

McCubbin Reserve Subdivision

Ogden, Weber County, Utah
A Part of the Southeast Quarter of Section 17,
Township 6 North, Range 1 West, Salt Lake Base & Meridian
March 2022

SURVEYOR'S CERTIFICATE

I, MATT PRETL, 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; AND I HAVE 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 TWO (2) LOTS, KNOWN HEREAFTER AS MCCUBBIN RESERVE SUBDIVISION IN 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 OR UNDER MY SUPERVISION ON THE GROUND, I FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 20TH DAY JULY, 2022.

MATT PRETL P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 10437995



BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF LINCOLN AVENUE LOCATED 173.00 FEET NORTH 01°12'45" EAST AND 40.00 FEET SOUTH 88°47'15" EAST FROM THE CENTERLINE MONUMENT IN THE INTERSECTION OF LINCOLN AVE. AND 700 SOUTH STREET;

RUNNING THENCE NORTH 01°12'45" EAST 121.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE LEAH BERENSTEIN PROPERTY, TAX ID. NO. 12-084-0028; THENCE SOUTH 88°47'15" EAST 195.00 FEET TO THE SOUTHWEST CORNER OF SAID LEAH BERENSTEIN PROPERTY, POINT ALSO BEING ON THE WEST BOUNDARY LINE OF THE HOUSING AUTHORITY OF THE CITY OF OGDEN PROPERTY, TAX ID. NO. 12-084-0030; THENCE SOUTH 01°12'45" WEST 121.00 FEET ALONG SAID WEST BOUNDARY LINE TO THE NORTH BOUNDARY LINE OF THE BRANDON AND SUMMER WILLIAMS PROPERTY, TAX ID. NO. 12-084-0023; THENCE NORTH 88°47'15" WEST 195.00 FEET ALONG SAID NORTH BOUNDARY LINE, AND THEN ALONG THE MARK AND RHONDA STEVENS NORTH BOUNDARY LINE, TAX ID. NO. 12-084-0024, AND THEN ALONG THE LAURIE A. TYLER NORTH BOUNDARY LINE, TAX ID. NO. 12-084-0025 AND 12-084-0056, AND THEN ALONG THE JACQUILINE FIENE NORTH BOUNDARY LINE, TAX ID. NO. 12-084-0026 TO THE POINT OF BEGINNING. CONTAINING 0.542 ACRES.

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HEREBY SET APART AND AMEND AND SUBDIVIDE THE SAME TRACT INTO LOTS AS SHOWN ON THIS PLAT, AND ASSIGN THE LANDS INCLUDED IN THIS PLAT THE NAME OF MCCUBBIN RESERVE SUBDIVISION AND HEREBY 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.

CORY MCCUBBIN _____ DATE _____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF WEBER) §
ON THIS _____ DAY OF _____, 2022, CORY MCCUBBIN 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 HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC

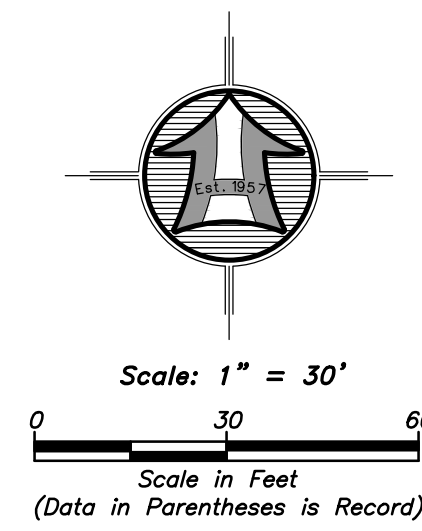
NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE TWO LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY CORY MCCUBBIN. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS ROS #'S 4071 AND 6633, AND THE EXISTING OGDEN CITY SURVEY MONUMENTATION AS SHOWN HEREON.

THE BASIS OF BEARING IS BETWEEN A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 700 SOUTH STREET AND LINCOLN AND A FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 700 SOUTH STREET AND WALL AVENUE WHICH BEARS SOUTH 88°47'15" EAST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

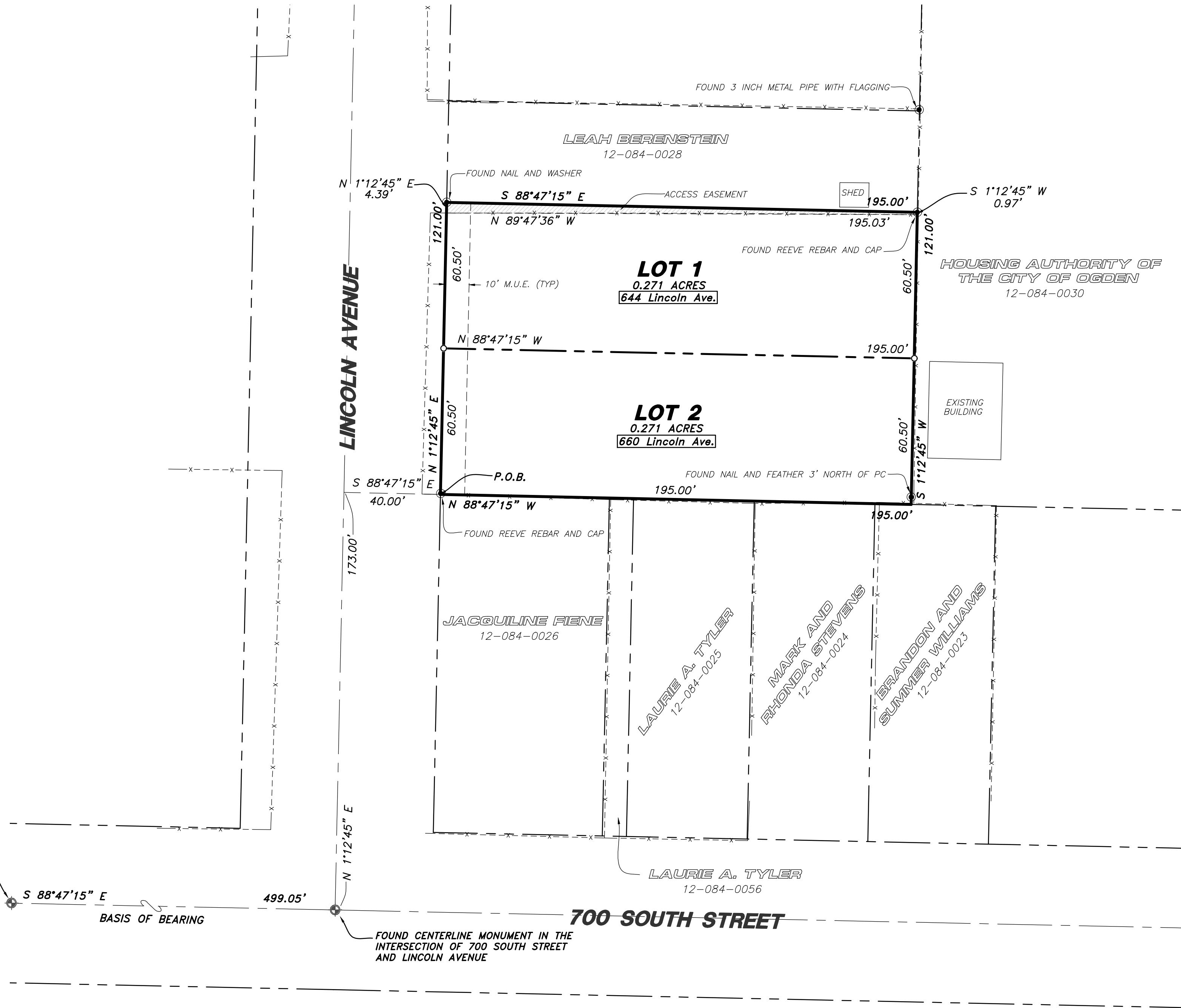
WEBER COUNTY RECORDER

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



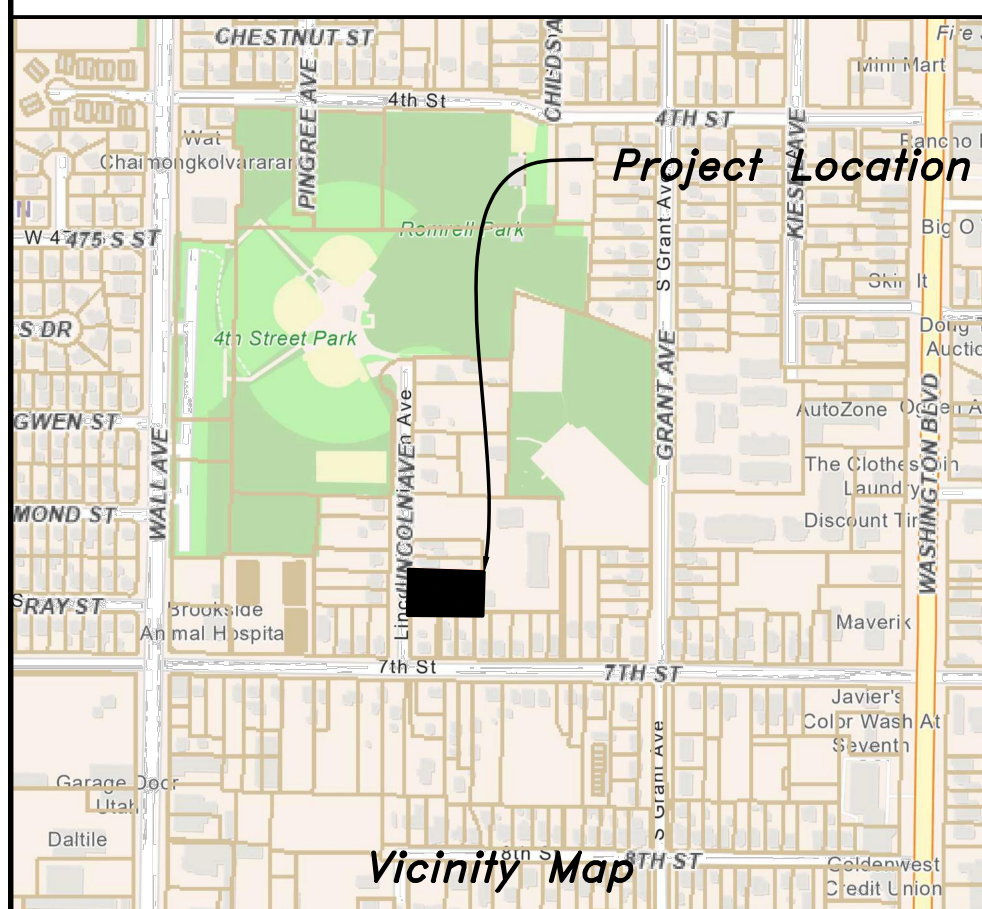
LEGEND

- Subject Property Line
- - - Interior Lot Lines
- - - Adjoining Property Line
- - - Centerline
- - - Municipal Utility Easement (MUE)
- - - Fence Line
- ⊕ Existing Street Monument
- Found rebar set by others
- Set 5/8"x24" Rebar With Cap
- ⊕ Section Corner



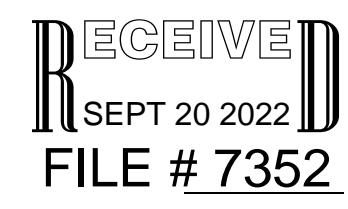
FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 700 SOUTH STREET AND WALL AVENUE

FOUND CENTERLINE MONUMENT IN THE INTERSECTION OF 700 SOUTH STREET AND LINCOLN AVENUE



PLAT NOTES:

1- ALL MUNICIPAL UTILITY EASEMENTS (M.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.



Developer:
CORY MCCUBBIN
4519 W. 1350 S.
OGDEN, UTAH 84401
(801) 814-4890



HANSEN & ASSOCIATES, INC.
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OGDEN CITY ENGINEER

I HEREBY CERTIFY THIS PLAT COMPLIES WITH THE MINIMUM CONDITIONS OF THE OGDEN CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE. SIGNED THIS _____ DAY OF _____, 2022.

CITY ENGINEER

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF OGDEN CITY, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAT, AS REVIEWED AND APPROVED BY THE MAYOR OF OGDEN CITY. SIGNED THIS _____ DAY OF _____, 2022.

MANAGER, PLANNING DIVISION

NOTARY PUBLIC

OGDEN CITY ATTORNEY

APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE THIS _____ DAY OF _____, 2022.

OGDEN CITY ATTORNEY

OGDEN CITY APPROVAL

THIS PLAT AND THE DEDICATIONS OFFERED HEREIN, ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY. SIGNED THIS _____ DAY OF _____, 2022.

MAYOR

ATTEST: CITY RECORDER