

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

DEANS AUTO SUBDIVISION

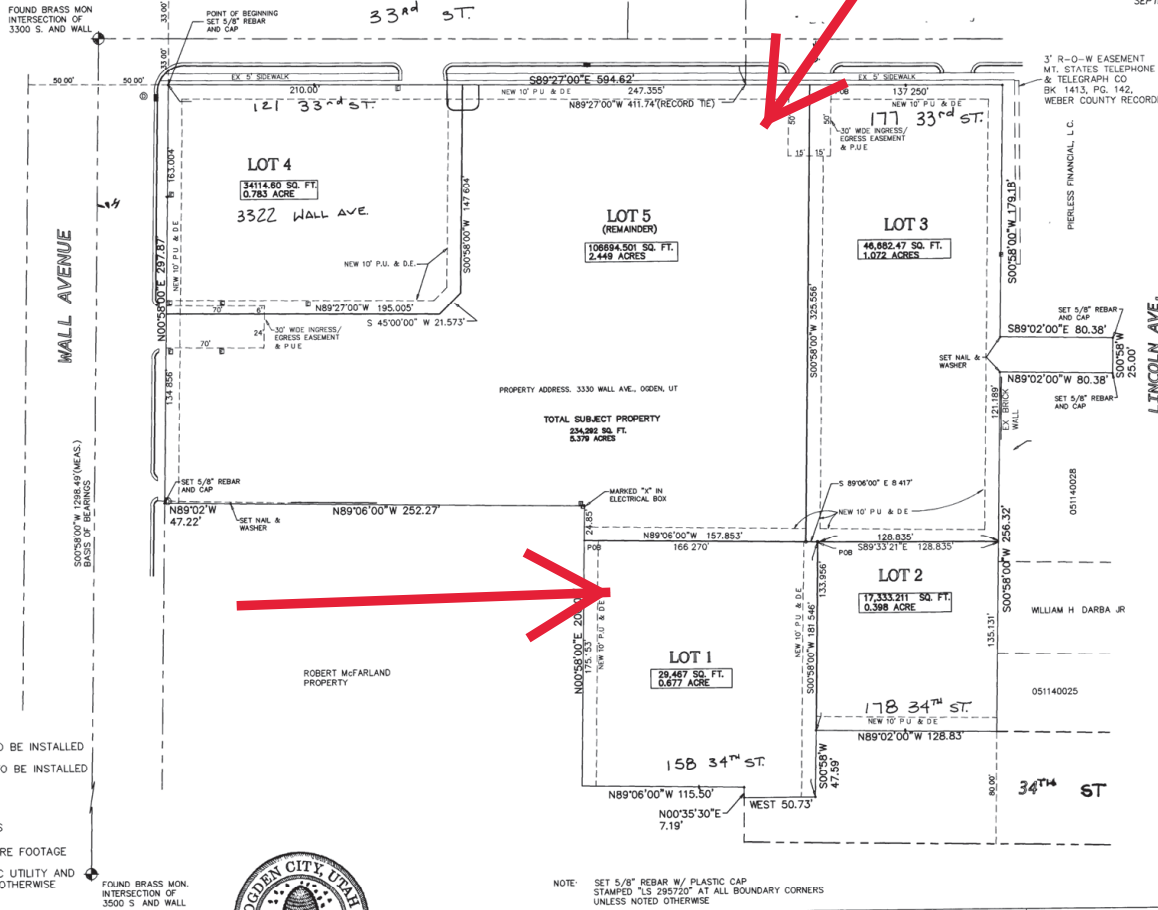
LOCATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M.

NOT LOCATED
NORTH 1/4 CORNER
SEC. 5, T. 5 NORTH,
R. 1 WEST, S.L.B.&M.

UTILITY NOTES:

LOT 1 AND LOT 2 WILL REQUIRE A SEPARATE GRADING AND DRAINAGE PLAN TO BE COMPLETED PRIOR TO DEVELOPMENT.
LOTS 1, 2, 3, & 4 MAY NOT HAVE UTILITY CONNECTIONS SERVING THE PROPERTY. LOTS 1 AND 2 MAY NOT HAVE SEWER SERVICE AVAILABILITY.

FOUND BRASS MON
INTERSECTION OF
3300 S. AND WALL



SCALE: 1" = 50'
SEPTEMBER 2000



LEGEND

- ◆ DENOTES STREET LIGHTS TO BE INSTALLED
 - ✕ DENOTES FIRE HYDRANTS TO BE INSTALLED
 - ⊕ STREET MONUMENTS
 - ◆ DENOTES SECTION CORNERS
 - 44.379 DENOTES LOT SQUARE FOOTAGE
- ALL EASEMENTS ARE 10' PUBLIC UTILITY AND DRAINAGE EASEMENTS UNLESS OTHERWISE NOTED



THIS PLAT PREPARED BY:

PETERSON ENGINEERING P.C.
7107 SOUTH 400 WEST #1
MOHAVE UTAH 84047
PH: 801-255-3503
FX: 801-255-4502



OGDEN CITY APPROVAL

THIS PLAT, AND DEDICATIONS OFFERED HEREIN, HAS BEEN APPROVED BY THE CITY ATTORNEY'S OFFICE AND ACCEPTED BY THE MAYOR OF OGDEN CITY THIS 18th DAY OF SEPTEMBER, 2000

Matthew R. Goffrey, Mayor
Hector Sorensen, Attest City Recorder

OGDEN CITY ATTORNEY'S OFFICE

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND AGREE WITH THE TIES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 16th DAY OF October, 2000
Candace Schmitt, Ogden City Attorney

OGDEN CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND AGREE WITH THE TIES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 25th DAY OF September, 2000
Serina Schneider, Ogden City Engineer

OGDEN CITY COMMUNITY & ECONOMIC DEVELOPMENT DEPT.

I HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF OGDEN CITY, AND CONFORMS WITH APPROVED PRELIMINARY PLAT, AS REVIEWED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY, PREREQUISITE TO FINAL PLAT APPROVAL BY THE MAYOR OF OGDEN CITY.

SIGNED THIS 22nd DAY OF September, 2000
Cora Whitton, Manager, Current Planning Division

SURVEYOR'S CERTIFICATE

I, DAVID D. PETERSON do hereby certify that I am a Registered Civil Engineer, and a Land Surveyor, and that I hold certificate No. 295720 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as DEANS AUTO SUBDIVISION and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A part of the Northeast Quarter and a part of the Northwest Quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point South 00°35'30" West 636.80 feet, North 89°27' West 411.74 feet from the Northeast Corner of said Northwest Quarter; said point also the intersection of the South line of 33rd Street and the East line of Wall Avenue; (South 89°27'00" East 50.00 feet and South 00°58'00" West 33.00 feet from the intersection of the center lines of Wall Avenue and 33rd Street); and running thence South 89°27'00" East 594.62 feet along the South line of 33rd Street, thence South 00°58'00" West 179.18 feet; thence South 89°27'00" East 80.38 feet to the West line of Lincoln Avenue; thence South 00°58'00" West along said East line 20.00 feet; thence North 89°02'00" West 80.38 feet; thence South 00°58'00" West 256.32 feet to the North line of 34th Street; thence North 89°02'00" West 128.83 feet; thence South 00°58'00" West 47.59 feet; thence West 50.73 feet to the Quarter Section line; thence North 00°35'30" East 7.19 feet; thence North 89°06'00" West 115.50 feet to the West line of Pingree Avenue extended from 33rd Street; thence North 00°58'00" East 200.00 feet along said West line; thence North 89°06'00" West 252.27 feet; thence North 89°02'00" West 47.22 feet to the East line of Wall Avenue; thence North 00°58'00" East 297.87 feet along said East line of Wall Avenue to the point of beginning.



DATE: Sept 18, 2000

OWNER'S DEDICATION

Known all men by these presents that Kelly M. Hadley, the undersigned owner (S) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

DEANS AUTO SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land and easements shown on this plat as intended for public use.

In witness whereof WE have hereunto set our Hand this 20th day of September, A.D., 2000

Kelly M. Hadley
Gwen Hadley

ACKNOWLEDGMENT

STATE OF UTAH : S.S.
County of Salt Lake :
On the 20th day of September, A.D., 2000, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer (S) of the above Owner's dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.
MY COMMISSION EXPIRES: 10-1-2000



NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY
Layton, Utah

DEANS AUTO SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 5,
TOWNSHIP 5 NORTH, RANGE 1 WEST, S.L.B.&M.

RECORDED # 1731447

STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF

DATE 18 OCT 2000 TIME 10:32 AM BOOK 52 PAGE 01

11:35 AM
FEE \$
DICK CROFTS
WEBER COUNTY RECORDER

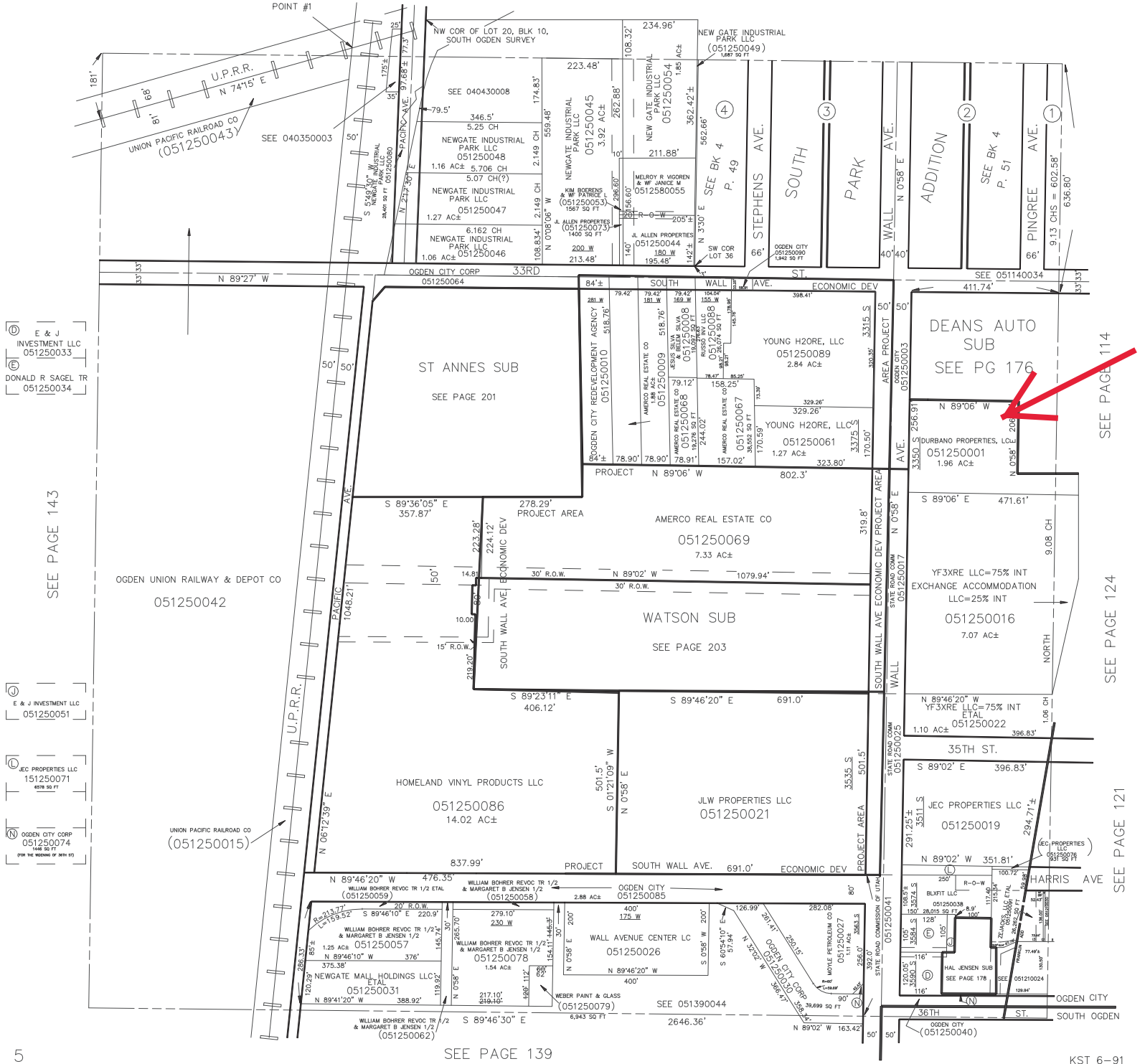
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SECTION 5, T.5N., R.1W., S.L.B. & M.

IN OGDEN CITY
SCALE 1" = 200'

TAXING UNIT: 25, 492

SEE BOOK 4, PAGE 43



SEE PAGE 139