

VICINITY MAP  
(Not to Scale)

# Legacy North Phase No. 4

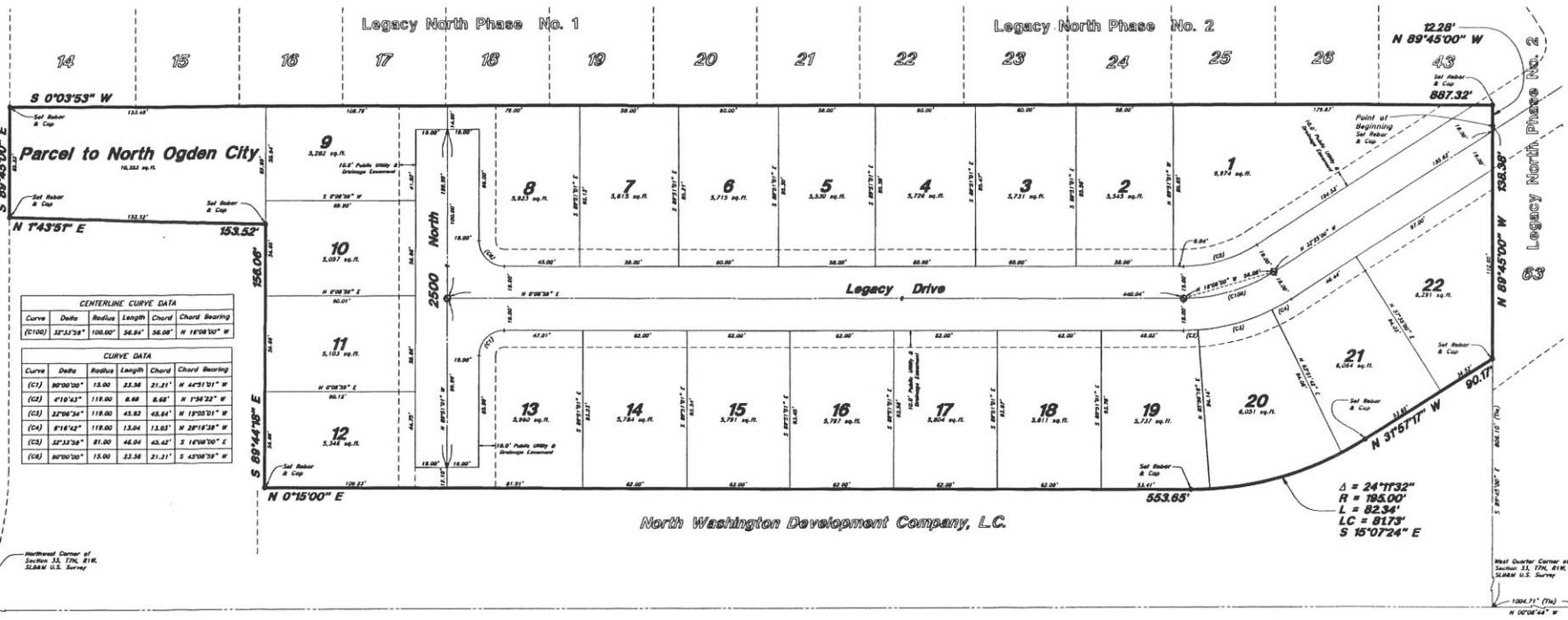
A part of Lots 4 and 9, Plat 'B' North Ogden Survey lying within the Northeast Quarter of Section 33, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah  
09/2014

- Legend**
- ▲ Set Nail & Washer
  - Set Rebar & Cap
  - w/ Facecap
  - Set Hub & Tack
  - Monument to be set
  - (R/R) Radial Line
  - (N/R) Non-Radial Line
  - - - - - Fence
  - Found Nail
  - Questioned for Public Right-of-way

**SURVEYOR'S CERTIFICATE**  
I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 56, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown herein this plat of Legacy North Subdivision - Phase 4 in North Ogden City, Weber County, Utah and that it 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 records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this \_\_\_ day of \_\_\_, 2014.

6242920  
License No. Andy Hubbard



**CENTERLINE CURVE DATA**

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C100)	37°33'38"	100.00'	56.84'	56.08'	N 18°08'10" W

**CURVE DATA**

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C1)	80°00'00"	15.00'	23.36'	21.21'	N 42°51'01" W
(C2)	1°10'42"	119.00'	6.68'	6.64'	N 1°59'22" W
(C3)	27°04'24"	119.00'	43.82'	43.84'	N 1°03'21" W
(C4)	81°18'42"	119.00'	13.04'	13.03'	N 28°18'19" W
(C5)	32°31'28"	81.00'	46.04'	45.42'	S 18°08'10" E
(C6)	80°00'00"	15.00'	23.36'	21.21'	S 43°08'39" W

North Washington Development Company, L.C.

**NARRATIVE**  
This survey and subdivision plat was requested by Kim Walton for the purpose of subdividing the above described property into two (2) lots. A line bearing due West between the East Quarter Corner and Center of Section 27, Township 3 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, was used as the basis of bearings for this survey.

**NORTH OGDEN CITY APPROVALS**  
This plat was approved by the City Engineer and the Community Development Director.

City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
Community Development Director \_\_\_\_\_ Date \_\_\_\_\_

**NORTH OGDEN CITY COUNCIL**  
Approved by the City Council of North Ogden City, Utah on this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

Mayor \_\_\_\_\_  
City Recorder \_\_\_\_\_

**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 \_\_\_\_\_, 2014.

Chairman \_\_\_\_\_  
Secretary \_\_\_\_\_

**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 \_\_\_\_\_, 2014.

City Attorney \_\_\_\_\_

**OWNER'S DEDICATION**  
I, the undersigned owner of the herein described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Legacy North Phase No. 4 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 thoroughfares forever, and also dedicate to North Ogden City those certain strips or easements for public utility and drainage purposes as shown hereon, 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 \_\_\_\_\_, 2014.  
John W. Hansen - President

**ACKNOWLEDGMENT**  
State of Utah \_\_\_\_\_  
County of \_\_\_\_\_ ss

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2014, by \_\_\_\_\_

Residing At: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

A Notary Public commissioned in Utah  
Print Name \_\_\_\_\_

**BOUNDARY DESCRIPTION**  
A part of Lots 4 and 9, Plat 'B' North Ogden Survey lying within the Northeast Quarter of Section 33, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Weber County, Utah:

Beginning of the Southeast Corner of said Lot 9 located 1004.71 feet North 07°08'44" West along the Section Line, and 506.10 feet South 89°43'00" East along the South Line of said Lot 9 from the West Quarter Corner of said Section 33; and running thence North 89°45'00" West 136.38 feet along said South Line of Lot 9; thence North 31°52'12" West 90.25 feet to a point of curvature; thence Northwesterly along the arc of a 195.00 foot radius curve to the right a distance of 109.61 feet (Central Angle equals 32°12'12" and Long Chord bears north 12°51'09" west 108.17 feet) to a point of tangency; thence North 00°15'00" East 53.65 feet to the South Line of Lot 13, Plat 'B' North Ogden Survey; thence along the boundaries of said Lot 13 the following two courses: South 89°44'18" East 156.06 feet to the Southeast Corner thereof; and North 01°43'51" East 153.52 feet to the South Line of 2350 North Street as it exists of 33.00 foot half-width; thence South 89°43'47" East 86.17 feet along said South Line to West Boundary Line of Legacy North Phase No. 1 Subdivision; thence South 00°05'06" West 88.33 feet along said West Line and the West Boundary Line of Legacy North Phases No. 2 and 3; thence North 89°45'00" West 12.28 feet to the point of beginning.

**Note:**  
This subdivision is located in an area of North Ogden City identified with the potential for "Natural Hazard" due to a shallow water table and ground water soil saturation. See North Ogden City General Plan for additional information.

**WEBER COUNTY RECORDER**  
UTILITY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
RECORDED \_\_\_\_\_ FILED FOR RECORD AND \_\_\_\_\_  
RECORDS, PAGE \_\_\_\_\_ OF \_\_\_\_\_ OFFICIAL \_\_\_\_\_  
FOR \_\_\_\_\_ RECORDED \_\_\_\_\_  
**WEBER COUNTY RECORDER**  
BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_  
8/16/13 - AP

**GREAT BASIN ENGINEERING**  
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