



"W2381500"



EN 2381500 PG 1 OF 3  
ERNEST D ROWLEY, WEBER COUNTY RECORDER  
23-DEC-08 1044 AM FEE \$4.00 DEP SPY  
REC FOR: OGDEN CITY

# CERTIFICATE OF SMALL LOT SUBDIVISION APPROVAL

Reference to: E#: 2373404, 2381496, 2381497,  
2381498, 2381499, RECORD OF SURVEY MAP DATED 10/9/08

I, Matthew R. Godfrey, Mayor of the City of Ogden, do hereby certify that on December 19, 2008, the property described below received the appropriate city approvals and complies with the appropriate city regulations for subdividing property within the Ogden City limits according to the small subdivision requirements of the city subdivision ordinance Title 14 Chapter 4 and the provisions of the Utah Code 10-9A-605.

Street Address: Southwest corner of 12<sup>th</sup> Street and Gibson Avenue  
Existing Land Serial #: ~~12-120-0011~~, ~~12-120-0038~~, ~~12-120-0013~~, ~~12-120-0031~~  
Legal Description: See attached Exhibit "A"

Matthew R. Godfrey,  
Mayor, Ogden City

STATE OF UTAH)  
SS:  
COUNTY OF WEBER)

On this, the 19<sup>th</sup> day of December, 2008, personally appeared before me, Matthew R. Godfrey, Mayor of Ogden City, who acknowledged that he signed the above certificate and that the statements contained herein are true.

LEE ANN PETERSON  
NOTARY PUBLIC - STATE OF UTAH  
2549 WASHINGTON BLVD, STE 210  
OGDEN, UT 84401  
COMM. EXP. 07-05-2009

Notary Public

## EXHIBIT A

Parcel 1: ~~12-120-0041~~(also known as land serial numbers ~~12-120-0041~~ and ~~12-120-0042~~ as a result of an unapproved subdivision)

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT NORTH 0D58' EAST 662.43 FEET AND SOUTH 89D02' EAST 300.42 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE NORTH 0D58' EAST 327.92 FEET TO THE SOUTH LINE OF 12TH STREET, THENCE SOUTH 89D03'15" EAST ALONG THE SOUTH LINE OF 12TH STREET 85.12 FEET TO A POINT NORTH 89D03'15" WEST 138.80 FEET FROM THE WEST LINE OF GIBSON AVENUE, THENCE SOUTH 0D58' WEST 327.95 FEET, THENCE NORTH 89D02' WEST 85.12 FEET TO THE PLACE OF BEGINNING. 12-120-0042/0041/

Parcel 2: 12-120-0038 *th*

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U S SURVEY: BEGINNING AT A POINT ON THE SOUTH LINE OF 12TH STREET AT THE WEST LINE OF GIBSON AVENUE; RUNNING THENCE SOUTH 0D58' WEST 328 FEET, THENCE NORTH 89D02' WEST 139.07 FEET, THENCE NORTH 0D58' EAST 328 FEET, THENCE SOUTH 89D02' EAST 139.07 FEET TO THE PLACE OF BEGINNING. EXCEPT: A PARCEL OF LAND IN FEE, SITUATE IN THE SOUTHWEST 1/4 NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, TO FACILITATE THE WIDENING AND RECONSTRUCTION OF THE EXISTING STATE HIGHWAY SR-39, ALSO KNOWN AS 12TH STREET, IN OGDEN CITY, UTAH, SAID PARCEL OF LAND IS DESCRIBED AS FOLLOWS: BEGINNING IN THE SOUTH RIGHT OF WAY LINE OF SAID STATE HIGHWAY AT A POINT 40.0 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE EXISTING OGDEN CITY MONUMENT LINE OPPOSITE PROJECT ENGINEERS STATION 200+85.06.11 SAID POINT OF BEGINNING BEING 62.28 FEET NORTH 88D43'38" WEST ALONG THE OGDEN CITY MONUMENT LINE AND 40.00 FEET SOUTH 0D16'22" WEST FROM THE OGDEN CITY MONUMENT LOCATED WITHIN THE GIBSON AVENUE AND STATE HIGHWAY SR-39 INTERSECTION, RUNNING THENCE SOUTH 88D43'38" EAST 32.50 FEET ALONG SAID SOUTH RIGHT OF WAY

LINE TO THE WEST RIGHT OF WAY LINE OF SAID GIBSON AVENUE, THENCE SOUTH 1D18'55" WEST 25.00 FEET ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON A NON-TANGENT 37.00 FOOT RADIUS CURVE TO THE LEFT, THENCE NORTHWESTERLY 43.44 FEET ALONG THE ARC OF SAID CURVE (CHORD BEARS NORTH 51D08'34" WEST FOR A DISTANCE OF 40.99 FEET) TO THE POINT OF BEGINNING. AS SHOWN ON THE OFFICIAL MAP ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

Parcel 3: 12-120-0013 *ad*

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT ON THE WEST LINE OF GIBSON AVENUE, 403 FEET SOUTH OF THE SOUTH LINE OF 12TH STREET AND RUNNING THENCE SOUTH 86D20' WEST 334.88 FEET, THENCE NORTH 0D58' EAST 102 FEET, THENCE SOUTH 89D02' EAST 333.79 FEET TO THE WEST LINE OF GIBSON AVENUE, THENCE SOUTH 0D58' WEST 75 FEET TO THE POINT OF BEGINNING.

Parcel 4: 12-120-0031 *ad*

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U S SURVEY: BEGINNING AT A POINT NORTH 0D47'21" EAST 562.49 FEET AND SOUTH 89D02' EAST 45.00 FEET AND NORTH 0D47'21" EAST 427.77 FEET AND SOUTH 89D3'12" EAST 148.61 FEET AND SOUTH 0D58' WEST 150 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION, AND RUNNING THENCE SOUTH 0D58' WEST 283.77 FEET TO THE CENTER LINE OF AN IRRIGATION DITCH, THENCE NORTH 86D43' WEST 70.46 FEET, MORE OR LESS, THENCE NORTH 0D58' EAST 280.91 FEET, MORE OR LESS, THENCE SOUTH 89D03'12" EAST 70.00 FEET TO THE POINT OF BEGINNING.