

# Palmer - Bair Subdivision

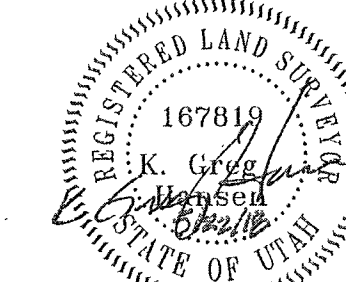
## Amending Lot 9, North Pointe Subdivision & Lot 65, Indian Hills Subdivision No. 2

North Ogden, Weber County, Utah  
 A Part of the Northwest Quarter of Section 27,  
 Township 7 North, Range 1 West, Salt Lake Base & Meridian  
 May, 2018

### 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 subdivided said tract into two (2) lots, know hereafter as Palmer - Bair Subdivision Amending Lot 9, North Pointe Subdivision & Lot 65, Indian Hills Subdivision No. 2 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 22<sup>nd</sup> day of MAY, 2018.



### SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, NORTH POINTE SUBDIVISION BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3300 NORTH STREET LOCATED 33.15 FEET SOUTH 00°51'54" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND 142.92 FEET SOUTH 88°54'42" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 27;

RUNNING THENCE SOUTH 88°54'43" EAST 89.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 10, OF SAID NORTH POINTE SUBDIVISION; THENCE ALONG THE BOUNDARY OF SAID LOT 10 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 00°51'54" WEST 139.01 FEET; AND (2) NORTH 80°03'35" EAST 14.18 FEET TO THE NORTHWEST CORNER OF LOT 64, INDIAN HILLS SUBDIVISION NO. 2; THENCE SOUTH 00°51'54" WEST 156.43 FEET (SOUTH 00°30'00" WEST 156.51 FEET BY RECORD) TO THE SOUTHWEST CORNER OF SAID LOT 64 BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 3250 NORTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) WESTERLY TO THE RIGHT ALONG THE ARC OF A 436.09 FOOT RADIUS, NON TANGENT CURVE, A DISTANCE OF 72.94 FEET, CHORD BEARS SOUTH 86°17'24" WEST 72.86 FEET, HAVING A CENTRAL ANGLE OF 09°35'00"; AND (2) NORTH 88°55'06" WEST (NORTH 89°17'00" WEST BY RECORD) 17.38 FEET TO THE SOUTHEAST CORNER OF LOT 66, OF SAID INDIAN HILLS SUBDIVISION NO. 2; THENCE NORTH 00°51'54" EAST (NORTH 00°30'00" EAST BY RECORD) 197.00 FEET TO THE NORTHEAST CORNER OF LOT 67, OF SAID INDIAN HILLS SUBDIVISION NO. 2; THENCE NORTH 88°55'06" WEST 12.92 FEET ALONG THE NORTH LINE OF SAID LOT 67 TO THE SOUTHEAST CORNER OF LOT 8 OF SAID NORTH POINTE SUBDIVISION; THENCE NORTH 00°51'54" EAST 101.83 FEET ALONG THE EAST LINE OF SAID LOT 8 TO THE POINT OF BEGINNING, CONTAINING 0.60 ACRES.

### OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DEBBORAH ANN BAIR, CHAD PALMER AND JENNIFER PALMER, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF PALMER - BAIR SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, NORTH OGDEN, WEBER COUNTY, UTAH SURVEY AS SHOWN PLATED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID PALMER - BAIR SUBDIVISION AMENDING LOT 9, NORTH POINTE SUBDIVISION & LOT 65, INDIAN HILLS SUBDIVISION NO. 2, 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 DEBBORAH ANN BAIR, CHAD PALMER AND JENNIFER PALMER, 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, DEBBORAH ANN BAIR, CHAD PALMER AND JENNIFER PALMER, AS OWNERS, HAS HERETO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF DEBBORAH ANN BAIR, CHAD PALMER AND JENNIFER PALMER.

Deborah Ann Bair "Trustee" of the Deborah Ann Bair Revocable Trust dated September 26, 2014 Date: \_\_\_\_\_  
 Chad Palmer Date: \_\_\_\_\_  
 Jennifer Palmer Date: \_\_\_\_\_

### TRUST ACKNOWLEDGMENT

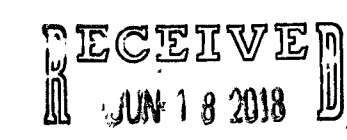
State of Utah  
 County of Weber

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, Deborah Ann Bair, Trustee for the Deborah Ann Bair Revocable Trust dated September 26, 2014, 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, one in number, who duly acknowledged to me she signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

### ACKNOWLEDGMENT

Notary public  
 State of Utah  
 County of \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2018, Chad Palmer and Jennifer Palmer, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for said County of \_\_\_\_\_, 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 amend the lot line between Lot 9, North Pointe Subdivision and Lot 65, Indian Hills Subdivision No. 2 by creating a two lot Subdivision and to establish and set the property corners as shown and described hereon. This Survey was ordered by Blake Covering of Best Realty for Deborah Bair. The control used to establish the property corners was the found curb pins and existing fence lines along with existing Weber County Surveyor Monumentation surrounding Section 27, Township 7 North, Range 1 West, S.L.B.&M. The basis of bearing is the West line of the Northwest Quarter of said Section which bears South 00°51'54" West, Utah North, State Plane, Calculated N.A.D.83 Bearing.

### 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 \_\_\_\_\_  
 CITY ENGINEER  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 MAYOR  
 ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY RECORDER

### NORTH OGDEN CITY ATTORNEY / CITY ADMINISTRATOR

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.

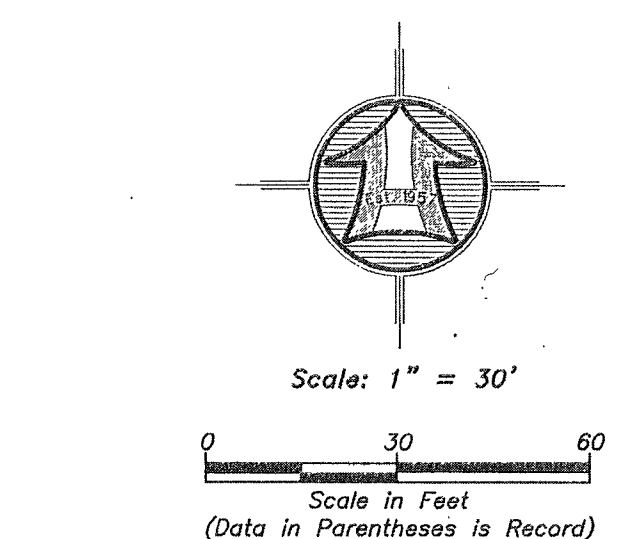
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ATTORNEY  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ADMINISTRATOR

### NORTH OGDEN CITY APPROVALS

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER  
 BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING DIRECTOR

NOTE:  
 1 - All public utility easements (P.U.E.) are 7.0 foot wide unless otherwise noted.  
 2 - 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.



### LEGEND

- Subject Property Line
- Interior Lot Lines/Adjoining Subdivision
- 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 5/8"x24" Rebar With Cap
- Section Corner

### WEBER COUNTY SURVEYOR

I Hereby Certify that the Weber County Surveyor's Office has Reviewed this Plat and all conditions for approval by this office have been satisfied. 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.

Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2018.

Weber County Surveyor

Northwest Corner of Sec. 27, T. 7 N., R. 1 W., SLB&M Found Weber Co. Brass Cap Monument

Southwest Corner of Sec. 27, T. 7 N., R. 1 W., SLB&M Found Weber Co. Brass Cap Monument

**HANSEN & ASSOCIATES, INC.**  
 Consulting Engineers and Land Surveyors  
 538 North Main Street, Brigham, Utah 84302  
 Visit us at [www.haies.net](http://www.haies.net)  
 Brigham City Ogden Logan  
 (435) 723-3491 (801) 399-4905 (435) 752-8272  
 Celebrating 60 Years of Business