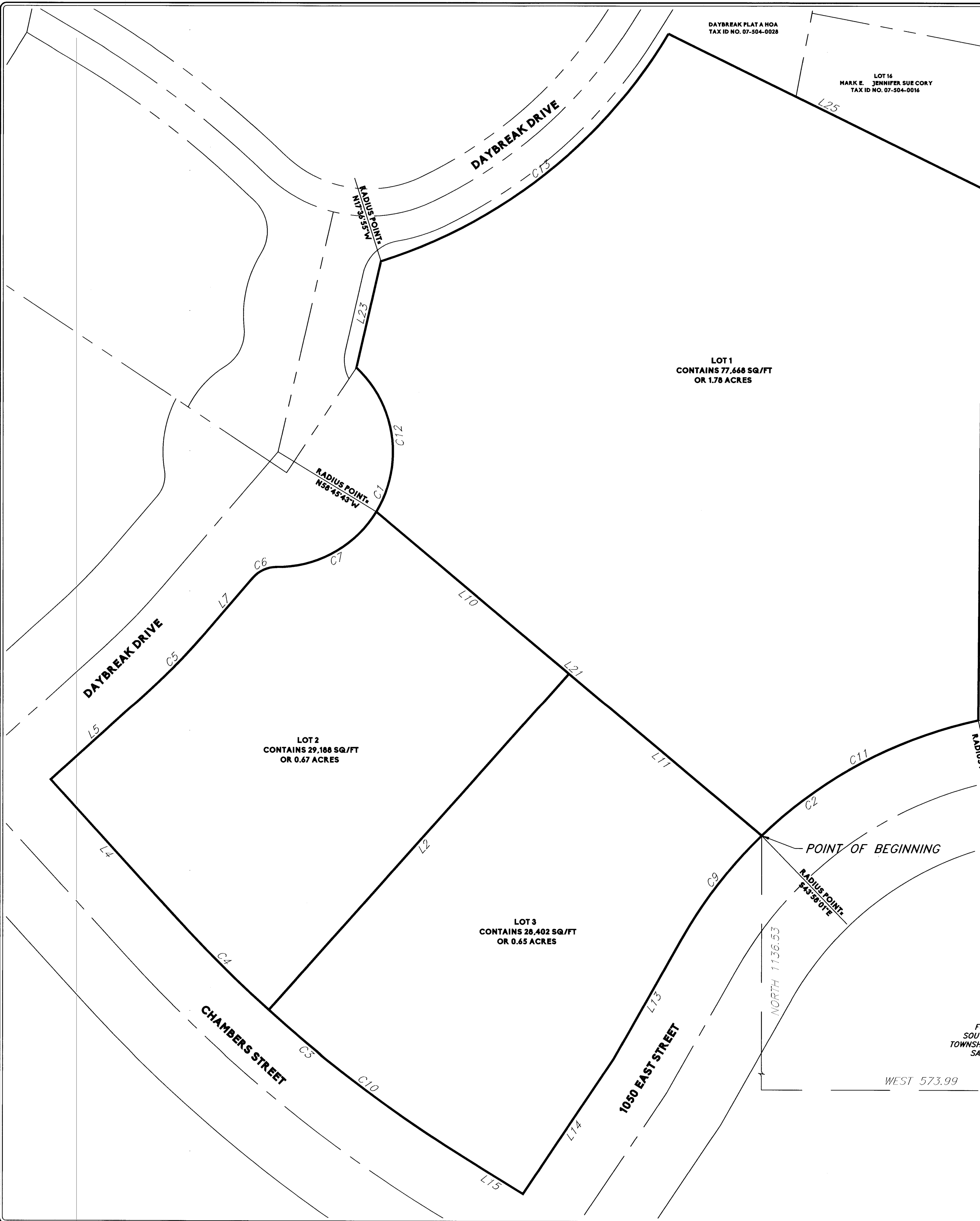
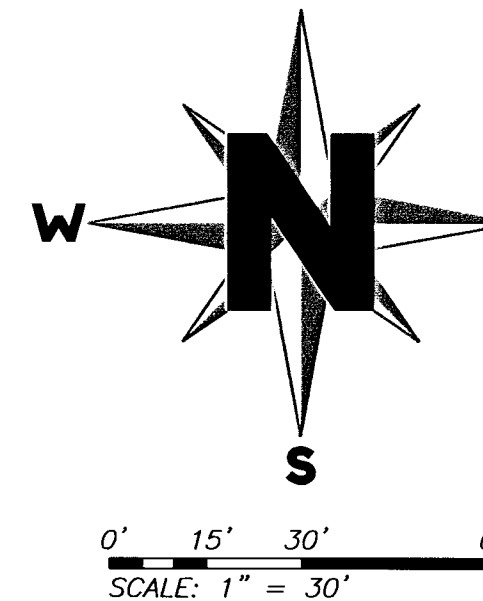


# A FINAL SUBDIVISION PLAT PROVIDENCE COMMERCIAL SUBDIVISION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER, SECTION 16,  
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
SOUTH OGDEN CITY, WEBER COUNTY, UTAH



FOUND BRASS CAP MONUMENT  
EAST QUARTER CORNER, SECTION 16,  
TOWNSHIP 5 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN



| PARCEL LINE DATA |         |             |
|------------------|---------|-------------|
| SEGMENT          | LENGTH  | DIRECTION   |
| L2               | 215.69' | S41°38'33"W |
| L4               | 87.03'  | N42°13'34"W |
| L5               | 61.26'  | N47°46'26"E |
| L7               | 34.05'  | N40°34'48"E |
| L10              | 120.34' | S49°58'20"E |
| L11              | 120.34' | S49°58'20"E |
| L13              | 66.61'  | S29°28'42"W |
| L14              | 77.55'  | S33°50'12"W |
| L15              | 31.60'  | N58°21'47"W |
| L19              | 253.82' | S00°27'39"W |
| L21              | 240.68' | N49°58'20"W |
| L23              | 52.14'  | N12°57'14"E |
| L25              | 167.57' | S63°51'34"E |

| PARCEL CURVE DATA |         |         |            |              |               |
|-------------------|---------|---------|------------|--------------|---------------|
| SEGMENT           | LENGTH  | RADIUS  | DELTA      | CHORD LENGTH | CHORD BEARING |
| C1                | 132.13' | 55.00'  | 137°38'29" | 102.57'      | N21°45'13"E   |
| C2                | 180.98' | 215.00' | 48°13'43"  | 175.68'      | S53°35'37"W   |
| C3                | 183.26' | 650.65' | 16°08'14"  | 182.65'      | S50°17'40"E   |
| C4                | 64.74'  | 650.65' | 5°42'04"   | 64.72'       | N45°04'35"W   |
| C5                | 41.44'  | 330.00' | 7°11'40"   | 41.41'       | N44°10'37"E   |
| C6                | 13.09'  | 15.00'  | 50°00'22"  | 12.68'       | N65°34'12"E   |
| C7                | 56.95'  | 55.00'  | 59°19'39"  | 54.44'       | N60°54'38"E   |
| C9                | 62.13'  | 215.00' | 16°33'26"  | 61.91'       | S37°45'28"W   |
| C10               | 118.51' | 650.65' | 10°26'10"  | 118.35'      | N53°08'42"W   |
| C11               | 118.85' | 215.00' | 31°40'17"  | 117.34'      | S61°52'20"W   |
| C12               | 75.18'  | 55.00'  | 78°18'50"  | 69.46'       | N07°54'37"W   |
| C13               | 178.88' | 247.26' | 41°26'58"  | 175.00'      | N51°39'44"E   |

(N00°27'31"E 2707.72) 2706.95  
BASIS OF BEARING

**BASIS OF BEARINGS**  
THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WEBER COUNTY SURVEYOR BRASS CAP MONUMENTS LOCATED AT THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER, SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

**GENERAL NOTES**  
1. ALL COURSES SHOWN IN PARENTHESES ARE RECORDED INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.  
2. THE CURVE DATA ON DAYBREAK DRIVE IS PART OF A PRIVATE STREET AND NO ACCESS CAN BE GRANTED TO LOTS 1 & 2 WITHOUT PERMISSION OF THE PROPERTY OWNER.

## 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 PROVIDENCE COMMERCIAL 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: September 5, 2018  
PLS# 6431156-2201



## LEGAL DESCRIPTION

BEGINNING AT A POINT ON A 215.00 FOOT RADIUS NON-TANGENT CURVE, SAID POINT BEING ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF 1050 EAST STREET, SAID POINT BEING WEST 573.99 FEET AND NORTH 1136.53 FEET FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE 62.13 FEET SOUTHWESTERLY ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°33'21" (WHICH RADIUS POINT BEARS SOUTH 43°58'01" EAST AND LONG CHORD BEARS SOUTH 37°45'18" WEST 61.91 FEET); THENCE SOUTH 29°28'34" WEST 66.61 FEET; THENCE SOUTH 33°50'04" WEST 77.55 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CHAMBERS STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: NORTH 58°21'55" WEST 31.60 FEET TO THE POINT ON A 650.65 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 183.26 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°08'14" (WHICH LONG CHORD BEARS NORTH 50°17'48" WEST 182.65 FEET); THENCE NORTH 42°13'42" WEST 87.03 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DAYBREAK DRIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: NORTH 47°46'18" EAST 61.26 FEET TO A POINT ON A 330.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY 41.43 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°11'40" (WHICH LONG CHORD BEARS NORTH 44°10'29" EAST 41.41 FEET); THENCE NORTH 40°34'40" EAST 34.05 FEET TO THE POINT ON A 15.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY 13.09 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 50°00'22" (WHICH LONG CHORD BEARS NORTH 65°34'04" EAST 12.68 FEET) TO THE POINT ON A 55.00 FOOT RADIUS REVERSE CURVE; THENCE NORTH 12°57'06" EAST 52.14 FEET TO A POINT OF A 247.26 FOOT RADIUS NON-TANGENT CURVE; THENCE NORTHEASTERLY 178.88 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 41°26'58" (WHICH RADIUS POINT BEARS NORTH 17°36'55" WEST AND LONG CHORD BEARS NORTH 51°39'36" EAST 175.00 FEET); SOUTH 63°51'42" EAST 167.57 FEET TO THE SOUTHEAST CORNER OF DAYBREAK PLAT A, RECORDED AT THE WEBER COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°27'31" WEST 253.82 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 1050 EAST STREET, SAID POINT ALSO BEING THE START OF A 215.00 FOOT RADIUS NON-TANGENT CURVE; THENCE SOUTHWESTERLY 118.85 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°40'22" (WHICH RADIUS POINT BEARS SOUTH 12°17'40" EAST AND LONG CHORD BEARS SOUTH 61°52'10" WEST 117.34 FEET TO THE POINT OF BEGINNING.

CONTAINS 135,257.86 SQ/FT OR 3.10 ACRES

## 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 PROVIDENCE COMMERCIAL 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 AND GRANT A TEMPORARY TURN AROUND EASEMENT 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 \_\_\_\_\_, 2018.

MATT GERTGE

## INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH }  
COUNTY OF DAVIS }SS  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, 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 14 2020  
BY: 6500

A NOTARY PUBLIC COMMISSIONED IN UTAH

PRINT NAME \_\_\_\_\_

**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

**LEGEND**

|  |                  |  |                 |
|--|------------------|--|-----------------|
|  | Section Monument |  | Street Monument |
|  | Property Corner  |  | Break Line      |
|  | Property Line    |  | Section Line    |
|  | Easement Line    |  |                 |

SOUTH OGDEN CITY PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF SOUTH OGDEN CITY, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAT, AS REVIEWED AND APPROVED BY THE SOUTH OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF SOUTH OGDEN CITY. PREREQUISITE TO FINAL PLAT APPROVAL BY THE MAYOR OF SOUTH OGDEN CITY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MANAGER, PLANNING DIVISION

SOUTH OGDEN CITY ATTORNEY'S OFFICE

APPROVED BY THE SOUTH OGDEN CITY ATTORNEYS' OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

SOUTH OGDEN CITY ATTORNEY

SOUTH OGDEN CITY APPROVAL

THIS PLAT AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF SOUTH OGDEN CITY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

ATTEST \_\_\_\_\_ TITLE \_\_\_\_\_  
MAYOR

SOUTH OGDEN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

SOUTH OGDEN CITY ENGINEER

COUNTY RECORDER No. \_\_\_\_\_

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_

DATE \_\_\_\_\_ TIME \_\_\_\_\_ FEE \_\_\_\_\_  
BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_

COUNTY RECORDER