

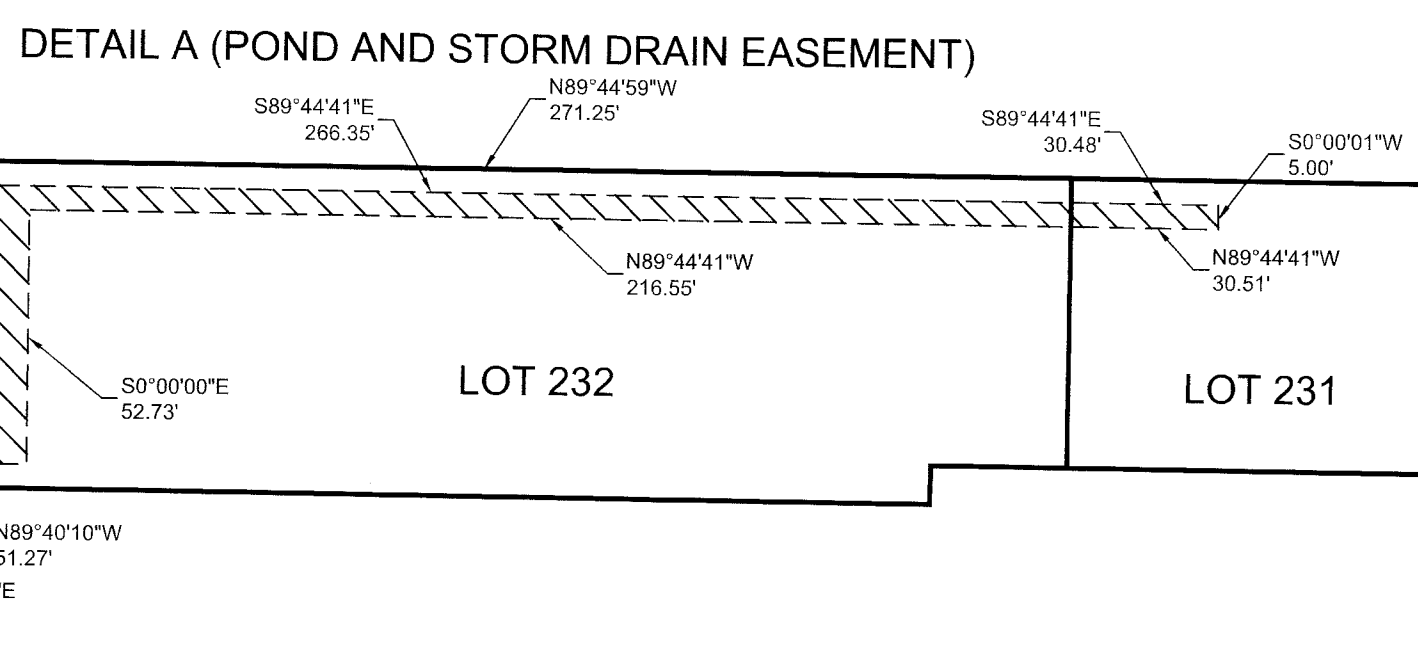
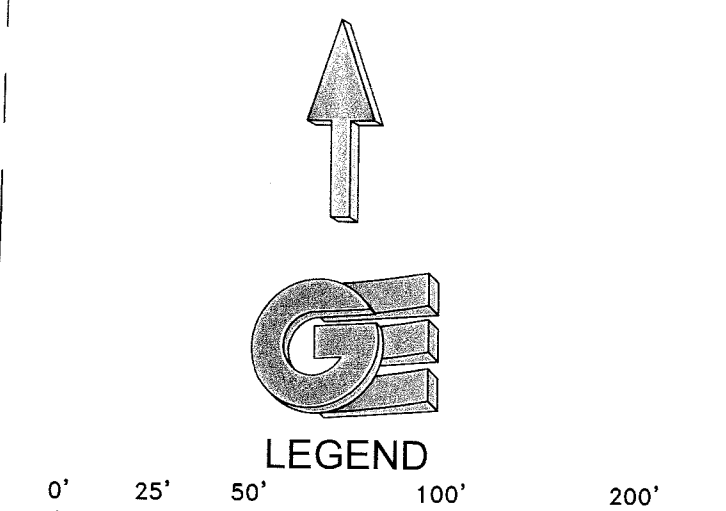
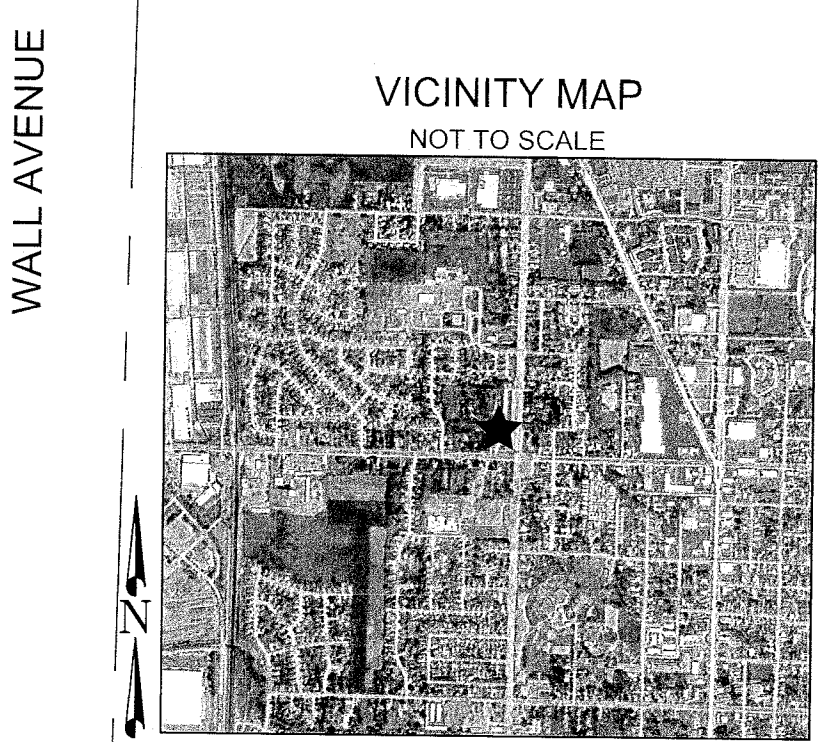
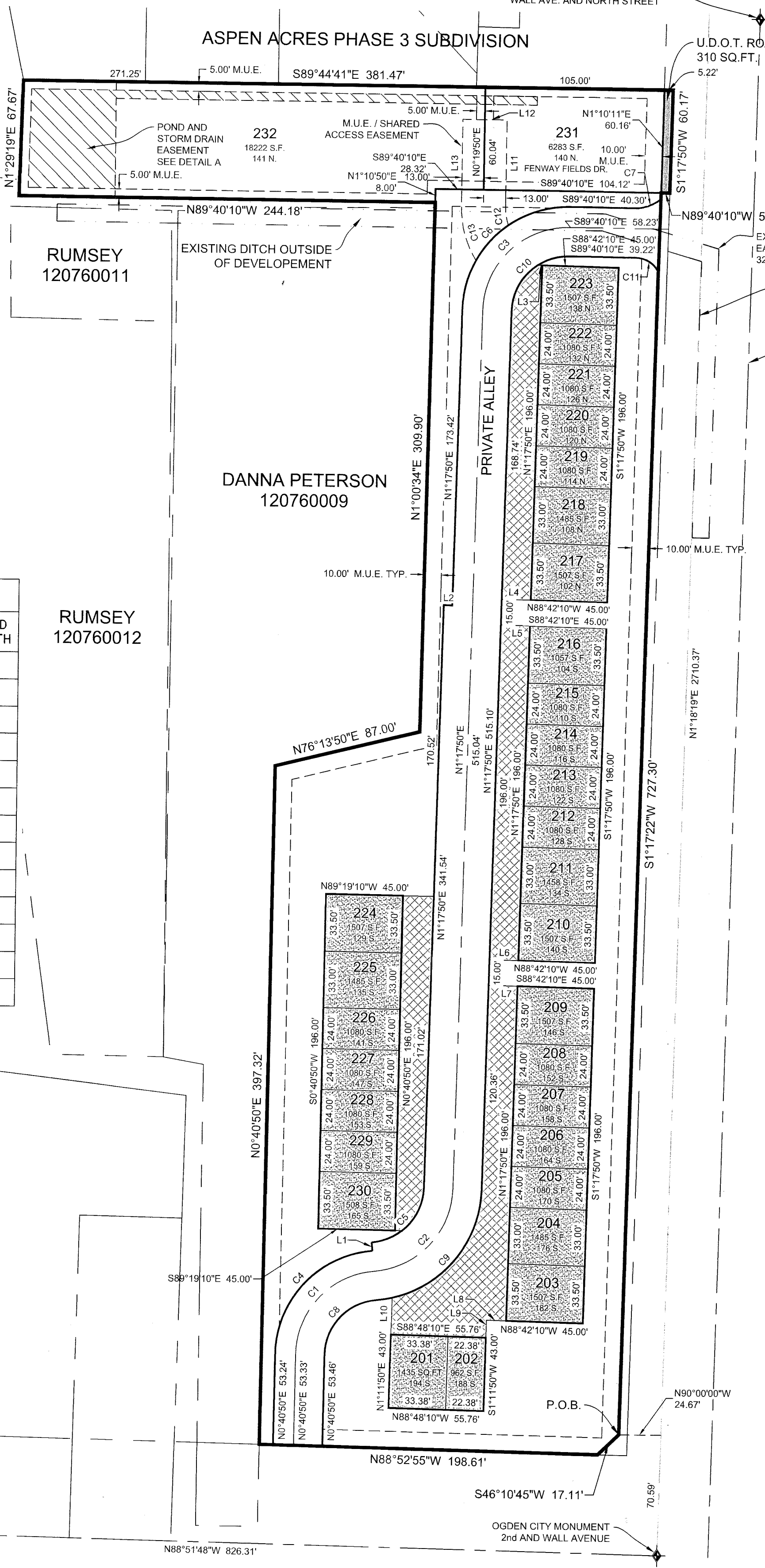
FENWAY FIELDS SUBDIVISION 1ST AMENDMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
OGDEN CITY, WEBER COUNTY, UTAH

JANUARY 2024

LINE #	LENGTH	BEARING
L1	5.00	N5° 05' 41"W
L2	5.00	S88° 42' 10"E
L3	2.46	N88° 42' 10"W
L4	17.00	S88° 42' 10"E
L5	17.00	N88° 42' 10"W
L6	17.00	S88° 42' 10"E
L7	17.00	S88° 42' 10"E
L8	11.61	N88° 42' 10"W
L9	10.26	S11° 11' 50"W
L10	21.57	N1° 11' 50"E
L11	51.04	N0° 19' 50"E
L12	26.00	N89° 40' 10"W
L13	51.04	S0° 19' 50"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	73.50	50.00	84.22	N42° 47' 35"E	67.06
C2	72.55	50.00	83.14	N43° 20' 14"E	66.35
C3	77.70	50.00	89.04	N45° 48' 58"E	70.11
C4	91.14	62.00	84.22	N42° 47' 35"E	83.15
C5	47.82	33.00	83.03	N43° 23' 30"E	43.74
C6	96.35	62.00	89.04	N45° 48' 58"E	86.94
C7	14.46	25.00	33.14	N67° 28' 17"E	14.26
C8	48.51	33.00	84.22	N42° 47' 35"E	44.26
C9	97.29	67.00	83.20	N43° 18' 18"E	88.97
C10	51.28	33.00	89.04	N45° 48' 58"E	46.28
C11	16.80	15.00	64.16	S57° 35' 14"E	15.93
C12	10.83	32.97	18.82	N9° 04' 41"W	10.78
C13	33.31	58.97	32.37	S15° 51' 14"E	32.87



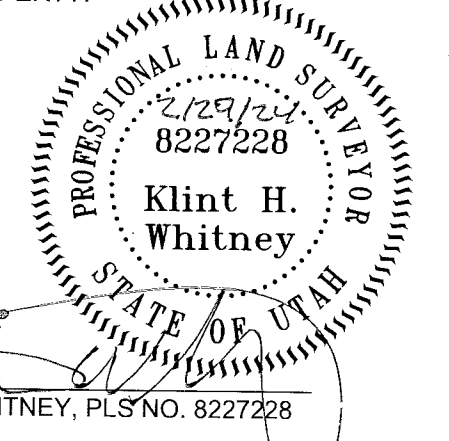
BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF WALL AVENUE BEING LOCATE NORTH 01°18'19" EAST 70.59 FEET ALONG THE MONUMENTED LINE OF WALL AVENUE AND NORTH 90°00'00" WEST 24.67 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT 2nd STREET AND WALL AVENUE; RUNNING THENCE ALONG THE RIGHT-OF-WAY LINE OF WALL AVENUE SOUTH 46°10'45" WEST 17.11 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2nd STREET; THENCE NORTH 00°40'50" EAST 397.32 FEET; THENCE NORTH 76°13'50" EAST 87.00 FEET; THENCE NORTH 01°00'34" EAST 309.90 FEET; THENCE NORTH 89°40'10" WEST 244.18 FEET; THENCE NORTH 01°29'19" EAST 67.67 FEET TO THE SOUTH LINE OF THE ASPEN ACRES PHASE 3 SUBDIVISION; THENCE ALONG SAID SOUTH LINE SOUTH 89°44'41" EAST 381.47 FEET; THENCE SOUTH 01°17'50" WEST 60.17 FEET; THENCE NORTH 89°40'10" WEST 5.09 FEET; THENCE SOUTH 01°17'22" WEST 727.30 FEET TO THE POINT OF BEGINNING. CONTAINING 3.561.

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, HEREINAFTER TO BE KNOWN AS FENWAY FIELDS SUBDIVISION 1ST AMENDMENT 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 25TH DAY OF FEBRUARY, 2024.



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:

FENWAY FIELDS SUBDIVISION 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO THE UTAH DEPARTMENT OF TRANSPORTATION (UDOT) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS WALL AVENUE, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE, GRANT AND CONVEY TO OGDEN CITY THOSE CERTAIN STRIPS DESIGNATED HEREON AS MUNICIPAL UTILITY EASEMENTS (MUE), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DRAINAGE AS MAY BE AUTHORIZED BY OGDEN CITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS; AND DEDICATE, GRANT AND CONVEY AN EASEMENT OVER THE COMMON AREAS TO OGDEN CITY GUARANTEEING THAT THE COMMON AREAS REMAIN FOREVER OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES; AND ALSO GRANT AND CONVEY TO THE FENWAY FIELDS HOMEOWNERS ASSOCIATION, LLC, A UTAH LIMITED LIABILITY COMPANY, THE ASSOCIATION OF LOT OWNERS; ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREA, TO BE USED FOR THE COMMON USE AND ENJOYMENT OF THE LOT OWNERS AS MEMBERS OF SUCH ASSOCIATION, SUBJECT TO THOSE EASEMENT RIGHTS GRANTED TO OGDEN CITY HEREIN; AND DEDICATES TO THE OWNERS AND CONVEYS AN EASEMENT OVER THE AREA IDENTIFIED AS POND AND STORM DRAIN EASEMENT TO EACH OF THE LOT OWNERS ABUTTING THEREON FOR A COMMON STORMWATER BASIN AS MORE PARTICULARLY DESCRIBED HEREIN.

3S HOLDINGS LLC

PRINTED NAME / TITLE: _____ SIGNATURE / DATE: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 20____, personally appeared before me _____ (SIGNER), 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 _____ (TITLE) of _____ (CORP/TRUST), 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 _____ (SIGNER) acknowledged to me that said "Corporation executed the same.

STAMP: _____ NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)
On this _____ day of _____, 20____, before me _____ (NOTARY), A Notary Public, personally appeared _____ (SIGNER), Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP: _____ NOTARY PUBLIC

NOTES:

- ALL CULINARY WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE, AND STORM SEWER INFRASTRUCTURE WITHIN THE PROJECT IS PRIVATELY OWNED BY FENWAY FIELDS HOMEOWNERS ASSOCIATION AND SHALL BE MAINTAINED BY SAID ASSOCIATION.
- THE STORMWATER EASEMENT IS FOR THE USE AND STORMWATER DRAINAGE OF LOTS 231 AND 232, AND SHALL NOT BE FILLED IN, ALTERED, REMOVED, OR DECREASED IN SIZE, WITH NO BUILDINGS OR STRUCTURES BEING MAINTAINED THEREIN. THE OWNERS OF EAT LOT ON WHICH THE STORMWATER EASEMENT IS LOCATED ARE RESPONSIBLE TO MAINTAIN THE PORTION OF THE STORMWATER BASIN LOCATED ON THEIR RESPECTIVE LOT.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ERIC HOUSEHOLDER. 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 NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

OGDEN CITY ATTORNEY'S OFFICE

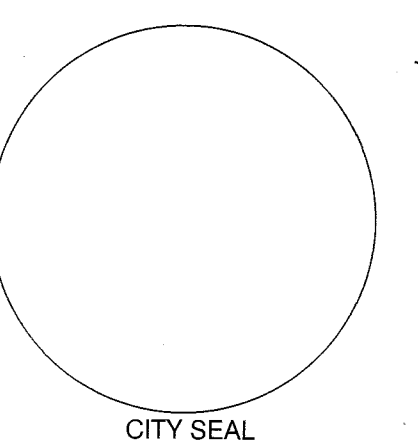
APPROVED BY THE OGDEN CITY ATTORNEYS OFFICE
SIGNED THIS _____ DAY OF _____, 2024.
OGDEN CITY ATTORNEY

OGDEN CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM CONDITIONS OF THE OGDEN CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.
SIGNED THIS _____ DAY OF _____, 2024.
OGDEN CITY ENGINEER

OGDEN CITY APPROVAL

THIS PLAT AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY.
SIGNED THIS _____ DAY OF _____, 2024.
BENJAMIN K. NADOLSKI, MAYOR
CITY RECORDER



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 OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY. PRE-REQUISITE TO THE FINAL PLAT APPROVAL BY THE MAYOR OF OGDEN CITY.
SIGNED THIS _____ DAY OF _____, 2024.
MANAGER, PLANNING DIVISION