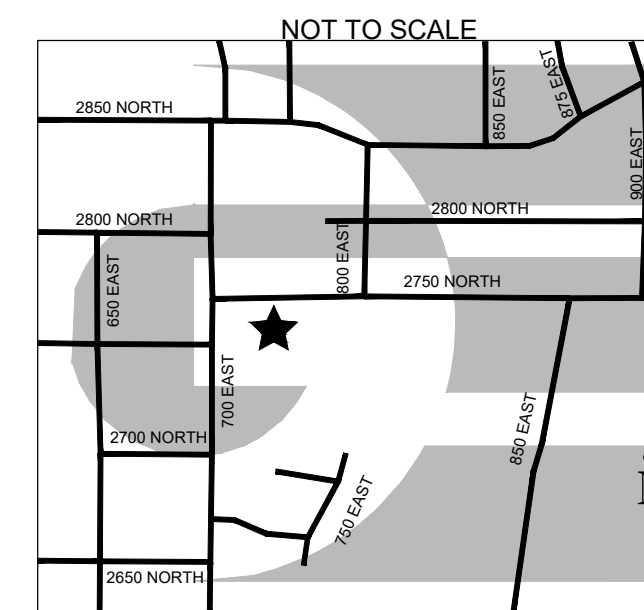


# HALL ORCHARD

LOCATED IN THE SOUTH HALF OF SECTION 28,  
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
NORTH OGDEN CITY, WEBER COUNTY, UTAH  
FEBRUARY 2022

VICINITY MAP



BOUNDARY DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF MONROE BOULEVARD EAST BEING LOCATED NORTH 89°02'06" WEST 2424.06 FEET AND NORTH 0°00'00" EAST 720.44 FEET FROM THE SOUTHEAST CORNER OF SECTION 28; RUNNING THENCE NORTH 85°48'02" WEST 194.01'; THENCE NORTH 1°45'40" EAST 162.75 EAST; THENCE NORTH 88°49'22" WEST 128.38 FEET; THENCE NORTH 1°10'38" EAST 108.00 FEET; THENCE NORTH 88°49'22" WEST 169.40 FEET; THENCE NORTH 1°10'40" EAST 272.89 FEET TO THE SOUTH RIGHT OF WAY LINE OF 2750 NORTH; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOLLOWING TWO(2) COURSES; (1) ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE RIGHT 15.38 FEET, HAVING A CENTRAL ANGLE OF 88°07'30" WITH A CHORD BEARING NORTH 45°14'25" EAST 13.91 FEET; (2) NORTH 89°18'11" EAST 542.47 FEET TO THE WESTERLY RIGHT OF LINE OF MONROE BOULEVARD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES; (1) SOUTH 33°32'47" EAST 14.74 FEET; (2) SOUTH 9°17'31" WEST 153.69 FEET; (3) ALONG THE ARC OF 460.92 FOOT RADIUS CURVE TO THE RIGHT 69.63 FEET, HAVING A CENTRAL ANGLE OF 8°39'19" WITH A CHORD BEARING SOUTH 13°37'11" WEST 69.56 FEET; (4) ALONG THE ARC OF A 542.27 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 14°27'53" WITH A CHORD BEARING SOUTH 10°42'54" WEST 136.54 FEET; (5) SOUTH 4°07'55" WEST 215.05 FEET TO THE POINT OF BEGINNING. CONTAINING 225,792 SQUARE FEET OR 5.18 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HALL ORCHARD IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 21ST DAY OF APRIL, 2022.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

HALL ORCHARD

AND HEREBY DEDICATE, GRANT AND CONVEY TO NORTH OGDEN CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY NORTH OGDEN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS PARCEL A TO BE USED AS A STORM WATER DETENTION BASIN AND ALSO GRANT, DEDICATE AND CONVEY LANDS DESIGNATED ON THE PLAT AS POWER EASEMENT TO ROCKY MOUNTAIN POWER, A DIVISION OF PACIFIC CORP, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF POWER LINES WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BLACKBURN JONES REAL ESTATE INC.

BY: CARSON JONES / DIRECTOR

NORTH OGDEN CITY MUNICIPAL

BY: S. NEAL BERUBE / MAYOR

BY: SUSAN NANCE / RECORDER

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

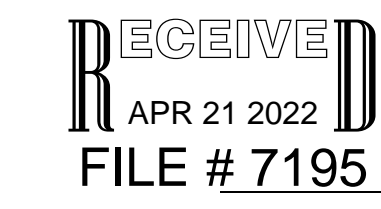
On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me CARSON JONES, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the DIRECTOR of BLACKBURN JONES REAL ESTATE INC., and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said CARSON JONES acknowledged to me that said Corporation executed the same.

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	14.37	10.00	82.33	S56° 00' 55"W	13.16
C2	49.92	530.00	5.40	S85° 31' 12"E	49.90
C3	22.75	530.00	2.46	S89° 26' 52"E	22.75
C4	13.27	25.00	30.42	N75° 28' 46"W	13.12
C5	31.39	55.00	32.70	S76° 37' 16"E	30.97
C6	54.18	55.00	56.44	N58° 48' 25"E	52.02
C7	52.56	55.00	54.76	N3° 12' 22"E	50.59
C8	54.31	55.00	56.58	N52° 27' 46"W	52.13
C9	66.37	55.00	69.14	S64° 40' 43"W	62.41
C10	25.79	25.00	59.11	S59° 47' 53"W	24.66
C11	64.43	470.00	7.85	S86° 44' 58"E	64.38
C12	16.25	10.00	93.08	S36° 16' 56"E	14.52
C13	81.73	542.27	8.64	N7° 48' 01"E	81.65
C14	44.73	460.92	5.56	N12° 04' 20"E	44.71
C15	20.69	54.23	21.85	N13° 24' 03"W	20.56
C16	19.44	55.00	20.25	N34° 18' 00"W	19.34
C17	16.58	45.59	20.84	N13° 59' 25"W	16.49
C18	15.66	45.01	19.94	N34° 27' 27"W	15.58
C19	10.15	10.00	58.17	S30° 15' 49"W	9.72
C20	0.07	569.73	0.01	N82° 49' 19"W	0.07
C21	32.86	460.92	4.08	N15° 54' 19"E	32.85
C22	14.31	542.27	1.51	N17° 11' 29"E	14.31
C23	24.90	460.92	3.09	N16° 24' 00"E	24.89
C24	40.86	542.27	4.32	S14° 16' 56"W	40.85



LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- ◆ STREET MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- BUILDING SETBACK LINE
- POWER EASEMENT
- ROAD DEDICATION AREA



ACKNOWLEDGEMENT

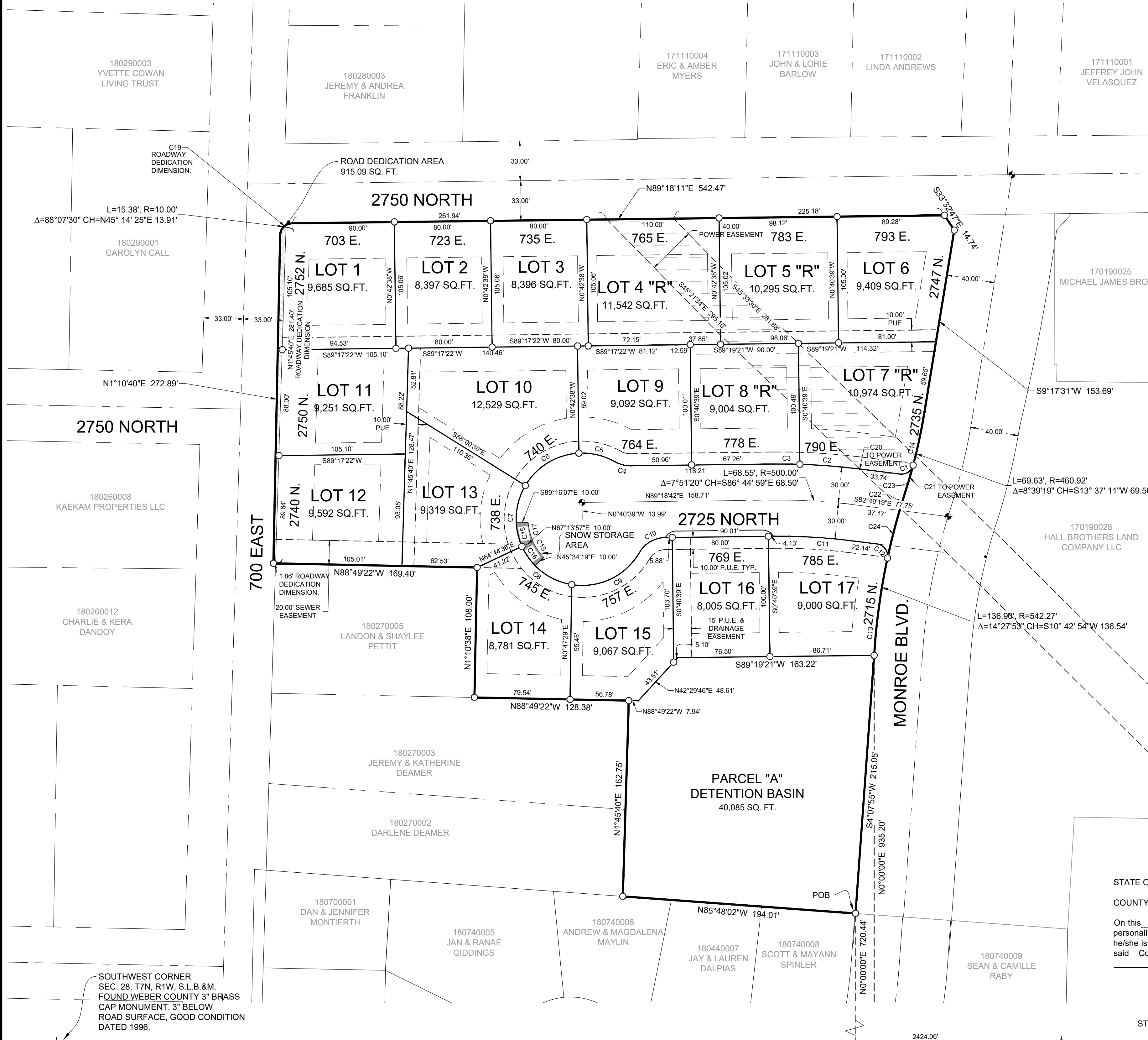
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me S. NEAL BERUBE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MAYOR of NORTH OGDEN CITY MUNICIPAL, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said \_\_\_\_\_ acknowledged to me that said Corporation executed the same.

STAMP NOTARY PUBLIC

NOTES

- ZONE (R-1-8) CURRENT YARD SETBACKS: FRONT 30', SIDE 8' BOTH SIDES 18'; SIDE FACING STREET 20'; REAR 20'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49057C0212E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- LOTS WITH AN "R" MUST HAVE HOMES CONSTRUCTED NO CLOSER THAN 20 FEET TO EXISTING POWER LINES. THE HOMES MUST HAVE NO MORE THAN A 6:12 PITCH AND BE A SINGLE STORY BUILDING, ACCORDING TO ROCKY MOUNTAIN POWER STANDARDS.
- STUDY PROPOSED HALL ORCHARD SUBDIVISION PHASE 1 ABOUT 750 EAST 2750 NORTH NORTH OGDEN, UTAH, PREPARED BY CMT ENGINEERING LABORATORIES, DATED JUNE 29, 2020 WITH A PROJECT NUMBER OF 14577.



**WEBER COUNTY SURVEYOR**  
I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.  
COUNTY SURVEYOR

**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 \_\_\_\_\_, 2022.  
CITY ATTORNEY

**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 \_\_\_\_\_, 2022.  
CHAIRMAN DATE  
SECRETARY DATE

**NORTH OGDEN CITY APPROVAL**  
THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.  
CITY ENGINEER DATE  
PLANNING DIRECTOR DATE

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY WAS TO CREATE A SEVENTEEN LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY CARSON JONES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°02'06" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

**ACKNOWLEDGEMENT**  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared before me S. NEAL BERUBE, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the MAYOR of NORTH OGDEN CITY MUNICIPAL, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said \_\_\_\_\_ acknowledged to me that said Corporation executed the same.

DEVELOPER: BLACKBURN JONES CARSON JONES 905 24TH STREET OGDEN, UTAH 84404 (801) 778-0088	<b>S1</b> <b>1</b>	<b>COUNTY RECORDER</b> ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____ COUNTY RECORDER BY: _____
 <b>CIVIL • LAND PLANNING</b> <b>MUNICIPAL • LAND SURVEYING</b> 5150 SOUTH 875 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066		

R1215 - JONES BLACKBURN ASSOCI1901 - HALL ORCHARD SURVEY/NDHALL ORCHARD.DWG