

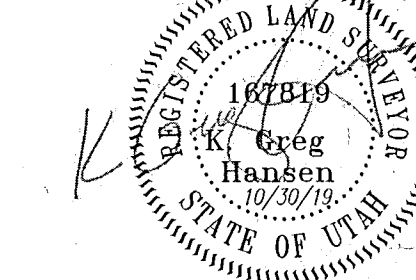
Mystery Meadows Subdivision - Phase 3 1st Amendment

Amending Lots 56 & 57, Mystery Meadows Subdivision Phase 3
and Part of Lot 93, Roylance Farms PRUD Phase II, 5th Amendment
A Part of the Northwest Quarter of Section 5, Township 6 North, Range 1 West,
Salt Lake Base & Meridian
North Ogden, Weber County, Utah
August 2019

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 that this plat of Mystery Meadows Subdivision - Phase 3 1st 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 30th day of October, 2019.



SUBDIVISION AMENDMENT BOUNDARY DESCRIPTION

LOTS 56 AND 57, MYSTERY MEADOWS SUBDIVISION PHASE 3 RECORDED AS ENTRY NO. 2658273 IN THE FILES OF THE WEBER COUNTY RECORDER AND A PART OF LOT 93, ROYLANCE FARMS PRUD PHASE II, 5TH AMENDMENT BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 56 BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1825 NORTH STREET;

RUNNING THENCE SOUTH 85°18'00" WEST 170.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF SAID LOT 57; THENCE NORTH 04°42'00" WEST 172.72 FEET TO THE SOUTHWEST CORNER OF LOT 63, ROYLANCE FARMS P.R.U.D. PHASE II, 5TH AMENDMENT; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 63, THEN LOT 62 AND THEN LOT 60 OF SAID ROYLANCE FARMS P.R.U.D. PHASE II, 5TH AMENDMENT NORTH 89°52'46" EAST 170.54 FEET TO THE SOUTHEAST CORNER OF SAID LOT 60; THENCE SOUTH 04°42'00" EAST 159.10 FEET TO THE POINT OF BEGINNING. CONTAINING 0.647 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE HOME OWNERS ASSOCIATION OF ROYLANCE FARMS P.R.U.D. - PHASE II 5TH AMENDMENTS AND THE LOT OWNERS 56 AND 57, MYSTERY MEADOWS SUBDIVISION PHASE 3, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, NORTH OGDEN CITY, WEBER COUNTY, UTAH, AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID MYSTERY MEADOWS SUBDIVISION PHASE 3 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 THE OWNER'S OF LOT SAID 56 AND 57 HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS, AND HEREBY DEDICATES TO NORTH OGDEN CITY THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT AND ALSO THAT THE HOME OWNER'S ASSOCIATION OF ROYLANCE FARMS P.R.U.D. - PHASE II 5TH AMENDMENT, BEING THE SAME ENTITY, AS OWNERS, HEREBY DEDICATES TO THE PUBLIC FOR USE AS SUCH THE STREETS, AND HEREBY DEDICATES TO NORTH OGDEN CITY THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT.

EXECUTED BY THE PRESIDENT OF BELLE ISLE HOME OWNERS ASSOCIATION IN BEHALF OF THE LOT OWNERS WHOSE LOT LINES HAVE BEEN ADJUSTED HEREBY AUTHORIZED BY ARTICLE 2.2 OF THE AMENDED AND RESTATES DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS FOR THE BELLE ISLE HOME OWNERS ASSOCIATION, RECORDED MARCH 2, 2012, AS ENTRY NO 2564895 IN THE WEBER COUNTY RECORDERS OFFICE.

SIGNED THIS _____ DAY OF _____, 2019.

- MATTHEW CALL - OWNER LOT 56
- TRINA CALL - OWNER LOT 56
- KENNETH E. CONATSER, TRUSTEE OF THE CONATSER FAMILY TRUST - OWNER LOT 57
- GEORGIA E. CONATSER, TRUSTEE OF THE CONATSER FAMILY TRUST - OWNER LOT 57
- SIGNATURE/ BEL ISLE PUD HOME OWNERS ASSOCIATION PRESIDENT - OWNER LOT 93
- SIGNATURE/ BEL ISLE PUD HOME OWNERS ASSOCIATION VICE PRES. - OWNER LOT 93
- SIGNATURE/ BEL ISLE PUD HOME OWNERS ASSOCIATION TREASURE - OWNER LOT 93

ACKNOWLEDGMENT

State of Utah
County of Weber

On this _____ day of _____, 2019, Matthew Call and Trina Call, 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

TRUST ACKNOWLEDGMENT

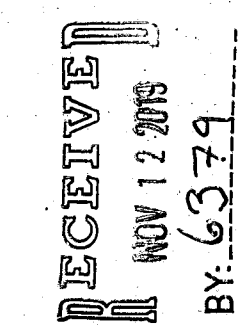
State of Utah
County of Weber

On this _____ day of _____, 2019, Kenneth E. Conatser and Georgia E. Conatser Trustees of the Conatser Family Trust, 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



CORPORATE ACKNOWLEDGMENT

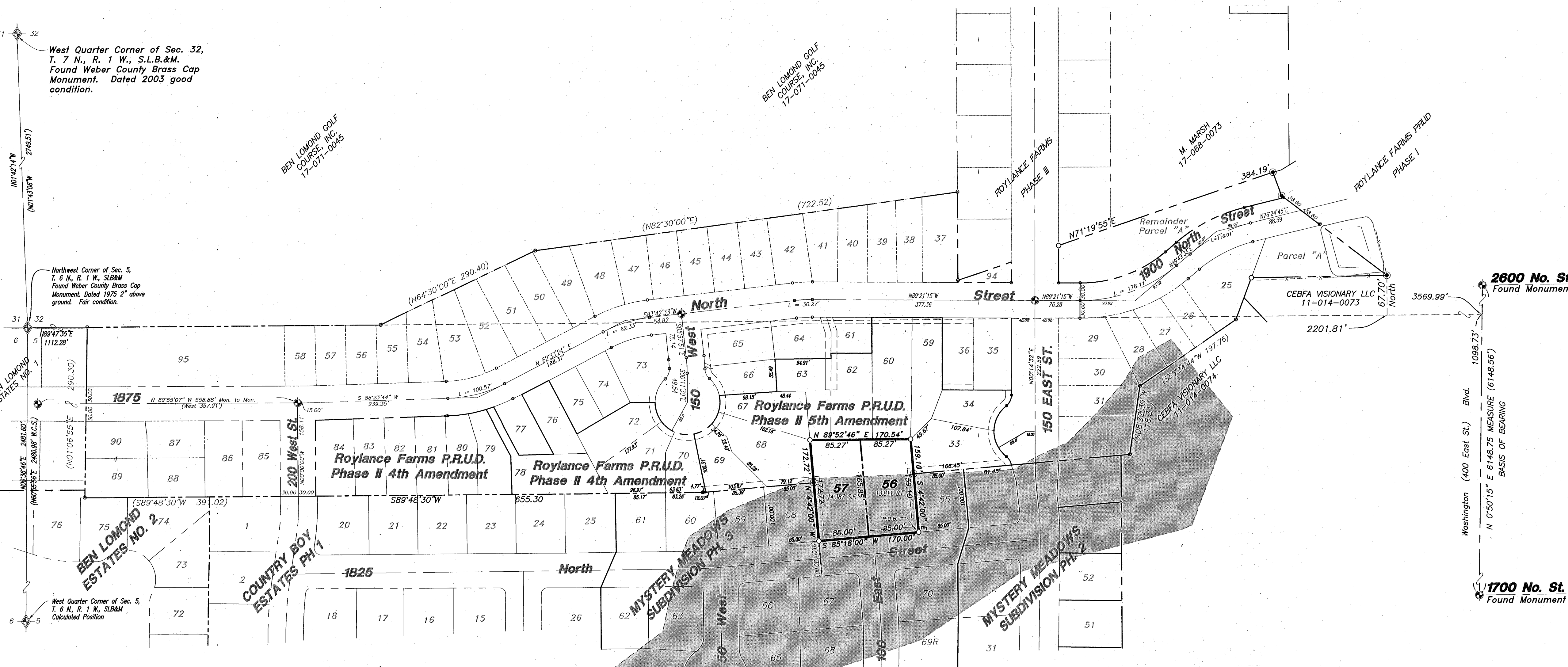
STATE OF UTAH
COUNTY OF WEBER

ON THIS _____ DAY OF _____, 2019 PERSONALLY APPEARED BEFORE ME,

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO, BEING BY ME DULY SWORN, DID SAY THAT THEY ARE THE PRESIDENT, VICE PRESIDENT AND TREASURE OF ROYLANCE FARMS P.R.U.D. - PHASE II 5TH AMENDMENT, A HOME OWNERS ASSOCIATION, AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, AND SAID BELLE ISLE PUD ACKNOWLEDGED TO ME THAT SAID HOME OWNERS ASSOCIATION EXECUTED THE SAME ON BEHALF OF THE HOME OWNERS OF ROYLANCE FARMS P.R.U.D. - PHASE II 5TH AMENDMENT.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN _____



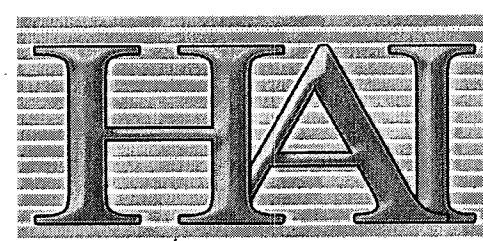
NOTE:

- 1 - All public utility easements (P.U.E.) are 10.0 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.
- 3 - All lots to retain the addresses currently assigned to each lot.
- 4 - Shaded area is FEMA Flood Zone AE based on FEMA Map 49057C0211E which has an effective date of 12/16/2005. See LOMR 14-08-1297P for more information.

NARRATIVE

The Purpose of this amendment was to add additional property from the Roylance Farms PRUD Subdivision to the back of Lots 56 and 57 of the Mystery Meadow Subdivision Phase 3. This Survey was ordered by Ken Graham of the Belle Isle PUD HOA. The control used to establish the property corners was the existing platted Mystery Meadow Subdivision Plat 2 and 3 along with the recorded Roylance Farms P.R.U.D. - Phase II 3rd and 4th Amendment along with the Weber County Surveyor Monumentation surrounding Section 5, Township 6 North, Range 1 West, S.L.B.&M. and the centerline monumentation along Washington Blvd. The basis of bearing is the centerline of Washington Blvd. from the monument at 1700 North Street to the monument at 2600 North Street which has a bearing of North 00°50'15" East, per Roylance Farms P.R.U.D. - Phase II 3rd Amendment subdivision plat.

Applicant: Belle Isle PUD
Attn: Ken Graham
Address: PO BOX 198
LEHI UT 840430198
Phone: 801-391-0009



HANSEN & ASSOCIATES, INC.
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NORTH OGDEN CITY APPROVALS

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

BY: _____ DATE _____
CITY ENGINEER
BY: _____ DATE _____
PLANNING DIRECTOR

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., 2019.

BY: _____ DATE _____
CHAIRMAN
ATTEST: _____ DATE _____
SECRETARY

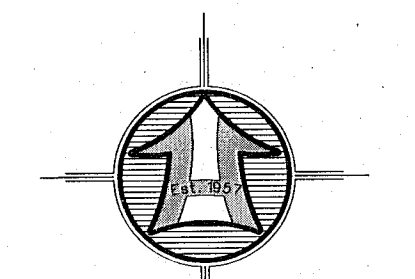
NORTH OGDEN CITY ATTORNEY

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 _____, 2019.

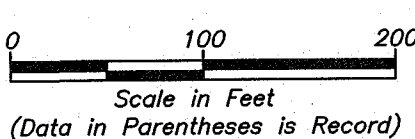
BY: _____ DATE _____
CITY ATTORNEY

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)
- FEMA Flood Plain Zone AE Map 49057C0211E
- Street Monument
- Found rebar or curb nail set by others
- Set 5/8"x24" Rebar With Cap
- Section Corner



Scale: 1" = 100'



Scale in Feet
(Data in Parenthesis is Record)