Hogan Office Park - 1st Amendment

A part of the Northeast 1/4 of Section 12, T2N, R1W, SLB&M, U.S. Survey

Centerville City, Davis County, Utah

Hogan Office Park Lots 1, 2, 3 & 6

NARRATIVE:
This survey and subdivision plat was requested by Mr. Michael Hogan for purposes of amending lots 1, 2, 3 and 6 and 950 North Street alignment to match existing curb and gutter improvements in 950 North Street. A Bearing Base North 21°13'02" East (Davis County Surveyor Datum) between a Brass Cap Monument found at the Northeast corner of Section 12, Township 2 North, Range 1 West, and the Radar Tower at Farmington Peak was used.
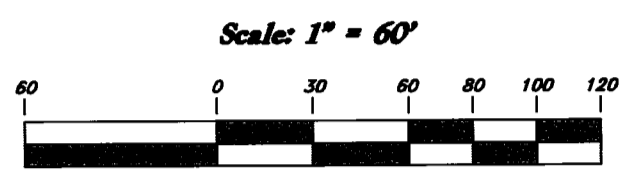
Notes
1. 10.0 foot wide Utility and Drainage Easement on the front, back, and side of lot lines, unless otherwise indicated.
2. All coordinates shown are based on Davis County Surveyor's Office Datum.

To Center of Radar Tower Dome on Francis Peak
N 172,337.76
E 127,702.33

BOUNDARY DESCRIPTION

All of lots 1, 2, 3 and 6 and 950 North Street described as follows:
A part of the Northeast Quarter of Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point 409.96 feet South 89°58'05" West along the Section line and 21.54 feet South 0°40'23" West from the Northeast corner of said Section 12; and running thence South 0°40'23" West 507.53 feet; thence North 89°19'37" West 853.62 feet to the Easterly Right of Way line of a State Road, also know as State Project No. SP-0067, thence four (4) courses along said Right of Way line as follows: North 13°33'12" East 243.79 feet; North 25°35'43" East 179.69 feet; North 54°38'19" East 135.26 feet; North 74°11'17" East 73.60 feet to the Northeasterly corner of a parcel conveyed to Utah Department of Transportation as Parcel No. 0067:169, Entry No. 1908831, Book 3372, Page 600, at the Davis County Recorders office, thence North 74°11'17" East 15.01 feet to a point on an existing fence; thence five (5) courses along said fence as follows: South 89°12'30" East 48.92 feet; South 89°39'15" East 235.43 feet; South 88°42'00" East 165.05 feet; North 88°21'23" East 66.60 feet and South 89°38'48" East 13.29 feet to the point of beginning.

Contains 388,356 sq. ft. or 8.915 acres.

CURVE DATA

	(1)	(2)
Δ = 9°48'26"	Δ = 9°46'53"	
R = 1500.00'	R = 500.00'	
L = 256.75'	L = 85.36'	
LC = 256.44'	LC = 85.26'	
N 84°26'57" W	N 84°26'10" W	

(1)	(2)
Δ = 7°52'35"	Δ = 1°55'51"
R = 1475.00'	R = 1475.00'
L = 202.76'	L = 49.71'
LC = 202.60'	LC = 49.71'
N 85°24'52" W	N 80°30'39" W

(3)	(4)
Δ = 9°46'53"	Δ = 90°00'00"
R = 525.00'	R = 20.00'
L = 89.63'	L = 31.42'
LC = 89.52'	LC = 28.28'
N 84°26'10" W	N 44°19'37" W

(5)	(6)
Δ = 2°50'24"	Δ = 6°58'02"
R = 1525.00'	R = 1525.00'
L = 75.59'	L = 185.44'
LC = 75.58'	LC = 185.33'
N 87°55'58" W	N 83°01'45" W

(7)	(8)
Δ = 9°46'53"	Δ = 90°00'00"
R = 475.00'	R = 20.00'
L = 81.09'	L = 31.42'
LC = 80.99'	LC = 28.28'
N 84°26'10" W	N 45°40'23" W

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 166484 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Hogan Office Park - 1st Amendment, in Davis County, Utah 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 Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.

Signed this 4th _____, 2010.

166484
License #

Mark E. Babbitt

OWNER'S DEDICATION

Know all by these presents that I the undersigned owner of the described tract o land, having caused the same to be subdivided into lots and streets to hereafter be known as Hogan Office Park - 1st Amendment, do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the city harmless against any easements or other encumbrances on the dedicated streets which will interfere with the city's use, operation, and maintenance of the streets, in witness whereof, I have hereunto set my hand this 14 day of May, 2010.

Hogan & Associates Construction, Inc.
Michael Hogan - President

Bryson Sales & Service, LLC.
Gregory L. Bryson - President

PSA Properties L.L.C.
Mark Smedley - President

Legend
- ⊙ Set 5/8"# Rebar (24" long) & cap w/ fencepost
- ● Set Hub & Tack
- ◇ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- (D.C.S.) Davis County Surveyor

Scale: 1" = 60'
Graphic Scale

Northeast corner of Section 12, Township 2 North, Range 1 West, Salt Lake Base & Meridian (Found Brass Cap Monument)
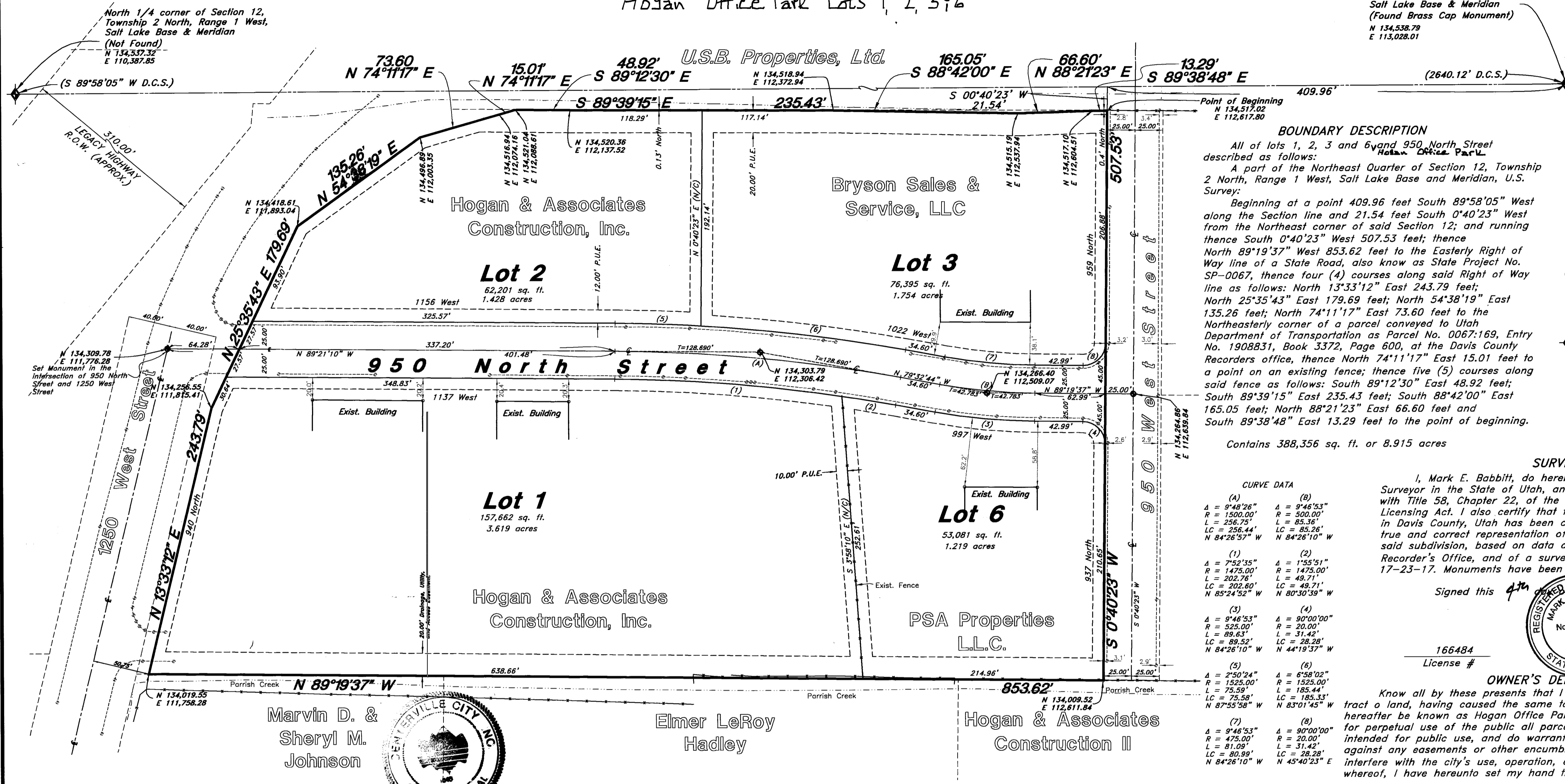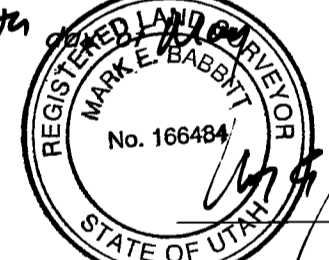N 134,538.79
E 113,028.01

East 1/4 Corner of Section 12, Township 2 North, Range 1 West, Salt Lake Base & Meridian (Not Found)
N 131,888.19
E 113,032.29

North 1/4 corner of Section 12, Township 2 North, Range 1 West, Salt Lake Base & Meridian (Not Found)
N 134,537.32
E 110,387.85

Lot 2
62,201 sq. ft.
1.428 acres

Lot 3
76,395 sq. ft.
1.754 acres

Lot 1
157,662 sq. ft.
3.619 acres

Lot 6
53,081 sq. ft.
1.219 acres

U.S.B. Properties, Ltd.

Hogan & Associates Construction, Inc.

Bryson Sales & Service, LLC.

Hogan & Associates Construction, Inc.

PSA Properties L.L.C.

950 North Street

950 West Street

1250 West Street

Legacy Highway R.O.W. (APPROX)

Parrish Creek

Marvin D. & Sheryl M. Johnson

Elmer LeRoy Hadley

Hogan & Associates Construction II

CORPORATE ACKNOWLEDGMENT

State of Utah }ss
County of

On the 14 day of May, 2010, personally appeared before me Michael Hogan, who being by me duly sworn did say that he is President of Hogan & Associates Construction, Inc. and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Michael Hogan acknowledged to me that said Corporation executed the same.

Residing At: Centerville, Utah
A Notary Public commissioned in Utah
Commission Expires: 6-10-13
Laura Y East
Print Name

CORPORATE ACKNOWLEDGMENT

State of Utah }ss
County of

On the 14 day of May, 2010, personally appeared before me Gregory L. Bryson, who being by me duly sworn did say that he is President of Bryson Sales & Service, LLC. and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Gregory L. Bryson acknowledged to me that said Corporation executed the same.

Residing At: Centerville, Utah
A Notary Public commissioned in Utah
Commission Expires: 6-10-13
Laura Y East
Print Name

CORPORATE ACKNOWLEDGMENT

State of Utah }ss
County of

On the 14 day of May, 2010, personally appeared before me Mark Smedley, who being by me duly sworn did say that he is President of PSA Properties, L.L.C. and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Mark Smedley acknowledged to me that said Corporation executed the same.

Residing At: Centerville, Utah
A Notary Public commissioned in Utah
Commission Expires: 6-10-13
Laura Y East
Print Name

CITY COUNCIL'S APPROVAL

Presented to the City Council of Centerville, Utah
This 20th day of April, 2010 at which time This Subdivision was approved and accepted.

City Recorder Attest
Mayor

RECOMMENDED FOR APPROVAL

On this 21st day of March, 2010.
Chairman Planning Commission

RECOMMENDED FOR APPROVAL

On this 21 day of May, 2010.
City Engineer

RECOMMENDED FOR APPROVAL

On this 12th day of July, 2010.
City Attorney

DAVIS COUNTY RECORDER

ENTRY NO. 2539485 FEE PAID
B34- FILED FOR RECORD AND RECORDED July 13, 2010, AT 10:52 AM IN BOOK 5265 OF OFFICIAL RECORDS, PAGE 136 RECORDED FOR Centerville City
Richard T Maughan
DAVIS COUNTY RECORDER
BY: _____ DEPUTY

STREET AFFIDAVIT ENTRY 3083448

5D2D

00N228AP