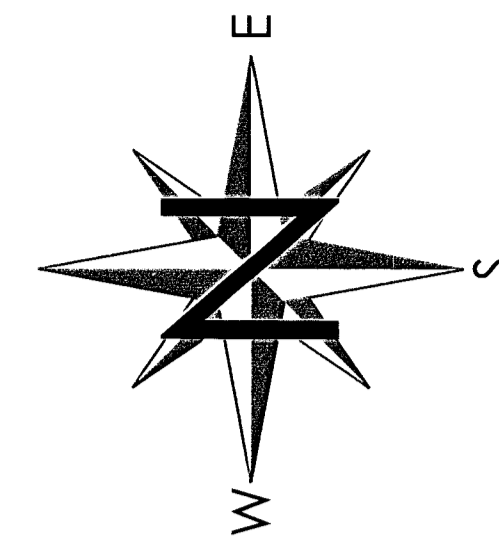


LIBERTY COTTAGES SUBDIVISION

NORTHWEST 1/4, SEC 21, T6N, R1W, SLB&M

GRAMERCY AVENUE



SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE NAME A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, AND EASEMENTS TO BE KNOWN AS LIBERTY COTTAGES SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN AND THAT THIS IS TRUE AND CORRECT.

Michael L. Wangemann
May 4, 2020



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF LIBERTY AVENUE, SAID POINT BEING SOUTH 01°17'22" WEST ALONG THE CENTERLINE OF SAID LIBERTY AVENUE 172.80 FEET AND SOUTH 88°42'38" EAST 25.00 FEET FROM THE OGDEN CITY SURVEY MONUMENT IN THE INTERSECTION OF CROSS STREET AND LIBERTY AVENUE, SAID POINT ALSO BEING WEST 644.58 FEET AND SOUTH 561.09 FEET FROM THE NORTH QUARTER CORNER OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 88°42'38" EAST 307.00 FEET; THENCE SOUTH 01°17'22" WEST 88.93 FEET; THENCE SOUTH 89°02'17" E 29.10 FEET TO THE POINT ON A 188.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 109.69 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A QUARTER ANGLE OF 33°25'46" (WHICH LONG CHORD BEARS SOUTH 34°55'41" EAST 108.14 FEET; THENCE NORTH 88°42'55" EAST 69.26 FEET; THENCE SOUTH 33°29'32" EAST 61.63 FEET; THENCE SOUTH 01°19'45" WEST 393.31 FEET; THENCE NORTH 88°42'05" WEST 33.00 FEET; THENCE SOUTH 01°36'05" WEST 161.91 FEET; THENCE NORTH 88°42'05" WEST 166.51 FEET; THENCE NORTH 01°28'53" EAST 605.78 FEET; THENCE NORTH 88°43'13" WEST 306.13 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 01°17'22" EAST ALONG SAID EAST RIGHT-OF-WAY LINE 176.01 FEET TO THE POINT OF BEGINNING. CONTAINS 174,542 SQ FT OR 4.01 ACRES.

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME TRACT INTO LOTS AND STREETS AS SHOWN ON THIS PLAN AND ASSIGN THE LANDS INCLUDED IN THIS PLAN THE NAME OF LIBERTY COTTAGES SUBDIVISION, AND HEREBY DEDICATE GRANT AND CONVEY TO OGDEN CITY ALL THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND FURTHER DEDICATE, GRANT AND CONVEY TO OGDEN CITY THOSE CERTAIN STRIPS DESIGNATED HEREON AS MUNICIPAL UTILITY EASEMENTS (MUE), THE SAME TO BE USED FOR DRAINAGE PURPOSES AND THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY OGDEN CITY WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS; AND DEDICATES TO THE OWNERS; AND CONVEYS AN EASEMENT OVER THE AREA IDENTIFIED AS STORMWATER EASEMENT TO EACH OF THE LOT OWNERS ABUTTING THEREON FOR A COMMON STORMWATER BASIN AS MORE PARTICULARLY DESCRIBED HEREIN; AND HEREBY CONVEY TO THE OWNERS OF LOTS ABUTTING THEREON, THOSE CERTAIN STRIPS DESIGNATED AS COMMON DRIVEWAY, THE SAME TO BE USED AS PERMANENT EXCLUSIVE PRIVATE MUTUAL INGRESS AND EGRESS AS MORE PARTICULARLY DESCRIBED HEREIN.

SIGNED THIS _____ DAY OF _____

LIBERTY DEVELOPMENT, LLC

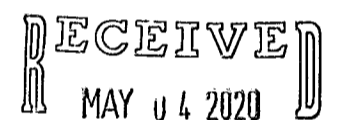
BY: _____

NAME/TITLE: _____

JEVON SHAYNE RONDEAU

SYDNEY ANN RONDEAU

SCOTT SHEPHERD



BY: *6501*

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.

COUNTY OF WEBER } S.S.

ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ OF _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/HEY IS/ARE THE _____ BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING IN WEBER COUNTY

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.

COUNTY OF WEBER } S.S.

ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JEVON SHAYNE RONDEAU AND SYDNEY ANN RONDEAU, THE SINGER (S) OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING IN WEBER COUNTY

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.

COUNTY OF WEBER } S.S.

ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, SCOTT SHEPHERD, THE SINGER (S) OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME.

NOTARY PUBLIC
RESIDING IN WEBER COUNTY

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

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILE FOR RECORD AND
RECORDED _____ AT _____
IN BOOK _____ OF THE OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
COUNTY RECORDER
BY: _____
DEPUTY

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE MINIMUM CONDITIONS OF THE SUBDIVISION ORDINANCES OF OGDEN CITY, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAN, AS REVIEWED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY, PRE-REQUISITE TO THE FINAL PLAN APPROVAL BY THE MAYOR OF OGDEN CITY.

SIGNED THIS _____ DAY OF _____, 20____, _____ MANAGER PLANNING DIVISION

OGDEN CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE MINIMUM CONDITIONS OF THE OGDEN CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.

SIGNED THIS _____ DAY OF _____, 20____, _____ OGDEN CITY ENGINEER

OGDEN CITY ATTORNEY'S OFFICE

APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE

SIGNED THIS _____ DAY OF _____, 20____, _____ OGDEN CITY ATTORNEY

OGDEN CITY APPROVAL

THIS PLAN AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY THIS _____ DAY OF _____, 20____.

MAYOR ATTEST: _____
CITY RECORDER

LENDER CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAN FOR THE HEREOF DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.

DATED THIS _____ DAY OF _____, 20____,
UNITED WHOLESALE MORTGAGE, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

NAME/TITLE: _____

ACKNOWLEDGEMENT

STATE OF _____ } S.S.

COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF UNITED WHOLESALE MORTGAGE, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC
RESIDING IN _____

LENDER CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAN FOR THE HEREOF DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.

DATED THIS _____ DAY OF _____, 20____,
OPEN MORTGAGE, LLC, A TEXAS LIMITED LIABILITY COMPANY

NAME/TITLE: _____

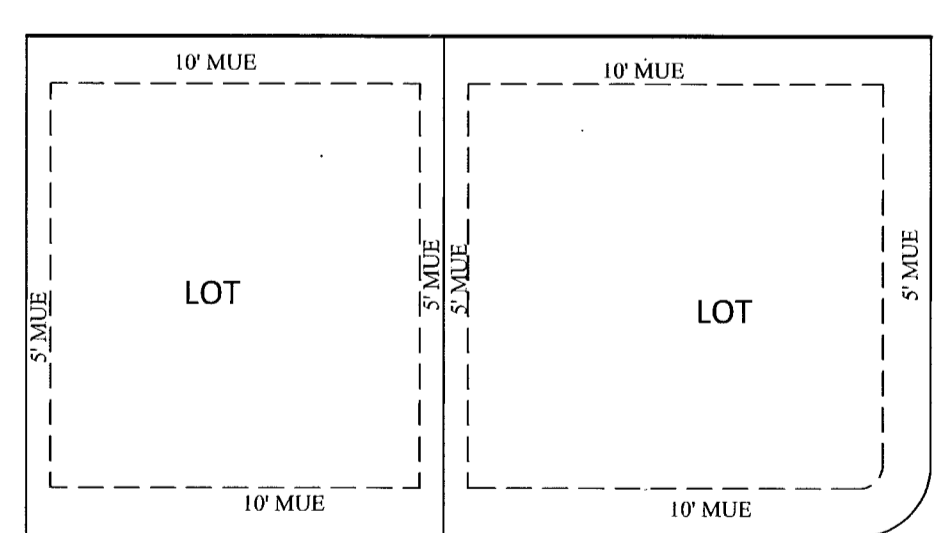
ACKNOWLEDGEMENT

STATE OF _____ } S.S.

COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF OPEN MORTGAGE, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY.

NOTARY PUBLIC
RESIDING IN _____



TYPICAL MUNICIPAL UTILITY EASEMENTS
N.T.S.

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	193.00	33°09'51"	111.71	S72°07'43"E	110.16
C2	193.00	33°19'26"	112.25	N38°53'04"W	110.68
C3	193.00	25°10'18"	84.79	S09°38'12"E	84.11
C4	193.00	10°06'12"	34.03	S08°00'02"W	33.99
C5	132.00	7°49'24"	18.02	S09°08'26"W	18.01
C6	132.00	3°44'51"	8.63	S03°21'19"W	8.63
C7	15.00	71°09'02"	18.63	S34°05'38"E	17.45
C8	50.00	63°54'20"	55.77	S37°42'59"E	52.92
C9	50.00	71°03'42"	62.01	S29°46'02"W	58.11
C10	50.00	115°59'29"	101.22	N56°42'23"W	84.80
C11	188.00	11°34'15"	37.97	S07°16'01"W	37.90
C12	160.00	11°34'15"	32.31	S07°16'01"W	32.26
C13	137.00	49°56'51"	109.86	S09°55'17"E	106.94
C14	165.00	101°45'46"	293.06	N37°49'45"W	256.03
C15	137.00	55°48'58"	133.46	N60°48'10"W	128.25
C16	188.00	33°25'46"	109.69	S34°55'41"E	108.14

GENERAL NOTES:

- THE STORMWATER EASEMENT IS FOR THE USE AND STORM WATER DRAINAGE OF LOTS 103 THROUGH 109 AND SHALL NOT BE FILLED IN, ALTERED, REMOVED OR DECREASED IN SIZE, WITH NO BUILDINGS OR STRUCTURE BEING MAINTAINED THEREIN. THE OWNERS OF EACH LOT ON WHICH THE STORMWATER EASEMENT IS LOCATED ARE RESPONSIBLE TO MAINTAIN THE PORTION OF THE STORMWATER BASIN LOCATED ON THEIR RESPECTIVE LOT.
- THE COMMON DRIVEWAY DESIGNATED HEREON IS FOR THE PURPOSE OF SERVING THE ABUTTING LOTS WITH INGRESS AND EGRESS AND IS SUBJECT TO THE FOLLOWING TERMS.
 - THE COMMON DRIVEWAY IS SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, ENCUMBRANCES, PUBLIC OR PRIVATE, OF RECORD OR ENFORCEABLE AT LAW OR IN EQUITY.
 - THE ADJOINING PROPERTY OWNERS BENEFITED AND SERVED BY THE COMMON DRIVEWAY SHALL COMPLY WITH ALL APPLICABLE GOVERNMENTAL LAWS, RULES AND REGULATIONS PERTAINING TO THE USE OF SAID EASEMENT.
 - THE ADJOINING PROPERTY OWNERS SHALL MAINTAIN OR KEEP SAID COMMON DRIVEWAY IN A REASONABLE STATE OF REPAIR FOR THE PURPOSES OF THE EASEMENT. ALL MAINTENANCE AND REPAIR OF THE COMMON DRIVEWAY SHALL BE PAID FOR EQUALLY BY THE ADJOINING PROPERTY OWNERS.
 - NO ADJOINING PROPERTY OWNER SHALL, WITHOUT PRIOR WRITTEN CONSENT OF THE OTHER, BLOCK THE COMMON DRIVEWAY OR ERECT OR PERMIT THE ERECTION OF OR MAINTAIN ANY STRUCTURE THAT WILL UNREASONABLY IMPEDE OR INTERFERE WITH THE USE OF THE COMMON DRIVEWAY.