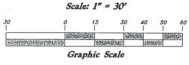


Ogden City Entertainment Subdivision - Phase 2, Lot 8B - First Amendment

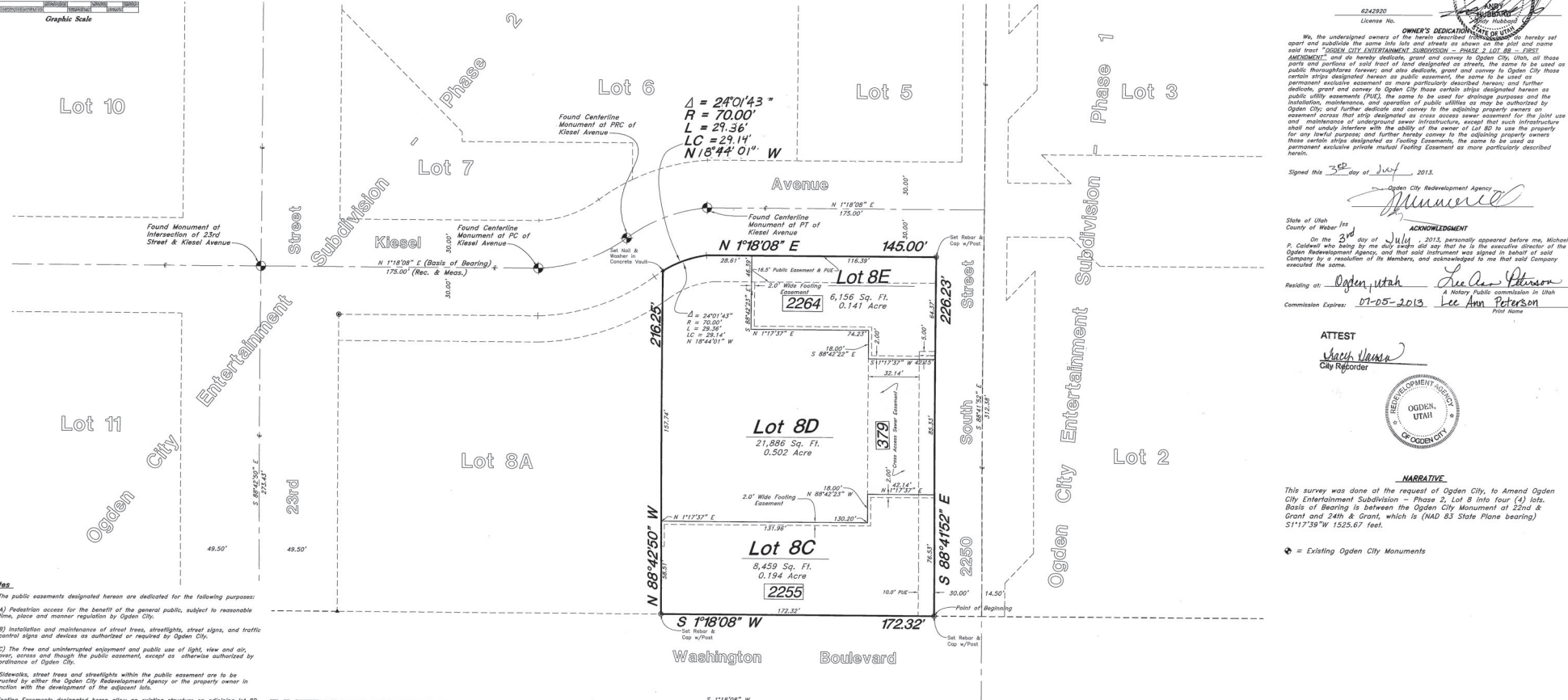
Part of Block 39, Plat "A", Ogden City Survey, Ogden City, Weber County, Utah and all of Lot 8B, Ogden City Entertainment Subdivision - Phase 2 First Amendment Ogden City, Weber County, Utah



LEGEND
▲ Set Nail & Washer
● Set Rebar & Cap
x/ Pinpoint
● Set Hub & Tack
● Found Monument
(R/W) Radial Line
(N/W) Non-Radial Line



Scale 1" = 30'
Graphic Scale



SURVEYOR'S CERTIFICATE
I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 56, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Ogden City Entertainment Subdivision - Phase 2 Lot 8B - First Amendment in Ogden City, Weber 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 Weber County Recorder's Office, and of a survey made by me and my assistants in accordance with Section 17-21-17, Utah Statutes, and the following:
Signed this 2nd day of July, 2013.
Andy Hubbard
Weber County Recorder
No. 6242920
6242920
License No.

OWNER'S DEDICATION
We, the undersigned owners of the herein described property, do hereby set apart and dedicate the same into lots and streets as shown on the plat and name said tract "OGDEN CITY ENTERTAINMENT SUBDIVISION - PHASE 2, LOT 8B - FIRST AMENDMENT" and do hereby dedicate, grant and convey to Ogden City, Utah, all those parts and 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 those certain strips designated herein as public easement, the same to be used as permanent easements as more particularly described herein; and further dedicate, grant and convey to Ogden City those certain strips designated herein 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 and further dedicate and convey to the adjoining property owners an easement across that strip designated as cross access sewer easement for the joint use and maintenance of underground sewer infrastructure, except that such infrastructure shall not unduly interfere with the ability of the owner of Lot 8D to use the property for any lawful purpose; and further hereby convey to the adjoining property owners those certain strips designated as footing easements, the same to be used as permanent exclusive private market Footing Easement as more particularly described herein.
Signed this 2nd day of July, 2013.
Ogden City Redevelopment Agency
Munuel

ACKNOWLEDGMENT
On the 2nd day of July, 2013, personally appeared before me, Michael P. Colwell, who being by me duly sworn did say that he is the executive director of the Ogden Redevelopment Agency, and that said instrument was signed in behalf of said Company by a resolution of its Members, and acknowledged to me that said Company executed the same.
State of Utah
County of Weber
Lee Ann Peterson
Weber County Public Commissioner in Utah
Residing at: Ogden, Utah
Commission Expires: 07-05-2013
Lee Ann Peterson
Prof Name

ATTEST
Kathy Vance
City Recorder
OGDEN CITY
OGDEN CITY
OGDEN CITY

NARRATIVE
This survey was done at the request of Ogden City, to Amend Ogden City Entertainment Subdivision - Phase 2, Lot 8 to four (4) lots on the Basis of Bearing is between the Ogden City Monument at 22nd & Grant and 24th & Grant, which is (NAD 83 State Plane bearing) S71°29'W 125.67 feet.
☐ = Existing Ogden City Monuments

- Notes**
- The public easements designated herein are dedicated for the following purposes:
A) Pedestrian access for the benefit of the general public, subject to reasonable time, place and manner regulation by Ogden City.
B) Installation and maintenance of street trees, streetlights, street signs, and traffic control signs and devices as authorized or required by Ogden City.
C) The free and uninterrupted enjoyment and public use of light, view and air, over, across and through the public easement, except as otherwise authorized by ordinance of Ogden City.
 - Sidewalks, street trees and streetlights within the public easement are to be constructed by either the Ogden City Redevelopment Agency or the property owner in conjunction with the development of the adjacent lots.
 - Footing Easements designated herein allow an existing structure on adjoining lot 8D to maintain foundation footings across the property lines and are subject to the following stipulations, agreements, terms, covenants, and conditions:
A) The adjoining property owners benefited and served by the Footing Easement shall comply with all applicable governmental laws, rules, and regulations pertaining to the use of said easement and the construction or demolition of any structure.
B) The Footing Easement is limited to subsurface use by an existing structure:
B.1) The exterior walls of the structure relying on the footing easement are restricted from extending into the footing easement area.
B.2) It does not restrict the owner of a lot subject to the Footing Easement from constructing a building on top of the easement area.
B.2.a) New building construction within footing easement area will be required to be coordinated with the existing footings to minimize impact on the existing structure.
C) The property owners of each lot adjoining the Footing Easement shall not in a manner that would unduly interfere with the rights of the adjoining owner to operate and maintain the existing structure.
D) This easement may be amended by written agreement of the adjoining property owners.

OGDEN CITY APPROVAL
This plat and the dedications offered herein, are approved and accepted by the Mayor of Ogden City this 2nd day of July, 2013.
MICHAEL E. SALOWELL, Mayor
Attest: Kathy Vance
City Recorder



CITY ATTORNEY'S OFFICE
Approved by the City Attorney's office this 3rd day of July, 2013.
Mark Stetefeld
City Attorney

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
I hereby certify that this plat complies with the minimum requirements of the subdivision ordinance of Ogden City, and conforms to the approved preliminary plat, as reviewed and approved by the Ogden City Planning Commission and the Mayor of Ogden City, prerequisite to final plat approval by the Mayor of Ogden City.
Signed this 3rd day of July, 2013.
Clyde Johnson
Manager, Planning Division

BOUNDARY DESCRIPTION
Port of Block 39, Plat "A", Ogden City Survey, Ogden City, Weber County, and all of Lot 8B, Ogden City Entertainment Subdivision - Phase 2 First Amendment, Ogden City, Weber County, Utah, being more particularly described as follows:
Beginning at the Northwest corner of said Lot 8B, Ogden City Entertainment Subdivision - Phase 2 First Amendment, Ogden City, Weber County, Utah; also being the intersection of the South right of way line of 2250 South Street and the West right of way line of Washington Boulevard; said point is 712.87 feet South 88°42'45" East along the monument line and 355.56 feet South 1°18'08" West from the monumented intersection of 22nd Street and Grant Avenue;
running thence South 1°18'08" West 172.32 feet along the East line of said Lot 8B; also being the West right of way line of Washington Boulevard; thence N 88°42'50" W 216.25 feet to the West line of said Lot 8B; also being the East right of way line of 2250 Avenue; thence two (2) courses along said West line of Lot 8B and the East right of way line of Kiesel Avenue as follows: Northwest along the arc of a 70.00 foot radius curve to the right a distance of 83.16 feet (Central angle equals 24°0'43" and long chord bears North 18°44'01" West 29.16 feet); North 1°18'08" East 145.00 feet to the North line of said Lot 8B; also being the South right of way line of 2250 South Street; thence South 88°41'32" East 226.23 feet along said North line and the South right of way line to the point of beginning.

WEBER COUNTY RECORDER
ENTRY NO. 2013-0471
FEE PAID \$5.00
FILED FOR RECORD AND RECORDED ON JULY 2013 AT 3:00 PM IN BOOK 74 OF OFFICIAL RECORDS, PAGE 27
RECORDED FOR DADEN CITY RDA
PENNEP D. ROWLEY
WEBER COUNTY RECORDER
By: Jeann Mills
DEPUTY
74-27

GREAT BASIN ENGINEERING
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