

NORTHVIEW ESTATES SUBDIVISION, PHASE 7

A PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. & M.

NORTH OGDEN CITY, WEBER COUNTY, UTAH

JUNE 2020

LEGEND

- PHASE BOUNDARY LINE
- LOT LINE
- 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE SPECIFIED
- EXISTING PROPERTY LINES
- CENTER LINE
- ◆ FOUND SECTION CORNER
- ⊕ STREET MONUMENT TO BE SET
- ⊕ FOUND STREET MONUMENT
- ⊕ FOUND REBAR AND OR CAP PROPERTY MARKER
- ⊕ FOUND NAIL PROPERTY MARKER
- ⊕ REBAR AND CAP TO BE SET

SURVEYORS CERTIFICATE

I, MATTHEW ABRAM MURDOCK, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 AND HOLDING LICENSE NUMBER 6541909, DO HEREBY CERTIFY THAT A SURVEY OF THIS PLAT OF NORTHVIEW ESTATES SUBDIVISION, PHASE 7 IN NORTH OGDEN CITY, WEBER COUNTY, UTAH HAS BEEN MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 12-23-1 AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA COMPILED FROM THE RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS 29th DAY OF September, 2020.

MATTHEW ABRAM MURDOCK, P.L.S.

BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS AND DISTANCES SHOWN ON THE PLAN HAVE BEEN ROTATED TO MATCH UTAH STATE PLANE NAD 1927 GRID BEARINGS AS ESTABLISHED AND MAINTAINED BY THE WEBER COUNTY SURVEYOR'S OFFICE. THIS ROTATION IS CLOCKWISE 00°54'49" FROM THE BASIS OF BEARINGS SHOWN ON PEBBLE BEACH OF THE GREAT LAKE BONNEVILLE PHASE 4 AND 5. THIS BASIS OF BEARINGS MATCHES THAT OF NORTHVIEW ESTATE SUBDIVISION PHASE 6.

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	282.38'	500.00'	145.07'	32°21'31"	278.64'	S75°13'05"W
C2	451.81'	800.00'	232.11'	32°21'31"	445.83'	N75°13'05"E
C3	564.63'	1000.00'	290.06'	32°21'03"	557.16'	S75°12'50"W
C4	183.44'	375.00'	98.93'	29°33'22"	191.31'	N16°11'00"W
C5	21.30'	500.00'	10.65'	2°26'26"	21.30'	N68°34'38"E
C6	26.19'	470.00'	13.10'	3°11'34"	26.19'	S60°38'06"W
C7	117.26'	470.00'	58.94'	14°17'42"	116.96'	S69°22'44"W
C8	117.43'	470.00'	59.02'	14°18'58"	117.13'	S83°41'03"W
C9	4.55'	470.00'	2.28'	0°33'18"	4.55'	N88°52'49"W
C10	95.79'	530.00'	48.02'	10°21'18"	95.66'	S86°13'11"W
C11	102.31'	530.00'	51.31'	11°03'36"	102.15'	S75°30'44"W
C12	101.23'	530.00'	50.77'	10°56'37"	101.08'	S64°30'37"W
C13	18.93'	770.00'	9.46'	1°24'31"	18.93'	S59°44'34"W
C14	111.18'	770.00'	55.69'	8°16'23"	111.09'	S64°35'01"W
C15	109.74'	770.00'	54.96'	8°09'57"	109.65'	S72°48'11"W
C16	109.68'	770.00'	54.94'	8°09'42"	109.59'	S80°58'01"W
C17	85.33'	770.00'	42.71'	6°20'58"	85.29'	S88°13'21"W
C18	67.19'	830.00'	33.62'	4°38'19"	67.18'	S89°04'41"W
C19	97.81'	830.00'	48.96'	6°45'08"	97.76'	S83°22'58"W
C20	97.81'	830.00'	48.96'	6°45'08"	97.76'	S76°37'50"W
C21	97.81'	830.00'	48.96'	6°45'07"	97.75'	S69°52'42"W
C22	87.68'	830.00'	43.88'	6°03'10"	87.64'	S63°28'33"W
C23	15.46'	10.00'	9.76'	88°35'21"	13.92'	S75°15'21"E
C24	15.71'	10.00'	10.00'	90°00'00"	14.14'	N14°02'18"E
C25	15.71'	10.00'	10.00'	90°00'00"	14.14'	N14°02'19"E
C26	87.03'	970.00'	43.55'	5°08'27"	87.00'	N61°36'33"E
C27	103.43'	970.00'	51.76'	6°06'34"	103.38'	N67°14'03"E
C28	103.53'	970.00'	51.81'	6°06'55"	103.48'	N73°20'47"E
C29	103.51'	970.00'	51.81'	6°06'51"	103.46'	N78°22'40"E
C30	103.88'	970.00'	51.74'	6°06'23"	103.33'	N85°34'12"E
C31	46.81'	970.00'	23.41'	2°45'53"	46.80'	N89°59'35"E
C32	71.29'	1030.00'	35.66'	3°57'57"	71.28'	N89°24'24"E
C33	104.85'	1030.00'	52.47'	5°49'56"	104.80'	N84°30'27"E
C34	104.94'	1030.00'	52.52'	5°50'15"	104.89'	N78°40'22"E
C35	104.84'	1030.00'	52.52'	5°50'16"	104.80'	N78°50'07"E
C36	104.85'	1030.00'	52.47'	5°49'57"	104.80'	N67°00'01"E
C37	90.70'	1030.00'	45.38'	5°02'43"	90.67'	N61°33'41"E
C38	15.71'	10.00'	10.00'	90°00'00"	14.14'	N75°57'41"E
C39	19.70'	405.00'	9.85'	2°47'14"	19.70'	N28°34'04"E
C40	14.74'	10.00'	9.08'	84°28'08"	13.44'	N70°24'31"E
C41	22.58'	530.00'	11.29'	0°26'26"	22.58'	N68°34'38"E
C42	20.02'	470.00'	10.01'	2°26'26"	20.02'	N68°34'38"E
C43	14.74'	10.00'	9.08'	84°28'08"	13.44'	N25°07'21"E
C44	126.45'	405.00'	63.74'	17°53'18"	125.93'	N08°10'05"W
C45	152.93'	345.00'	72.74'	25°23'51"	151.68'	S16°43'19"E
C46	139.00'	375.00'	70.31'	21°14'16"	138.21'	N12°01'27"W
C47	54.44'	375.00'	27.22'	08°19'06"	54.40'	N26°48'08"W

- NOTES:
- 10' PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG PROPERTY LINES ARE DENOTED BY DASHED LINES. (UNLESS OTHERWISE NOTED)
 - (NR) INDICATES NON-RADIAL LINE
 - 5/8" REBAR & CAPS TO BE SET AT BACK OF LOT CORNERS. O-MARK NAILS TO BE SET IN CURB AT LOT LINE EXTENSION.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL OFF-SITE AND ON-SITE CULINARY WATER AND SECONDARY WATER SYSTEMS ARE FUNCTIONAL AND APPROVED BY NORTH OGDEN CITY.
 - "R" DESIGNATION RESTRICTS LOT 85R FROM BEING SOLD OR A BUILDING PERMIT ISSUED UNTIL THE ROAD IS EXTENDED BEYOND THE SUBDIVISION BOUNDARY COMPLETE WITH CURB, GUTTER AND SIDEWALK AT WHICH TIME THE TEMPORARY TURN AROUND EASEMENT IS NULLIFIED.
 - "R" DESIGNATION ALSO RESTRICTS LOT 85R FROM BEING SOLD OR A BUILDING PERMIT ISSUED UNTIL THE FIRE MARSHAL PROVIDES APPROVAL OF AN ALTERNATE DESIGN FOR AN OFFSITE TEMPORARY TURNAROUND OR THE FIRE MARSHAL SHALL OTHERWISE PROVIDE APPROVAL OF THE ROADWAY BEING EXTENDED BEYOND THE SUBDIVISION BOUNDARY TO MEET THE TURN-AROUND REQUIREMENTS.
 - DEVELOPER AGREES TO MAINTAIN LOT 85R TO INCLUDE WEED CONTROL AND TO KEEP THE LOT IN GOOD CONDITION UNTIL LOT 85R IS SOLD AND BUILDING PERMIT IS ISSUED.

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT NORTHVIEW ESTATES SUBDIVISION, PHASE 7, AND HEREBY DEDICATE AND GRANT AND CONVEY TO NORTH OGDEN CITY, THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS AND SAME TO BE USED FOR PUBLIC THROUGHFARES AND ALLEYS AND ALSO DEDICATE, GRANT AND CONVEY TO NORTH OGDEN CITY, WEBER COUNTY, UTAH, ALL PARTS OR PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS STREETS AND EASEMENTS, THE SAME TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREOF, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY NORTH OGDEN CITY.

SIGNED THIS _____ DAY OF _____, 20__.

VALUATION MANAGEMENT CORPORATION

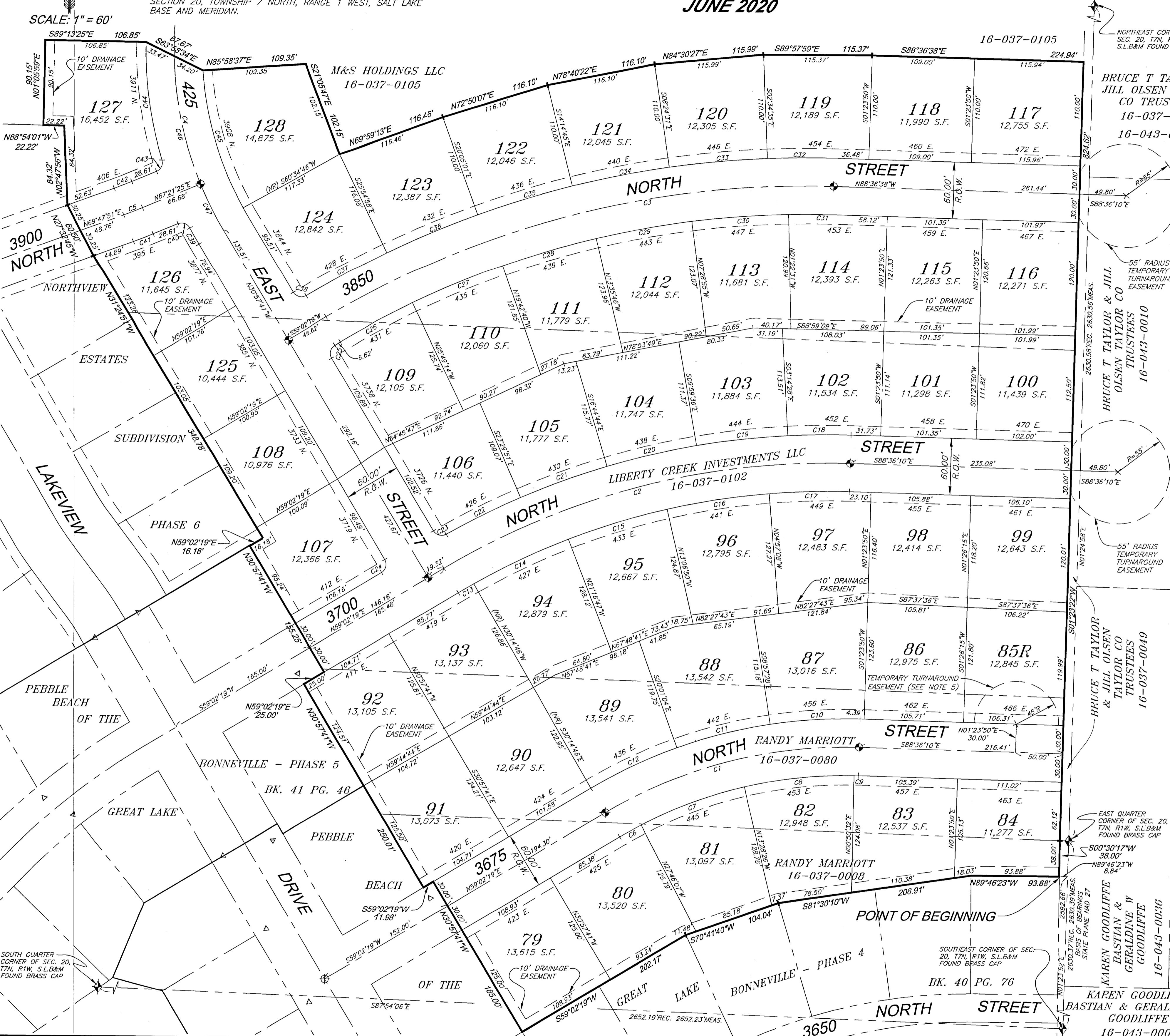
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER, ss
ON THE _____ DAY OF _____, 20__
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID STATE AND COUNTY OF WEBER, AND AFTER BEING DULY SWORN ACKNOWLEDGED TO ME,
IS
OF SAID CORPORATION AND THAT HE SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: _____, 20__.

NOTARY PUBLIC

COUNTY RECORDER

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

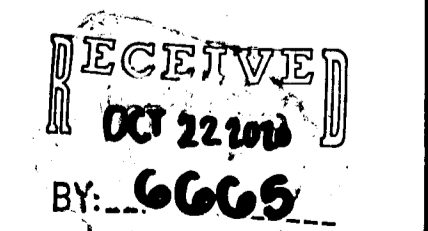


PREPARED BY:
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NORTH OGDEN CITY ATTORNEY/CITY ADMINISTRATOR
I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREVIOUSLY BY THE STATE OF UTAH AND THE ORDINANCE OF NORTH OGDEN CITY OF THE FOREGOING PLAT AND DEDICATION HAVE BEEN COMPLIED WITH.
SIGNED THIS 19th DAY OF October, 2020.
BY: [Signature] 10/17/20
CITY ATTORNEY DATE
BY: [Signature] 10/19/20
CITY ADMINISTRATOR DATE

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 19th DAY OF October, 2020.
BY: [Signature] 10/19/20
CHAIRMAN DATE
ATTEST: [Signature] 10/19/20
SECRETARY DATE

NORTH OGDEN CITY APPROVALS
THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.
BY: [Signature] 10/19/2020
CITY ENGINEER DATE
BY: [Signature] 10/19/2020
PLANNING DIRECTOR DATE



A:\WCE-CAD - DOCUMENTS\105-MISC\1700-MISC\NORTHVIEW-REVISED-DATUM\PHASE 7\DESIGN SHEETS\FINAL PLAT 5 - REV TEMP TRIMAROUND.DWG 9/29/2020 10:23:30 AM