

NORTH OGDEN COVE 10TH AMENDMENT

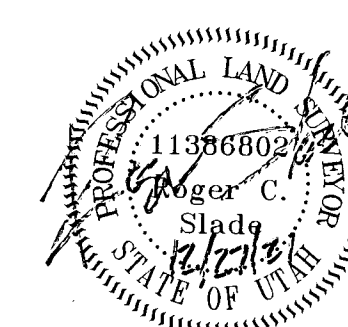
AMENDING LOTS 99, 100 & 101, NORTH OGDEN COVE 2ND AMENDMENT NORTH OGDEN, WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, 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 AMENDED AND SUBDIVIDED SAID TRACT INTO ONE (1) LOT, KNOW HEREAFTER AS NORTH OGDEN COVE 10TH AMENDMENT 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 27TH DAY OF DECEMBER, 2021.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 11386802



SUBDIVISION BOUNDARY DESCRIPTION

ALL OF LOTS 99, 100 & 101, NORTH OGDEN COVE 2ND AMENDMENT, NORTH OGDEN, WEBER COUNTY, UTAH SITUATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE BOUNDARY OF SAID LOT 101 BEING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF DILLON WAY AND THE NORTH LINE OF PRIVATE DRIVE "D" 30.00 FEET SOUTH 65°07'56" WEST AND 3.50 FEET SOUTH 24°52'17" EAST FROM THE EXISTING CENTERLINE MONUMENT AT THE POINT OF CURVATURE ON DILLON WAY (BASIS OF BEARING IS THE CENTERLINE OF DILLON WAY WHICH BEARS SOUTH 24°52'17" EAST);

RUNNING THENCE SOUTH 77°43'22" WEST 18.55 FEET; THENCE SOUTHWESTERLY TO THE LEFT ALONG THE ARC OF A 52.00 FOOT RADIUS CURVE, A DISTANCE OF 33.08 FEET, CHORD BEARS SOUTH 59°30'01" WEST 32.52 FEET, HAVING A CENTRAL ANGLE OF 36°26'43" TO THE SOUTHEAST CORNER OF SAID LOT 101; THENCE CONTINUING IN A SOUTHERLY DIRECTION TO THE LEFT ALONG THE ARC OF A 52.00 FOOT RADIUS CURVE, A DISTANCE OF 57.34 FEET, CHORD BEARS SOUTH 09°41'23" WEST 54.48, HAVING A CENTRAL ANGLE OF 83°10'34"; THENCE SOUTH 21°53'55" EAST 5.18 FEET; THENCE SOUTHERLY TO THE RIGHT ALONG THE ARC OF A 255.32 FOOT RADIUS CURVE, A DISTANCE OF 38.24 FEET, CHORD BEARS SOUTH 17°36'29" EAST 38.20 FEET, HAVING A CENTRAL ANGLE OF 08°34'51" TO THE SOUTHEAST CORNER OF SAID LOT 100; THENCE CONTINUING IN A SOUTHERLY DIRECTION TO THE RIGHT ALONG THE ARC OF A 255.32 FOOT RADIUS CURVE, A DISTANCE OF 69.71 FEET, CHORD BEARS SOUTH 05°29'45" EAST 69.49 FEET, HAVING A CENTRAL ANGLE OF 15°38'36"; THENCE IN A SOUTHWESTERLY DIRECTION WITH A COMPOUND TANGENT CURVE TO THE RIGHT ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE, A DISTANCE OF 40.04 FEET, CHORD BEARS SOUTH 25°16'08" WEST 38.98 FEET, HAVING A CENTRAL ANGLE OF 45°53'11"; THENCE IN A SOUTHWESTERLY DIRECTION WITH A REVERSE TANGENT CURVE TO THE LEFT OF A 56.00 FOOT RADIUS CURVE, A DISTANCE OF 19.75 FEET, CHORD BEARS SOUTH 38°06'37" WEST 19.64 FEET, HAVING A CENTRAL ANGLE OF 20°12'13" TO THE SOUTHWEST CORNER OF SAID LOT 99; THENCE SOUTH 83°43'23" WEST 164.82 FEET TO THE SOUTHWEST CORNER OF SAID LOT 99; THENCE NORTH 10°54'22" WEST 134.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 100; THENCE NORTH 11°38'46" EAST 266.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 101; THENCE NORTH 87°42'38" EAST 174.61 FEET TO THE NORTHEAST CORNER OF SAID LOT 101 BEING A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTHERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC OF A 271.12 FOOT RADIUS CURVE, A DISTANCE OF 147.63 FEET, CHORD BEARS SOUTH 09°16'19" EAST 145.81 FEET, HAVING A CENTRAL ANGLE OF 31°11'56"; AND (2) SOUTH 24°52'17" EAST 3.50 FEET TO THE POINT OF BEGINNING. CONTAINING 75,693 SQUARE FEET OR 1.738 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF NORTH OGDEN COVE 10TH AMENDMENT, LOCATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, NORTH OGDEN, WEBER COUNTY, UTAH SURVEY AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID NORTH OGDEN COVE 10TH AMENDMENT, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT WE, AS OWNERS, HEREBY DEDICATE TO NORTH OGDEN CITY THE PUBLIC UTILITY EASEMENTS AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. IN WITNESS, WE, AS OWNERS, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURES.

MARCUS STROMAN

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER)

ON THIS _____ DAY OF _____, 2021, MARCUS STROMAN, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, IN THE STATE OF UTAH, THE SIGNER OF THE ATTACHED OWNERS DEDICATION, ONE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

COUNTY RECORDER

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

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 _____, 2021.

BY: _____ DATE _____
CITY ATTORNEY
BY: _____ DATE _____
CITY ADMINISTRATOR

LAND USE AUTHORITY

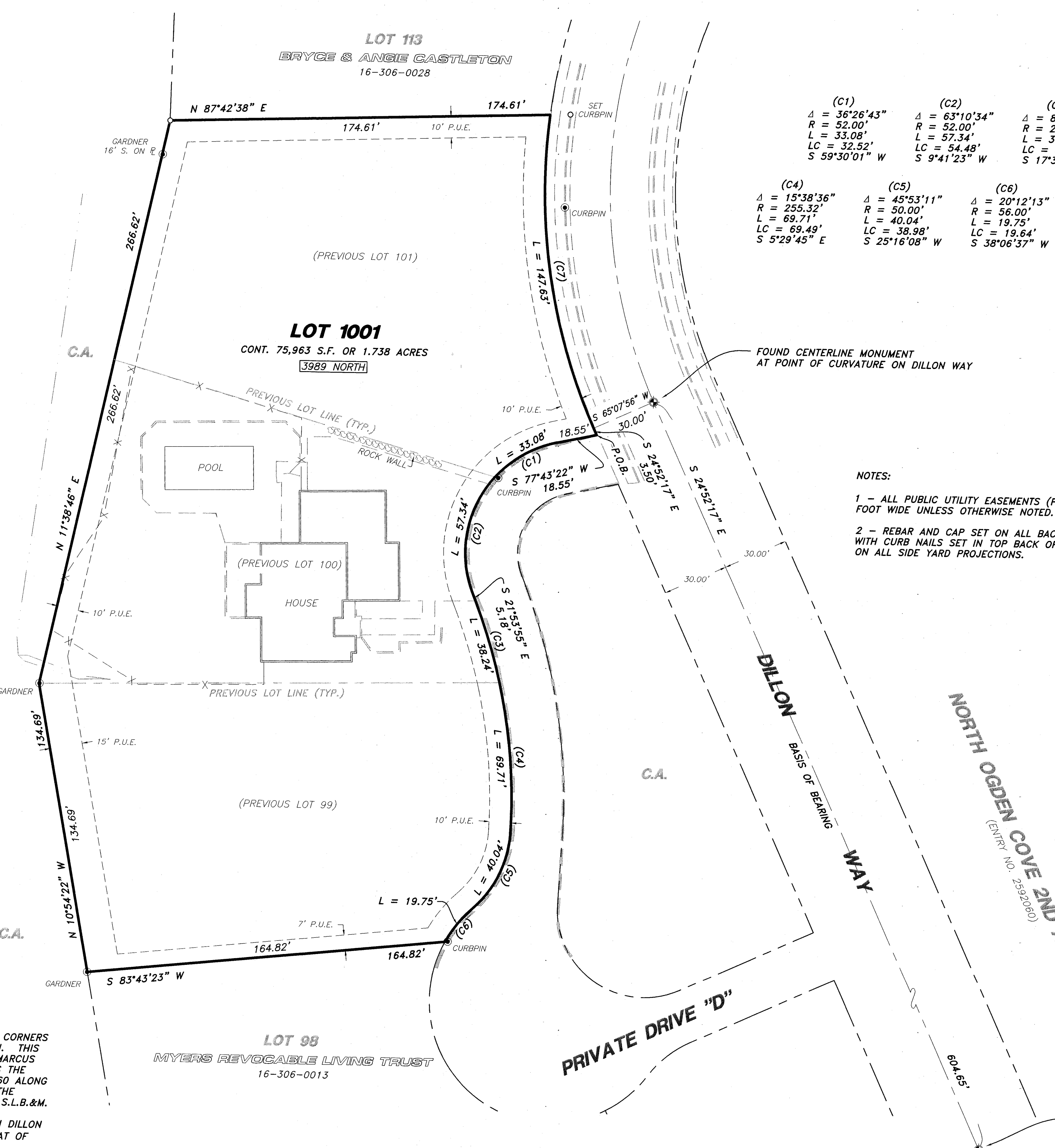
THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY OF NORTH OGDEN CITY THIS _____ DAY OF _____, 2021.

BY: _____ DATE _____
MAYOR
ATTEST: _____ DATE _____
CITY RECORDER

NORTH OGDEN CITY APPROVALS

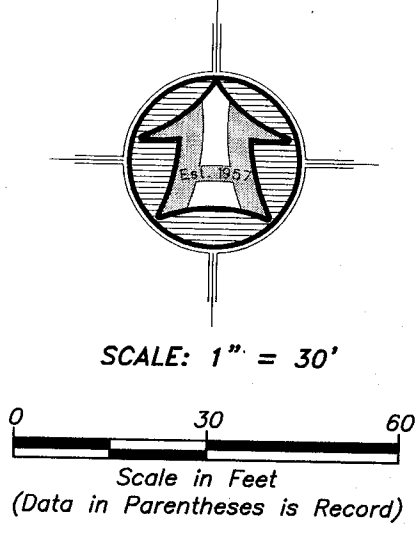
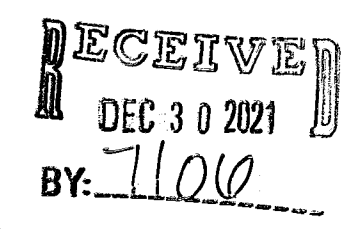
THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.

BY: _____ DATE _____
CITY ENGINEER
BY: _____ DATE _____
PLANNING DIRECTOR



(C1) Δ = 36°26'43" R = 52.00' L = 33.08' LC = 32.52' S 59°30'01" W	(C2) Δ = 63°10'34" R = 52.00' L = 57.34' LC = 54.48' S 9°41'23" W	(C3) Δ = 8°34'51" R = 255.32' L = 38.24' LC = 38.20' S 17°36'29" E	(C4) Δ = 15°38'36" R = 255.32' L = 69.71' LC = 69.49' S 5°29'45" E	(C5) Δ = 45°53'11" R = 50.00' L = 40.04' LC = 38.98' S 25°16'08" W	(C6) Δ = 20°12'13" R = 56.00' L = 19.75' LC = 19.64' S 38°06'37" W	(C7) Δ = 31°11'56" R = 271.12' L = 147.63' LC = 145.81' S 9°16'19" E
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- NOTES:
- 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.



- LEGEND
- SUBJECT PROPERTY LINE
 - ADJOINING SUBDIVISION BOUNDARY
 - ADJOINING PROPERTY LINE
 - PREVIOUS PROPERTY LINE
 - CENTERLINE
 - PUBLIC UTILITY EASEMENT (PUE)
 - EXISTING CONCRETE
 - FENCE LINE
 - STREET MONUMENT
 - FOUND SURVEY MARKER SET BY OTHERS
 - SET 5/8"x24" REBAR WITH CAP

DEVELOPER:
RW CUSTOM
FOR MARCUS STROMAN
(801) 394-1332

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE ONE LOT AMENDED SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY JORDAN FIRTH OF REMODEL WEST CUSTOM FOR MARCUS STROMAN. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE OFFICIAL PLAT OF NORTH OGDEN COVE 2ND AMENDMENT, ENTRY NO. 2592060 ALONG WITH THE EXISTING MONUMENTATION WITHIN SAID SUBDIVISION SITUATED IN THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.&M. THE BASIS OF BEARING IS BETWEEN THE FOUND CENTERLINE MONUMENTS ON DILLON WAY WHICH BEARS SOUTH 24°52'17" EAST, AS SHOWN ON THE OFFICIAL PLAT OF SAID NORTH OGDEN COVE 2ND AMENDMENT.

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