

THE COMMONS AT OGDEN - FIRST AMENDMENT

A SUBDIVISION OF LOT 2, OF THE COMMONS AT OGDEN, OFFICIAL RECORDS, A PART OF THE NORTHWEST QUARTER, SEC. 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF OGDEN, COUNTY OF WEBER, STATE OF UTAH

AUGUST 2010

FIND OGDEN CITY MONUMENT 1.79 FEET DOWN FROM ROAD SURFACE IN RING AND LID BOX FILLED WITH WATER
UTAH STATE PLANE COORDS NAVD 83 US SURVEY FEET
NAD83(2007), UTAH NORTH-4430, US SURVEY FEET
ELEV: 4277.54
E: 1507168.435
N: 5958816.160
CONVERGENCE: -0019'10.54333"
SCALE FACTOR: 0.999998671
COMBINED FACTOR: 0.999752313

NARRATIVE

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 2, OF THE COMMONS AT OGDEN, OFFICIAL RECORDS INTO TWO LOTS. THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE UTAH STATE CODE AND LOCAL ORDINANCES AND IS BASED UPON A FIELD SURVEY AS SHOWN IN A RECORD OF SURVEY ON FILE AT THE COUNTY SURVEYORS OFFICE AS P/5 NO. 4446.

BASIS OF BEARING

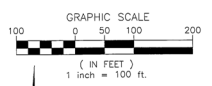
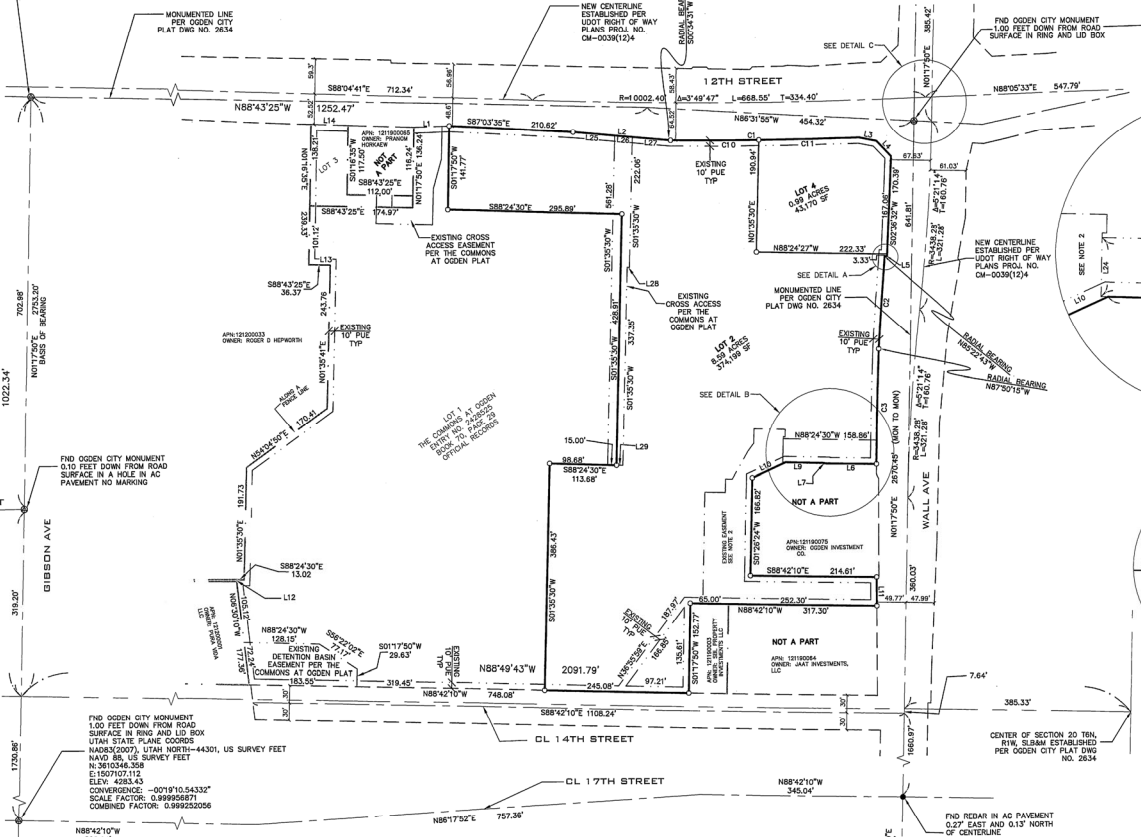
THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM HAD 83 (2007) NORTH ZONE, AS DETERMINED BETWEEN THE FOLLOWING FOUR NEAR STATIONS:

- *NEED BUTTE CODE ARP (PID: 495833), ADJUSTED BY NOS IN AUGUST 2007, "EAST OGDEN GPS BASE STATION ARP" (PID: A5833), ADJUSTED BY NOS IN FEBRUARY 2007, "LAKE MOUNTAIN GPS BASE STATION ARP" (PID: A5833), ADJUSTED BY NOS IN FEBRUARY 2007, AND "NORTH ANTELOPE ISLAND GPS BASE STA ARP" (PID: A5836), ADJUSTED BY NOS IN FEBRUARY 2007.

THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE CENTERLINE OF OGDEN AVENUE BETWEEN 17TH STREET AND 12TH STREET, SHOWN HEREON AS N017°30'E.

NOTES

- COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM HAD 83 (2007) NORTH ZONE. MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.9997519 TO OBTAIN GRID DISTANCES USED WITH GRID COORDINATES.
- EXISTING EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES, AS GRANTED TO OGDEN INVESTMENT CO. BY INSTRUMENT RECORDED DURING OR 1992 AS ENTRY NO. 1203958, IN BOOK 1646, AT PAGE 2715 OF OFFICIAL RECORDS.
- EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) ON THE INSIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES, FOR THE COMMONS AT OGDEN SUBDIVISION PLAT, RECORDED AUGUST 07, 2009 AS ENTRY NO. 2428255 IN BOOK 70 OF PLATS AT PAGE 26, EXCEPT AS OTHERWISE SHOWN.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF EASEMENTS AND CONDITIONS RECORDED SEPTEMBER 23, 2009, AS ENTRY NUMBER 242608, AND ANY AMENDMENTS THEREON, INCLUDING FIRST AMENDMENT TO DECLARATION OF EASEMENTS AND CONDITIONS RECORDED JUNE 10, 2010 AS ENTRY NO. 2479252. SUCH DECLARATION INCLUDES, BUT IS NOT LIMITED TO, RIGHTS OF INGRESS, EGRESS, PARKING, MAINTENANCE AND PLACEMENT OF UTILITIES.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO A MEMORANDUM OF SITE DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 23, 2009, AS ENTRY NUMBER 2426059.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO AN ENVIRONMENTAL COVENANT RECORDED AUGUST 27, 2008, AS ENTRY NO. 2432016.



LOT #	ADDRESS
LOT 1	145 W 12TH STREET 1255 WALL AVE.
LOT 2	145 W 12TH STREET 1255 WALL AVE.
LOT 3	145 W 12TH STREET 1255 WALL AVE.



CLC ASSOCIATES
420 EAST SOUTH TEMPLE
SUITE 540
SALT LAKE CITY
UTAH 84102
PHONE: 313.917.8819
FAX: 313.917.8820
WWW.CLCASSOCIATES.COM

ROCKY MOUNTAIN POWER
APPROVED BY ROCKY MOUNTAIN POWER ON THIS DATE OF 8/11/10
DRAWN BY: BFM
CHECKED BY: BFM
DATE: 08-25-10

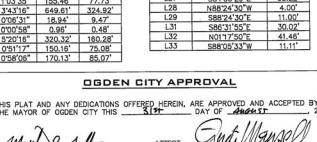
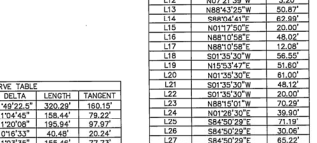
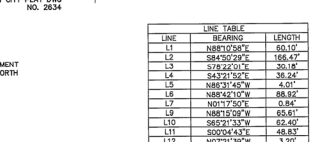
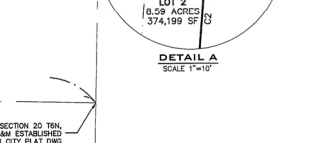
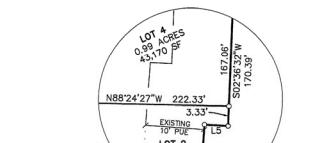
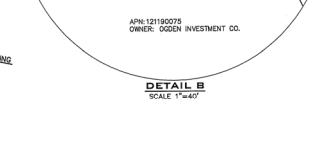
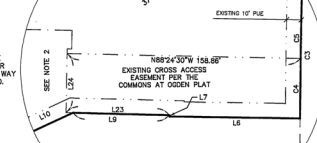
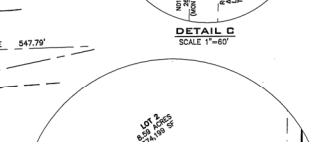
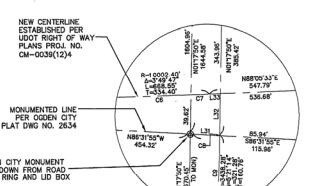
OGDEN CITY ENGINEER
I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE OGDEN CITY ORDINANCES WHICH THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.
SIGNED THIS 27 DAY OF August, 2010
Jana DeBorja
OGDEN CITY ENGINEER

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCES 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 FINAL PLAT APPROVAL, BY THE MAYOR OF OGDEN CITY.
SIGNED THIS 30 DAY OF August, 2010
Cory Minton
MANAGER, PLANNING DIVISION

OGDEN CITY ATTORNEY'S OFFICE
APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE THIS 31st DAY OF August, 2010
Matthew H. Cooley
OGDEN CITY ATTORNEY

OGDEN CITY APPROVAL
THIS PLAN AND ANY DECLARATIONS OFFERED HEREIN, ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY THIS 31st DAY OF August, 2010
Matthew H. Cooley, Mayor
ATTEST: Erin Wallace, City Recorder

WEBER COUNTY RECORDER
ENTRY NO. 288092A - THE PLAT 432800 FILED FOR RECORD AND RECORDED THIS 08th DAY OF August, 2010 AT 3:58 PM IN BOOK 71 OF OFFICIAL RECORDS PAGE 28
RECORDED FOR: OGDEN COMMONS LLC
EPANEN D. ENLICY
CLERK, WEBER COUNTY RECORDER
BY: Yvonne Klees
DEPUTY RECORDER



THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE UCL'S STANDARDS OF PRACTICE FOR LAND SURVEYORS OF THE UTAH STATE CODE TITLE 36, CHAPTER 2, SECTION 17-23-17, AND LOCAL ORDINANCES AT THE REQUEST OF THE OWNERS OF THIS TRACT OF LAND. THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 10/1/2011. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED.
EXECUTED THIS 31st DAY OF August 2010
BRAD T. NORTENSEN
PROFESSIONAL LAND SURVEYOR #271154
CLC ASSOCIATES, INC.
420 EAST SOUTH TEMPLE, SUITE 550
SLC, UT 84111

LEGAL DESCRIPTION

LOT 2 OF THAT CERTAIN PLAT ENTITLED, "THE COMMONS AT OGDEN", ACCORDING TO THE OFFICIAL PLAT THEREON ON FILE AND RECORD AS ENTRY NO. 2428255 OF BOOK 70 AT PAGE 26 OF OFFICIAL RECORDS, BEING A PART OF THE NORTHWEST QUARTER, SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, OGDEN CITY, WEBER COUNTY, STATE OF UTAH, WHICH CONTAINS 9.58 ACRES, MORE OR LESS.

OWNER'S DEDICATION

THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME TRACT INTO LOTS AS SHOWN ON THIS PLAN, AND ASSIGN THE LANDS INCLUDED IN THIS PLAN TO THE COMMONS AT OGDEN, FIRST AMENDMENT, AND HEREBY DEDICATE, GRANT AND CONVEY TO OGDEN CITY ALL THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS (PUE), THE SAME TO BE USED FOR DRAINAGE PURPOSES AND THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY OGDEN CITY.
SIGNED THIS 20th DAY OF August 2010.
OGDEN COMMONS, LLC
BY: *Erin Wallace*
BY:

LLC ACKNOWLEDGMENT

STATE OF Utah
COUNTY OF Davis
ON THIS 26 DAY OF August, 2010, PERSONALLY APPEARED *Matthew W. Rhodes* LLC
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Matthew W. Rhodes*, WHO BEING BY ME DULY SWORN DO SAY THAT HE/SHE IS THE MANAGER/MEMBER/OWNER OF THE OGDEN COMMONS LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.
SIGNATURE *Matthew W. Rhodes* (SEAL)

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LINE	BEARING	LENGTH
L1	N88°10'58.7\"	60.10'
L2	S84°50'29.7\"	188.47'
L3	S78°22'01.7\"	30.18'
L4	S43°21'52.6\"	36.24'
L5	N88°21'48.9\"	4.01'
L6	N88°42'10.9\"	88.92'
L7	N01°17'30.0\"	9.84'
L8	N88°15'09.9\"	65.61'
L9	S82°24'33.7\"	62.40'
L10	N88°12'04.8\"	49.83'
L11	S00°00'44.4\"	49.83'
L12	N07°21'39.7\"	3.40'
L13	N88°43'29.7\"	50.82'
L14	S88°04'41.7\"	67.80'
L15	N01°17'30.0\"	20.00'
L16	N88°10'58.7\"	12.08'
L17	S01°33'30.7\"	29.52'
L18	N10°53'43.7\"	31.62'
L19	N01°35'30.7\"	81.00'
L20	S01°35'30.7\"	63.18'
L21	S01°35'30.7\"	20.00'
L22	S01°35'30.7\"	20.00'
L23	N88°15'09.9\"	70.29'
L24	N01°28'30.7\"	39.90'
L25	S84°50'29.7\"	71.19'
L26	S84°50'29.7\"	30.06'
L27	S84°50'29.7\"	65.22'
L28	N88°24'30.7\"	4.00'
L29	S88°24'30.7\"	11.00'
L30	S88°24'30.7\"	20.00'
L31	N01°17'30.0\"	21.62'
L32	N88°05'33.7\"	11.11'

LEGEND:
● SET 5/8\" REBAR AND CAP MARKED \"PLS
○ 2\" DIA\" UNLESS OTHERWISE NOTED
● FND GOVERNMENT MONUMENT AS NOTED
● FND MONUMENT AS NOTED
○ CENTERLINE
○ SECTION LINE
○ ADJACENT PROPERTY LINES
○ PROPERTY LINE
○ PROPOSED LOT LINES
○ EASEMENT AS NOTED
○ RIGHT OF WAY LINE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	10088.92'	138.22'	300.92'	150.18'
C2	8419.81'	134.44'	184.44'	79.42'
C3	8419.12'	132.00'	189.94'	92.97'
C4	8419.12'	078.33'	40.48'	20.24'
C5	8419.12'	133.35'	155.48'	77.73'
C6	10000.42'	73.51'	149.61'	74.80'
C7	10000.42'	078.33'	18.84'	9.47'
C8	7439.28'	070.00'	0.99'	0.49'
C9	7439.28'	070.01'	300.92'	150.29'
C10	10088.92'	081.17'	150.18'	78.08'
C11	10088.92'	038.00'	170.13'	85.07'