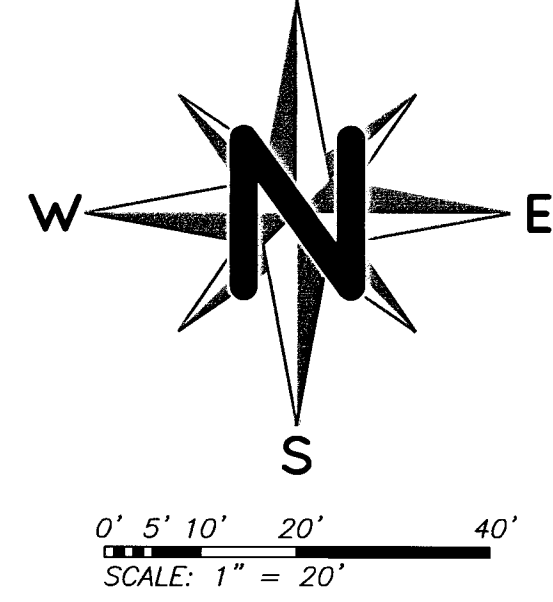
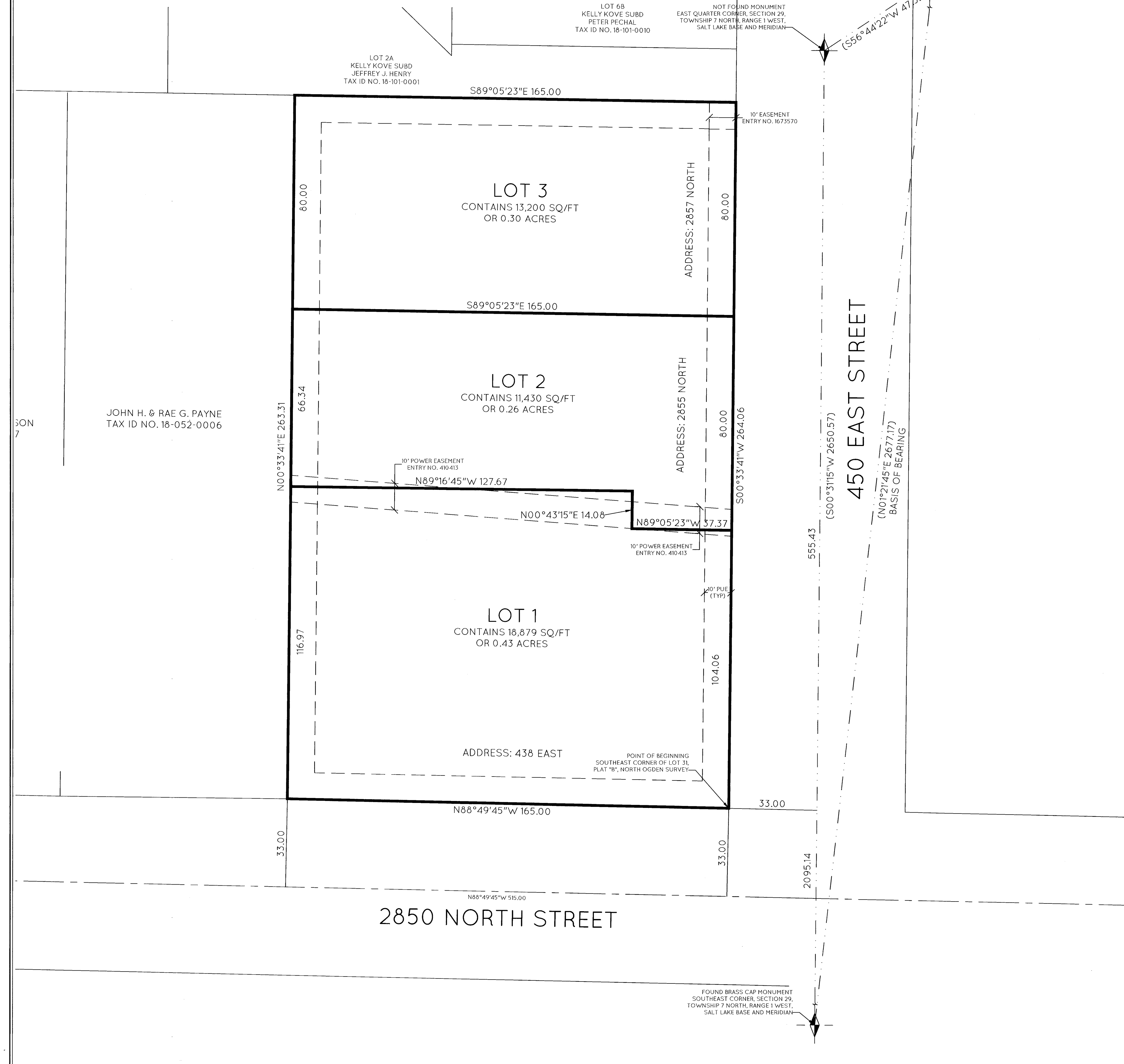


A FINAL SUBDIVISION PLAT
TJ CORNER SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
 TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 NORTH OGDEN CITY, WEBER COUNTY, UTAH



LEGEND	
	Section Monument
	Property Corner
	Street Monument
	Break Line
	Property Line
	Section Line
	Center Line
	Easement Line

NARRATIVE
 THE PURPOSE OF THIS SUBDIVISION WAS TO CREATE THREE LOTS WITH THE EXISTING HOUSE AND SUBDIVIDE OFF THE REMAINING PORTION AS TWO NEW BUILDING LOTS.

BASIS OF BEARINGS
 THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED AT THE WITNESS CORNER TO THE EAST QUARTER CORNER, SECTION 29, AND THE SOUTHEAST CORNER TO SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

UTAH LAND SURVEYING, LLC
 A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



1359 FAIRWAY CIR
 FARMINGTON, UT 84025
 PHONE 801.725.8395
 FAX 801.820.7775
 www.utahlandsurveying.com

**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 _____, 2020

BY: _____ DATE _____
 CITY ATTORNEY

BY: _____ DATE _____
 CITY ADMINISTRATOR

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 OF NORTH OGDEN CITY THIS DAY OF _____, 2020.

BY: _____ DATE _____
 MAYOR

ATTEST: _____ DATE _____
 CITY RECORDER

NORTH OGDEN CITY APPROVALS

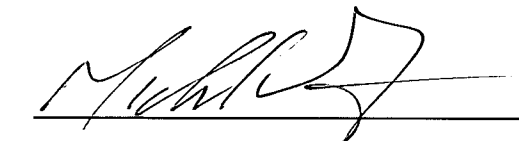
THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.


BY: _____ DATE _____
 CITY ENGINEER

BY: _____ DATE _____
 PLANNING DIRECTOR

SURVEYOR'S CERTIFICATE

I MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6431156, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE **TJ CORNER SUBDIVISION** AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.


 Michael L. Wangemann, PLS
 Date of Plat or Map: January 29, 2020
 PLS# 6431156-2201



LEGAL DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 450 EAST STREET AND THE NORTH RIGHT-OF-WAY LINE OF 2850 NORTH STREET, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 3, PLAT "B", NORTH OGDEN SURVEY, SAID POINT ALSO BEING SOUTH 00°31'57" WEST 555.43 FEET AND NORTH 88°49'45" WEST 330.0 FEET FROM THE EAST QUARTER CORNER, SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 88°49'45" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 165.00 FEET; THENCE NORTH 00°33'41" EAST 263.31 FEET TO THE SOUTH LINE OF AMENDED KELLY KOVE SUBDIVISION RECORDED AS ENTRY NO. 1737729 IN BOOK 53 AT PAGE 16 IN THE WEBER COUNTY RECORDERS OFFICE, THENCE SOUTH 89°05'23" EAST ALONG SAID SOUTH LINE 165.00 FEET TO SAID WEST RIGHT-OF-WAY LINE OF 450 EAST STREET; THENCE SOUTH 00°33'41" WEST ALONG SAID WEST RIGHT-OF-WAY LINE 264.06 FEET TO THE POINT OF BEGINNING

CONTAINS 43,508.75 SQ/FT OR 1.00 ACRE AND 3 LOTS

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME TRACT INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT **TJ CORNER SUBDIVISION** AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED.

IN WITNESS WE HAVE HEREUNTO SET OUR SIGNATURE THIS _____ DAY OF _____, 2020.

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH }
 COUNTY OF } **SS**

ON THIS _____ DAY OF _____, 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: _____
 COMMISSION EXPIRES: _____

RECEIVED
 MAY 04 2020
 BY: 6497

A NOTARY PUBLIC COMMISSIONED IN UTAH
 PRINT NAME _____

SHEET
 1 / 1

COUNTY RECORDER No. _____
 STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ FEE _____
 BOOK _____
 PAGE _____
 COUNTY RECORDER _____