, know Hereafter as Valley View Estates Second Amendment located 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 North Ogden City Concerning Zoning Requirements regarding lot Measurements have been Complied with.



Signed this 25th day of March, 2018

BOUNDARY DESCRIPTION

LOT 5-R AND LOT 6-R, VALLEY VIEW ESTATES FIRST AMENDMENT, NORTH OGDEN CITY, WEBER COUNTY, UTAH SURVEY BEING SITUATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 70 WILLOW SPRINGS SUBDIVISION PHASE 6, ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AT THE WEBER COUNTY RECORDERS OFFICE, SAID POINT ALSO BEING NORTH 90°00'00" WEST 124.81 FEET AND NORTH 00°00'00" EAST 121.06 FEET FROM THE CITY STREET MONUMENT LOCATED AT THE INTERSECTION OF 500 EAST STREET AND 3600 NORTH STREET AND THENCE 322.17 FEET SOUTH 88°55'00" EAST TO THE TRUE POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF SAID LOT 5-R; RUNNING THENCE NORTH 10°03'01" WEST 79.73 FEET TO THE NORTHWEST CORNER OF SAID LOT 5-R; THENCE IN A NORTHEASTERLY DIRECTION TO THE LEFT OF A NON-TANGENT 55.00 FOOT CURVE, A DISTANCE OF 119.46 FEET, CHORD BEARS NORTH 33°18'00" EAST 97.33 FEET, HAVING A CENTRAL ANGLE OF 124°27'04" TO THE NORTHWEST CORNER OF SAID LOT 6-R; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOT 6-R THE FOLLOWING TWO (2) COURSES: (1) NORTH 61°04'39" EAST 65.84 FEET AND (2) SOUTH 89°09'00" EAST 76.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 6-R; THENCE SOUTH 01°05'48" WEST 193.80 FEET ALONG THE EAST BOUNDARY LINE OF SAID LOT 6-R AND THEN LOT 5-R TO THE SOUTHEAST CORNER OF SAID LOT 5-R; THENCE NORTH 88°55'00" WEST 169.44 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID VALLEY VIEW ESTATES FIRST AMENDMENT TO THE POINT OF BEGINNING. CONTAINING 0.651 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CORDELL HATCH AND JAN HATCH AND CJH LLC, AS OWNERS, HAVE SUBDIVIDED AND AMENDED UNDER THE NAME OF VALLEY VIEW ESTATES 2ND AMENDMENT, LOCATED IN THE WEST HALF 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 VALLEY VIEW ESTATES 2ND 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 CORDELL HATCH AND JAN HATCH AND CJH LLC, AS OWNERS, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE PUBLIC DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT, IN WITNESS WHEREOF, CORDELL HATCH AND JAN HATCH AND CJH LLC, AS OWNERS, HAS HERETO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF CORDELL HATCH AND JAN HATCH AND CJH LLC.

CORDELL HATCH
ALSO AS OWNER OF CJH LLC
Date: _____

JAN HATCH
ALSO AS OWNER OF CJH LLC
Date: _____

ACKNOWLEDGMENT

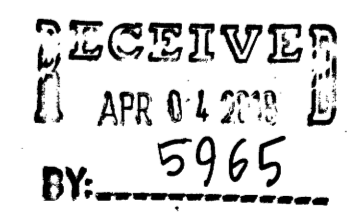
State of Utah
County of Weber

On this _____ day of _____, 2018, Cordell Hatch and Jan Hatch, 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.

CORPORATE ACKNOWLEDGMENT

State of Utah
County of Weber

On the _____ day of _____, 2018, Cordell Hatch and Jan Hatch personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that they are the majority owner(s) of CJH LLC and that they signed the above owner's dedication, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes 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 Amendment is to amend the lot line common to Lots 5-R and 6-R as shown hereon. No other changes are made to the Valley View Estates Entry No. 2640356 as filed in the records of the Weber County Recorder's office. The survey was ordered by Cordell Hatch. The control used to establish the property corners was the existing Weber County Survey Monumentation surrounding Section 21, 17N, 17W, SLB&M. The basis of bearing is the bearing of the center line of 3600 North Street assumed to bear South 86°29'57" East.

LAND USE AUTHORITY

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY ON NORTH OGDEN CITY THIS _____ DAY OF _____ A.D., 2018.

BY: _____ DATE _____
MAYOR

ATTEST: _____ DATE _____
CITY RECORDER

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. SIGNED THIS _____ DAY OF _____, 2018.

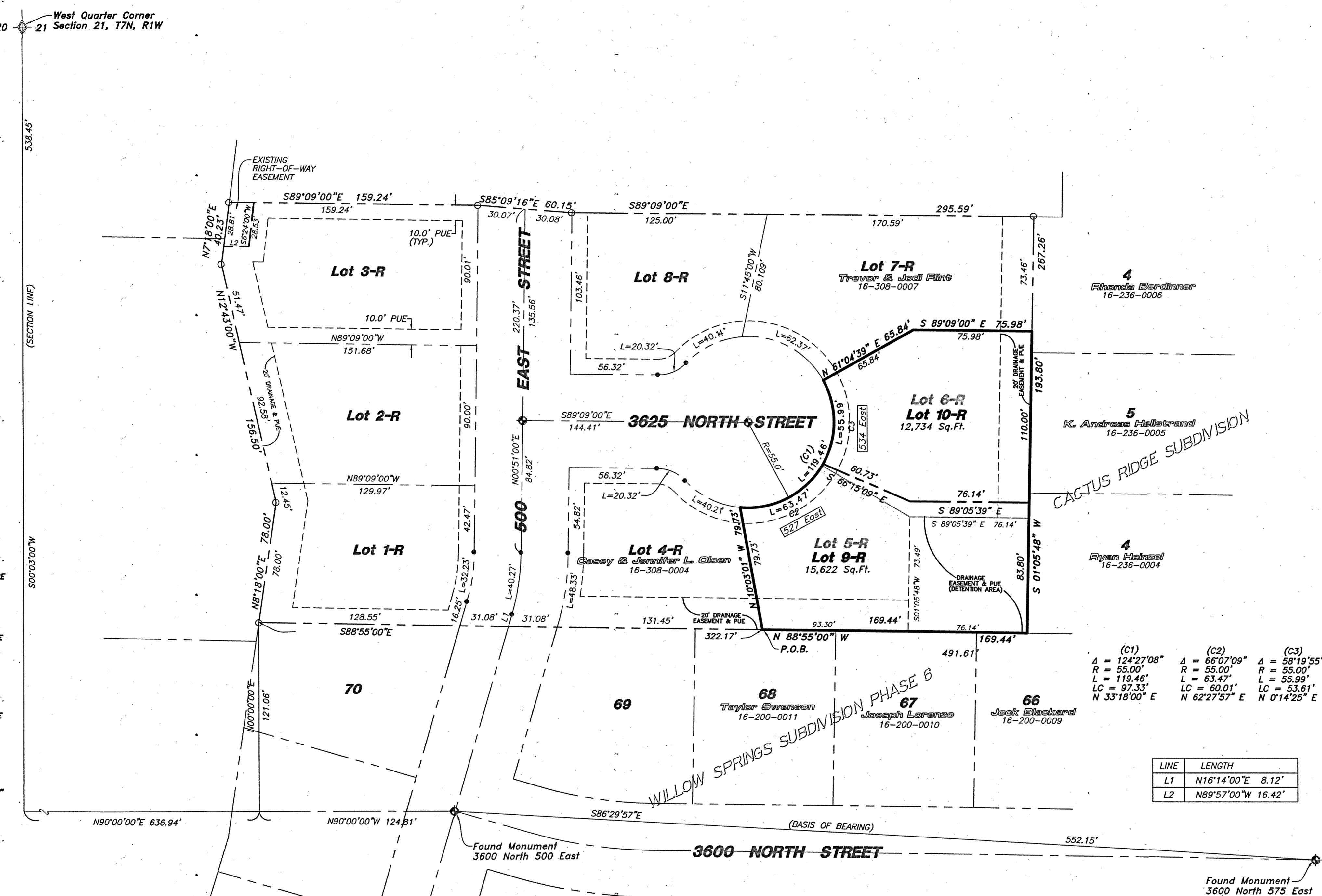
BY: _____ DATE _____
CITY ATTORNEY

NORTH OGDEN CITY COUNCIL APPROVALS

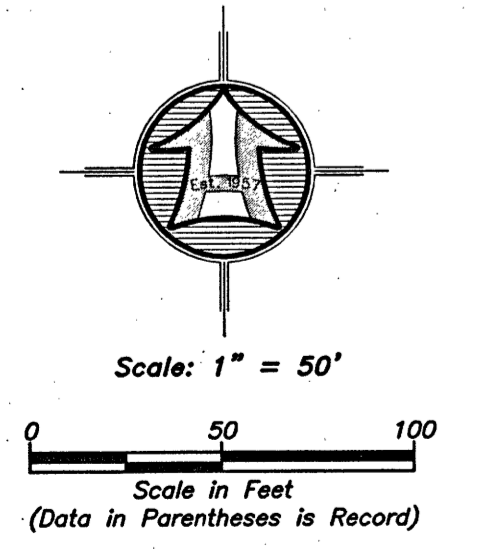
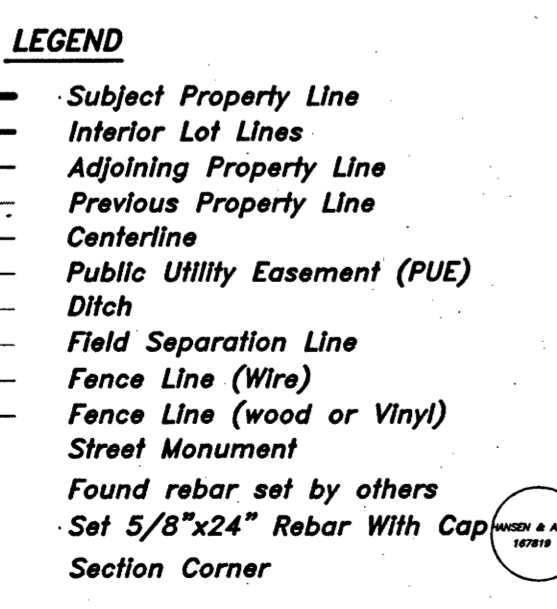
THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.

BY: _____ DATE _____
CITY ENGINEER

BY: _____ DATE _____
PLANNING DIRECTOR



- UTILITY EASEMENTS ARE 10.00' WIDE UNLESS NOTED OTHERWISE. UTILITIES SHALL INCLUDE ALL UTILITIES AND/OR SERVICES AS AUTHORIZED BY NORTH OGDEN CITY.
- IN ACCORDANCE WITH APPENDIX B OF THE INTERNATIONAL FIRE CODE, LOTS MARKED WITH "R" ARE RESTRICTED AS FOLLOWS: PROPOSED HOMES OR DWELLINGS ON THESE LOTS THAT EXCEED 3,600 TOTAL SQUARE FEET (INCLUDING BASEMENTS BUT EXCLUDING ATTACHED OR DETACHED GARAGE AREAS) MUST BE PROVIDED WITH AN INTERIOR FIRE SUPPRESSION SPRINKLING SYSTEM APPROVED BY NORTH OGDEN CITY AND THE LOCAL FIRE AUTHORITY. FURTHERMORE, AVAILABLE CULINARY WATER PRESSURE IS MINIMAL AND INTERIOR PLUMBING PIPES MUST BE ENLARGED SUFFICIENTLY TO PRESERVE SERVICE PRESSURE IN THE HOME OR DWELLING PER THE APPLICABLE PLUMBING CODE. PROPOSED HOMES OR DWELLINGS WHICH WILL HAVE A TOTAL OF 3,600 SQUARE FEET OR LESS (INCLUDING BASEMENTS BUT EXCLUDING ATTACHED OR DETACHED GARAGE AREAS) ARE NOT REQUIRED TO BE PROVIDED WITH INTERIOR FIRE SUPPRESSION SPRINKLING SYSTEMS, HOWEVER, INTERIOR PLUMBING PIPES MUST BE ENLARGED SUFFICIENTLY TO PRESERVE SERVICE PRESSURE IN THE HOME OR DWELLING PER THE APPLICABLE PLUMBING CODE.
- THE MAINTENANCE OF THE DETENTION AREA LOCATED ON LOT 5 WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
- THE DRAINAGE EASEMENTS MUST REMAIN OPEN WITH NO STRUCTURES OF FENCES.
- ALL LOTS WITHIN THIS SUBDIVISION MUST HAVE A MINIMUM 1" SERVICE LATERAL AND ENLARGED INTERIOR PLUMBING LINES PER PLUMBING CODE.
- REBAR AND CAP SET ON ALL BACK LOT CORNERS WITH CURB NAILS SET IN TOP BACK OF CURB AND GUTTER ON ALL SIDE YARD PROJECTIONS.



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