



W2546109



E# 2546109 PG 1 OF 3
ERNEST D. ROWLEY, WEBER COUNTY RECORDER
19-Oct-11 0345 PM FEE \$14.00 DEP SC
REC FOR: INTEGRATED TITLE INSURANCE SERVICE
ELECTRONICALLY RECORDED

CERTIFICATE OF SMALL LOT SUBDIVISION APPROVAL

I, Matthew R. Godfrey, Mayor of the City of Ogden, do hereby certify that on May 9, 2011, 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 Utah Code section 10-9A-605. The city provided notice as required by ordinance and the proposed subdivision of land:

1. Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes;
2. Has been approved by the city's culinary water authority and sewer authority;
3. Is located in an area zoned as Mixed Use (MU);
4. Has been approved by the municipal officers designated by ordinance to approve subdivision applications; and
5. Is a preliminary step to, and will subsequently be further divided by, a subdivision plat as part of a master planned development within the MU zone.

Street Address: 325 Park Boulevard

Legal Description of Parcels:

PARCEL 1: D3-041-0010^{kl}

A PORTION OF LOT 5 OF THE OGDEN RIVER DRIVE SUBDIVISION AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS NORTH 01°17'55" EAST 219.03 FEET, AND SOUTH 88° 37'58" EAST 40.00 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF 20TH STREET AND GRANT AVE. THENCE, N 01°17'55"E 233.27 FEET TO THE SOUTHERLY RIGHT OF WAY OF PARK BLVD. THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING THREE (3) COURSES:
N 86°17'55" E 38.86 FEET; THENCE 113.46 FEET ALONG THE ARC OF A 430.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 78°44'22" EAST 113.13 FEET); THENCE N 71°10'50"E 26.46 FEET THENCE SOUTH 18°44'43" EAST 80.60 FEET; THENCE 66.55 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 11°07'08" EAST 66.36 FEET); THENCE SOUTH 00°58'17" WEST 130.09 FEET; THENCE NORTH 88°37'58" WEST 216.62 FEET TO THE POINT OF BEGINNING.

CONTAINS 51,822 SQ. FT. OR 1.19 ACRES MORE OR LESS.

PARCEL 2: 03-041-0011

A PORTION OF LOT 5 OF THE OGDEN RIVER DRIVE SUBDIVISION AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGINNING AT A POINT WHICH IS NORTH 88°41'22" WEST 351.00 FEET, AND NORTH 01°17'55" EAST 40.00 FEET FROM THE OGDEN CITY MONUMENT AT THE INTERSECTION OF 20TH STREET AND WASHINGTON BLVD. THENCE N 88°41'22" W 388.11 FEET TO THE EAST RIGHT OF WAY OF GRANT AVENUE; THENCE N 01°17'55" E 178.98 FEET; THENCE SOUTH 88°37'58" EAST 216.62 FEET; THENCE NORTH 00°58'17" EAST 130.09 FEET; THENCE 66.55 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 11°07'08" WEST 66.36 FEET); THENCE NORTH 18°44'43" WEST 80.60 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK BOULEVARD; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY NORTH 71°10'50" EAST 228.04 FEET; THENCE SOUTH 01°17'55" WEST 527.86 FEET TO THE POINT OF BEGINNING.

CONTAINS 126,859 SQ. FT. OR 2.91 ACRES MORE OR LESS.

DATED this 18th day of October, 2011.

JA

mt
GM


Matthew R. Godfrey,
Mayor, Ogden City

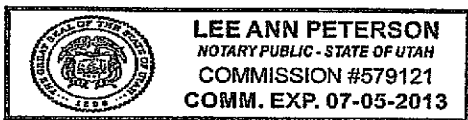
ATTEST:


City Recorder



STATE OF UTAH)
 SS:
COUNTY OF WEBER)

On this, the 18th day of October, 2011, 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