

Quail Ponds Phase 5 Subdivision

North Ogden, Weber County, Utah
 A Part of the Southeast Quarter of Section 33,
 Township 7 North, Range 1 West, Salt Lake Base & Meridian

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 six (6) Lots, know Hereafter as Quail Ponds Phase 5 Subdivision 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 11th day of August, 2020.



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF QUAIL PONDS AT NORTH OGDEN BEING A POINT LOCATED 647.86 FEET SOUTH 89°42'01" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND 826.78 FEET NORTH 00°00'00" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 33;

RUNNING THENCE ALONG THE EAST BOUNDARY OF SAID QUAIL PONDS AT NORTH OGDEN THE FOLLOWING THREE (3) COURSES; (1) NORTH 15°13'22" EAST (NORTH 14°52'56" EAST BY RECORD) 93.58 FEET; (2) SOUTH 74°46'38" EAST (SOUTH 75°07'04" EAST BY RECORD) 5.33 FEET; AND (3) NORTH 15°13'22" EAST (NORTH 14°52'56" EAST BY RECORD) 198.31 FEET TO THE SOUTH BOUNDARY LINE OF THE BRENT CALL PROPERTY, TAX ID. NO. 17-075-0024; THENCE SOUTH 89°41'58" EAST 157.06' FEET ALONG SAID SOUTH BOUNDARY LINE TO THE WEST BOUNDARY LINE OF FERNWOOD ESTATES NO. 2; THENCE SOUTH 01°56'23" WEST (SOUTH 01°39'05" EAST BY RECORD) 6.85 FEET TO THE SOUTHWEST CORNER OF LOT 8R OF SAID FERNWOOD ESTATES NO. 2, SAID POINT BEING THE NORTHWEST CORNER OF THE MATTHEW B. MCPHIE PROPERTY, TAX ID. NO. 17-342-0015; THENCE ALONG THE BOUNDARY LINE OF SAID MCPHIE PROPERTY THE FOLLOWING TWO (2) COURSES; (1) SOUTH 01°24'07" WEST (SOUTH 00°58'31" WEST BY RECORD) 99.53 FEET; AND (2) SOUTH 88°49'38" EAST (SOUTH 89°01'29" EAST BY RECORD) 10.00 FEET TO THE NORTHWEST CORNER OF LOT 24, FERNWOOD ESTATES NO. 4; THENCE SOUTH 01°24'07" WEST (SOUTH 00°58'31" WEST BY RECORD) 206.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 24, SAID POINT BEING ON THE NORTH BOUNDARY LINE OF THE CHAD M. PAULING PROPERTY, TAX ID. NO. 17-075-0036; THENCE ALONG THE BOUNDARY LINE OF SAID PAULING PROPERTY THE FOLLOWING TWO (2) COURSES; (1) NORTH 88°16'51" WEST 10.00 FEET; AND (2) SOUTH 00°44'03" EAST 25.52 FEET; THENCE NORTH 89°21'35" WEST 148.64 FEET; THENCE NORTH 01°19'09" EAST 46.43 FEET; THENCE NORTH 82°27'49" WEST 84.60 FEET TO THE POINT OF BEGINNING. CONTAINING 1.500 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND NAME SAID TRACT QUAIL PONDS PHASE 5 SUBDIVISION, DO HEREBY DEDICATE, GRANT AND CONVEY TO NORTH OGDEN CITY, WEBER COUNTY, UTAH, THE STREETS 2025 NORTH STREET AND 840 EAST STREET AS SHOWN HEREON, TO BE PUBLIC THOROUGHFARES FOREVER AS WELL AS PUBLIC UTILITY EASEMENTS. WE FURTHER DEDICATE THE FOLLOWING PUBLIC UTILITY EASEMENTS (PUE'S) TO NORTH OGDEN CITY AS SHOWN HEREON: (1) 10-FOOT WIDE PUE'S ACROSS ALL LOT FRONTAGES (2) A 10-FOOT WIDE PUE ALONG THE EAST BOUNDARY OF LOT 48 (3) A 10-FOOT WIDE PUE ALONG THE WEST BOUNDARY OF LOT 49 (4) A 15-FOOT WIDE PUE ALONG THE EAST BOUNDARIES OF LOTS 49, 50, 51, 52 AS SHOWN HEREON. (5) A 40-FOOT WIDE PUE ACROSS THE NORTHERLY BOUNDARIES OF LOTS 48 & 49 AS SHOWN HEREON. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ARE TO BE USED FOR THE ACCESS, INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC AND PRIVATE UTILITY SERVICES - SUCH INCLUDES PROVISION FOR STORM DRAINAGE, SPRINGS DRAINAGE, IRRIGATION AND SECONDARY WATER NEEDS. BEING ALSO THE PERTINENT OWNERS OF THE LAND OUTSIDE THE PLATTED SUBDIVISION BOUNDARIES, WE HEREBY DEDICATE THE 55-FOOT RADIUS TEMPORARY TURNAROUND EASEMENT, AND PUBLIC UTILITY EASEMENT, AS SHOWN HEREON AT THE END OF 840 EAST STREET - SAID EASEMENT SHALL BE INHERENTLY VACATED BY FUTURE PLATTING AS 840 EAST STREET PROGRESSES SOUTHWARD. WE HEREBY DECLARE THE PLAT NOTES SHOWN HEREON TO BE EFFECTIVE AND BINDING.

THIS _____ DAY OF _____, 2020.

BLACKBURN JONES REAL ESTATE INCORPORATED:

BRUCE JONES

CORPORATE ACKNOWLEDGMENT

State of Utah
 Weber County

On the _____ day of _____, 2020, personally appeared before me, the undersigned notary public in and for said state and county, Bruce Jones, being duly sworn, for and on behalf of Blackburn Jones Real Estate Incorporated, acknowledged that he signed the above owner's dedication, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

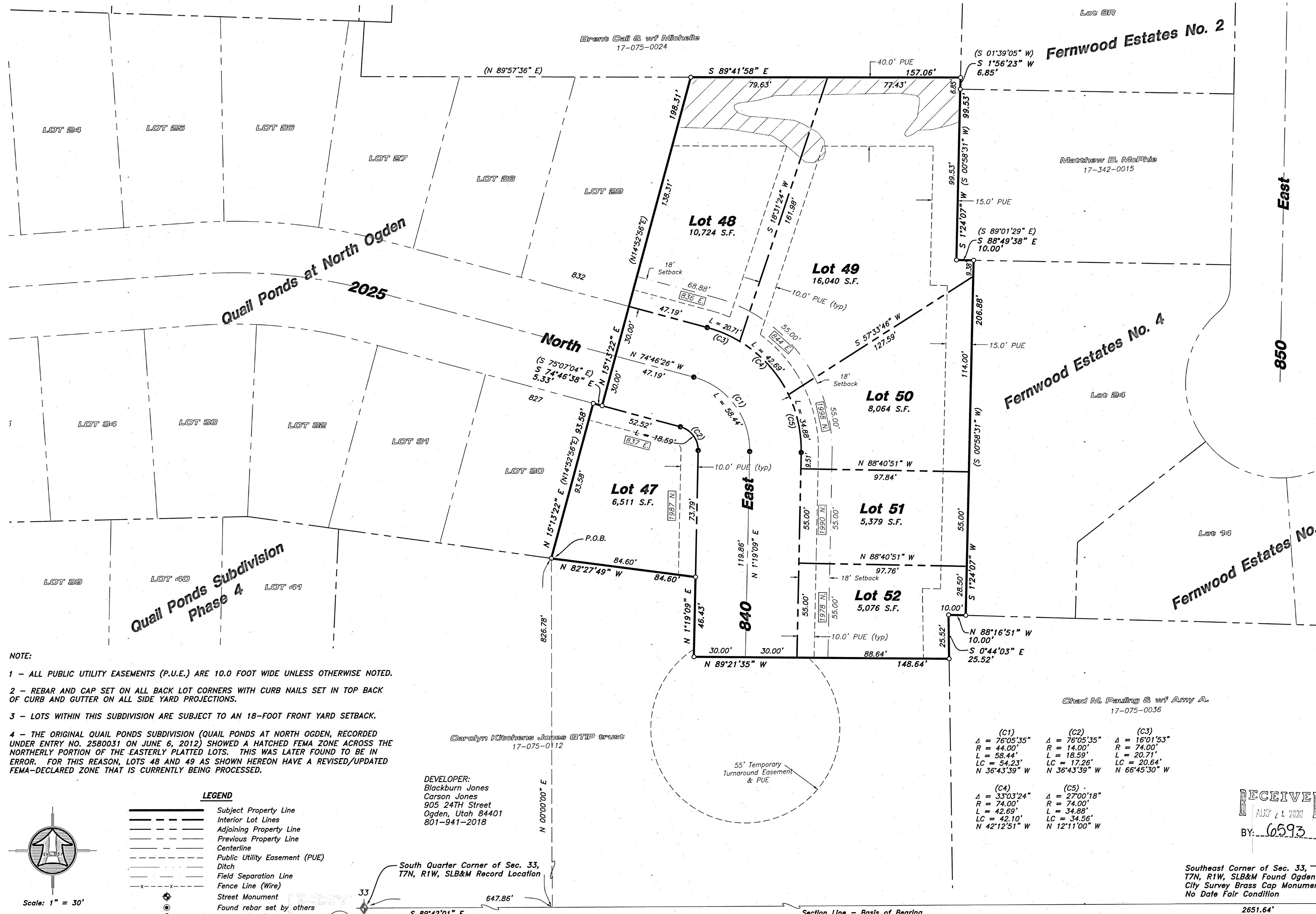
Notary public

NARRATIVE

The Purpose of this Survey was to Establish and set the Property Corners of the six lot Subdivision as Shown and Described Hereon. This Survey was Ordered by Carson Jones. The Control used to Establish the Property Corners was the Existing Weber County Surveyor Monumentation Surrounding Section 33, Township 7 North, Range 1 West, S.L.B.&M along with the street monumentation within the Quail Ponds Subdivision and the Fernwood Estates Subdivision. The basis of bearing is the south line of the southeast quarter of section 33, T7N, R1W, SLB&M which bears S 89°42'01" E, Utah North State Plane, calculated NAD 83 grid bearing.

COUNTY RECORDER

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



- NOTE:
- ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.
 - 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.
 - LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN 18-FOOT FRONT YARD SETBACK.
 - THE ORIGINAL QUAIL PONDS SUBDIVISION (QUAIL PONDS AT NORTH OGDEN, RECORDED UNDER ENTRY NO. 2580031 ON JUNE 6, 2012) SHOWED A HATCHED FEMA ZONE ACROSS THE NORTHERLY PORTION OF THE EASTERLY PLATTED LOTS. THIS WAS LATER FOUND TO BE IN ERROR. FOR THIS REASON, LOTS 48 AND 49 AS SHOWN HEREON HAVE A REVISED/UPDATED FEMA-DECLARED ZONE THAT IS CURRENTLY BEING PROCESSED.

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)
- Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- FEMA Flood Zone (No Building Allowed)
- Section Corner

Scale: 1" = 30'

Scale in Feet (Data in Parentheses is Record)

DEVELOPER:
 Blackburn Jones
 Carson Jones
 905 24TH Street
 Ogden, Utah 84401
 801-941-2018

Carolyn Kathleen Jones @TP trust
 17-075-0112

South Quarter Corner of Sec. 33,
 T7N, R1W, SLB&M Record Location

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., 2020.

BY: _____ DATE _____
 CHAIRMAN

BY: _____ DATE _____
 ATTEST: SECRETARY

NORTH OGDEN CITY ATTORNEY

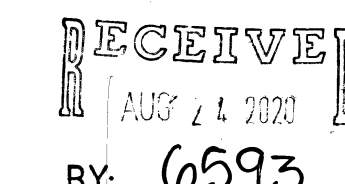
I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF NORTH OGDEN CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2020.

BY: _____ DATE _____
 CITY ATTORNEY

(C1)	(C2)	(C3)
Δ = 76°05'35"	Δ = 76°05'35"	Δ = 16°01'53"
R = 44.00'	R = 14.00'	R = 74.00'
L = 58.44'	L = 18.59'	L = 20.71'
LC = 54.23'	LC = 17.26'	LC = 20.64'
N 36°43'39" W	N 36°43'39" W	N 66°45'30" W

(C4)	(C5)
Δ = 33°03'24"	Δ = 27°00'18"
R = 74.00'	R = 74.00'
L = 42.69'	L = 34.88'
LC = 42.10'	LC = 34.56'
N 42°12'51" W	N 12°11'00" W



Southeast Corner of Sec. 33,
 T7N, R1W, SLB&M Found Ogden
 City Survey Brass Cap Monument
 No Date Fair Condition

HAI HANSEN & ASSOCIATES, INC.
 Consulting Engineers and Land Surveyors
 538 North Main Street, Brigham, Utah 84302
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 (435) 723-3491 (801) 399-4905 (435) 752-8272
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