

9-89

OGDEN RIVER DRIVE SUBDIVISION

AN AMENDMENT TO THE PREVIOUSLY RECORDED, UNDERLYING PLATS

A PART OF THE SOUTHEAST 1/4 OF SECTION 29,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SLB&M, U.S. SURVEY

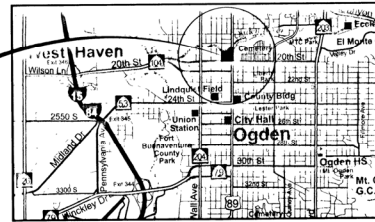
ALSO PART OF BLOCK 7, OGDEN CITY SURVEY

OGDEN CITY, WEBER COUNTY, UTAH

DECEMBER 2006

Scale in Feet
Scale: 1" = 60'

OWNER:
OGDEN CITY REDEVELOPMENT AGENCY
2545 WASHINGTON BLVD.
SUITE 120
OGDEN, UT 84401
PHONE: (801) 629-0900



VICINITY MAP

NARRATIVE

THIS SURVEY WAS REQUESTED BY OGDEN CITY REDEVELOPMENT AGENCY FOR THE PURPOSE OF CREATING AN EIGHT LOT SUBDIVISION AS SHOWN. THE SOUTH BANK OF THE OGDEN RIVER CHANNEL AND THE OGDEN CITY SURVEY MONUMENTS SHOWN ON PLAT WERE FOUND AND USED TO ESTABLISH THE BOUNDARIES OF THE SUBDIVISION AS SHOWN. A LINE BEARING N86°41'22"W BETWEEN THE OGDEN CITY SURVEY MONUMENTS AT THE INTERSECTIONS OF GRANT AVE. AND 20TH STREET, AND WASHINGTON BLVD. AND 20TH STREET WAS USED AS THE BASIS OF BEARING.

LEGEND

+	STREET MONUMENTS TO BE SET	---	10' PUBLIC UTILITY EASEMENT
•	PROPERTY CORNERS TO BE SET	---	COMBINATION 10' P.U.E. AND 10' PUBLIC ACCESS EASEMENT
-----	PARCEL "A" TO BE DEDICATED TO OGDEN CITY	-----	10' PUBLIC ACCESS EASEMENT
-----		-----	COMMON ACCESS EASEMENT

OGDEN CITY REDEVELOPMENT AGENCY

OGDEN CITY APPROVAL

THIS PLAT, TOGETHER WITH ANY STREET OR EASEMENT VARIATIONS DESCRIBED OR REFERENCED HEREIN AND ANY DEDICATIONS OFFERED HEREIN, ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY.

SIGNED THIS 18th DAY OF December 2006

MATTHEW R. GARDNER, MAYOR
CITY RECORDER

OGDEN CITY ATTORNEY'S OFFICE

APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE

SIGNED THIS 18th DAY OF December 2006

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 SHOWN THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE TIES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 11th DAY OF Dec. 2006

OGDEN CITY ENGINEER

LENDER CONSENT

THE UNDERSIGNED BENEVOLENTLY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.

SIGNED THIS 18th DAY OF December 2006

FIRST NATIONAL BANK, A

BY: JERRY GRANDGEORGE, PRESIDENT AND CHIEF EXECUTIVE

STATE OF Utah COUNTY OF Weber

ON THIS 18th DAY OF December 2006, I, JERRY GRANDGEORGE, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JERRY GRANDGEORGE, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS THE PRESIDENT AND CHIEF EXECUTIVE OF THE FIRST NATIONAL BANK OF OGDEN, UTAH, AND THAT SAID INSTRUMENT WAS SIGNED BY HIM ON BEHALF OF SAID FIRST NATIONAL BANK.

MARY JEAN WEHR, Notary Public

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION DEVELOPMENT ACT OF UTAH, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAT AS REVIEWED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION, AND MAYOR OF OGDEN CITY, PRE-REQUESTED TO THE FINAL PLAT APPROVAL BY THE MAYOR OF OGDEN CITY.

SIGNED THIS 11th DAY OF December 2006

MANAGER, PLANNING DIVISION

SURVEYOR'S CERTIFICATE

I, KEN GARDNER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 134270 IN ACCORDANCE WITH TITLE 36, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING OF THE STATE OF UTAH ACT. 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 THAT THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND OF EACH OF THE UNITS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT WITH THE PROVISIONS OF THE CURRENT SUBDIVISION REGULATIONS OF OGDEN CITY.

BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST 1/4 OF SECTION 29, TEN. R1W, OF THE SLB&M, ALSO A PART OF BLOCK 7, OGDEN CITY SURVEY, WEBER COUNTY, UTAH, BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WASHINGTON BLVD. AND THE NORTH LINE OF 20TH STREET, SAID POINT BEING N 01°17'55" E 40.00 FEET ALONG MONUMENTED CENTERLINE AND N 86°41'22" W 66.00 FEET FROM THE OGDEN CITY SURVEY MONUMENT AT THE SOUTHEAST CORNER OF BLOCK 7, THENCE RUNNING ALONG THE NORTH LINE OF SAID 20TH STREET:

N 86°41'22" W	673.10 FEET	TO THE INTERSECTION OF SAID NORTH LINE OF 20TH STREET AND THE EAST LINE OF GRANT AVENUE; RUNNING THENCE
N 01°17'55" E	688.23 FEET	ALONG THE EAST LINE OF GRANT AVENUE TO THE SOUTH BANK OF THE CHANNEL OF THE OGDEN RIVER; THENCE
N 72°39'12" E	78.11 FEET	NORTHEASTERLY ALONG SAID BANK THE FOLLOWING TWELVE COURSES:
N 74°27'45" E	57.16 FEET	
N 80°02'40" E	87.58 FEET	
N 70°56'18" E	62.81 FEET	
N 78°32'48" E	79.53 FEET	
N 82°00'03" E	46.43 FEET	
N 82°00'51" E	27.45 FEET	
N 78°19'41" E	64.82 FEET	
N 87°24'17" E	48.04 FEET	
N 77°24'24" E	75.30 FEET	
N 87°42'45" E	68.84 FEET	
N 73°40'26" E	8.12 FEET	TO THE WEST LINE OF WASHINGTON BOULEVARD; THENCE
S 01°17'55" W	874.66 FEET	ALONG SAID WEST LINE OF WASHINGTON BOULEVARD TO THE POINT OF BEGINNING

CONTAINS: 529,994.95 SQ. FT. 12.167 ACRES



OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

OGDEN RIVER DRIVE SUBDIVISION

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO OGDEN CITY, 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, GRANT AND CONVEY TO OGDEN CITY THAT CERTAIN PARCELS OF LAND DESIGNATED HEREIN AS PARCELS, AND ALSO DEDICATE, GRANT AND CONVEY TO OGDEN CITY THOSE CERTAIN STRIPS DESIGNATED HEREIN AS PUBLIC ACCESS EASEMENT, THE SAME TO BE USED AS A PERPETUAL EASEMENT FOR THE MAINTENANCE, REPAIR, REPLACEMENT, AND USE AS A TRAIL FOR PEDESTRIAN AND NON-MOTORIZED VEHICLE USE BY THE GENERAL PUBLIC TOGETHER WITH INTERMITTENT MAINTENANCE AND SECURITY VIEWS; AND ALSO DEDICATE, GRANT AND CONVEY TO OGDEN CITY THOSE CERTAIN STRIPS DESIGNATED HEREIN AS PUBLIC UTILITY EASEMENTS (P.U.E.), THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND FACILITIES, AS MAY BE AUTHORIZED BY OGDEN CITY.

OGDEN CITY REDEVELOPMENT AGENCY,
A BODY POLITICAL AND POLITICAL SUBDIVISION OF THE STATE OF UTAH

SIGNED THIS 18th DAY OF December 2006 BY: MATTHEW R. GARDNER, EXECUTIVE DIRECTOR

ATTEST: SIGNED THIS 18th DAY OF December 2006 BY: ERIK MARSHALL, OGDEN CITY RECORDER

APPROVED AS TO FORM: SIGNED THIS 18th DAY OF December 2006 BY: JERRY GRANDGEORGE, OGDEN CITY ATTORNEY

STATE OF UTAH: COUNTY OF WEBER: 55

ON THIS 18th DAY OF December 2006, I, JERRY GRANDGEORGE, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JERRY GRANDGEORGE, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN (OR AFFIRMED), DID SAY THAT HE IS THE PRESIDENT AND CHIEF EXECUTIVE OF THE FIRST NATIONAL BANK OF OGDEN, UTAH, AND THAT SAID INSTRUMENT WAS SIGNED BY HIM ON BEHALF OF SAID FIRST NATIONAL BANK.

MARY JEAN WEHR, Notary Public

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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SIGNED THIS 11th DAY OF December 2006

MANAGER, PLANNING DIVISION

NOTE:
KIESEL AVENUE AS PREVIOUSLY PLATTED AND DEDICATED AS A PUBLIC THOROUGHFARE WITHIN THE BOUNDARIES OF THIS SUBDIVISION IS HEREBY VACATED AND ABANDONED BY OGDEN CITY BY THE RECORDING OF THIS PLAT, AND THE PROPERTY OUTLINED TO THE ADJUTING PROPERTY OWNERS AS THEIR INTERESTS MAY APPEAR BY DEED CONCURRENTLY RECORDED HERewith.

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