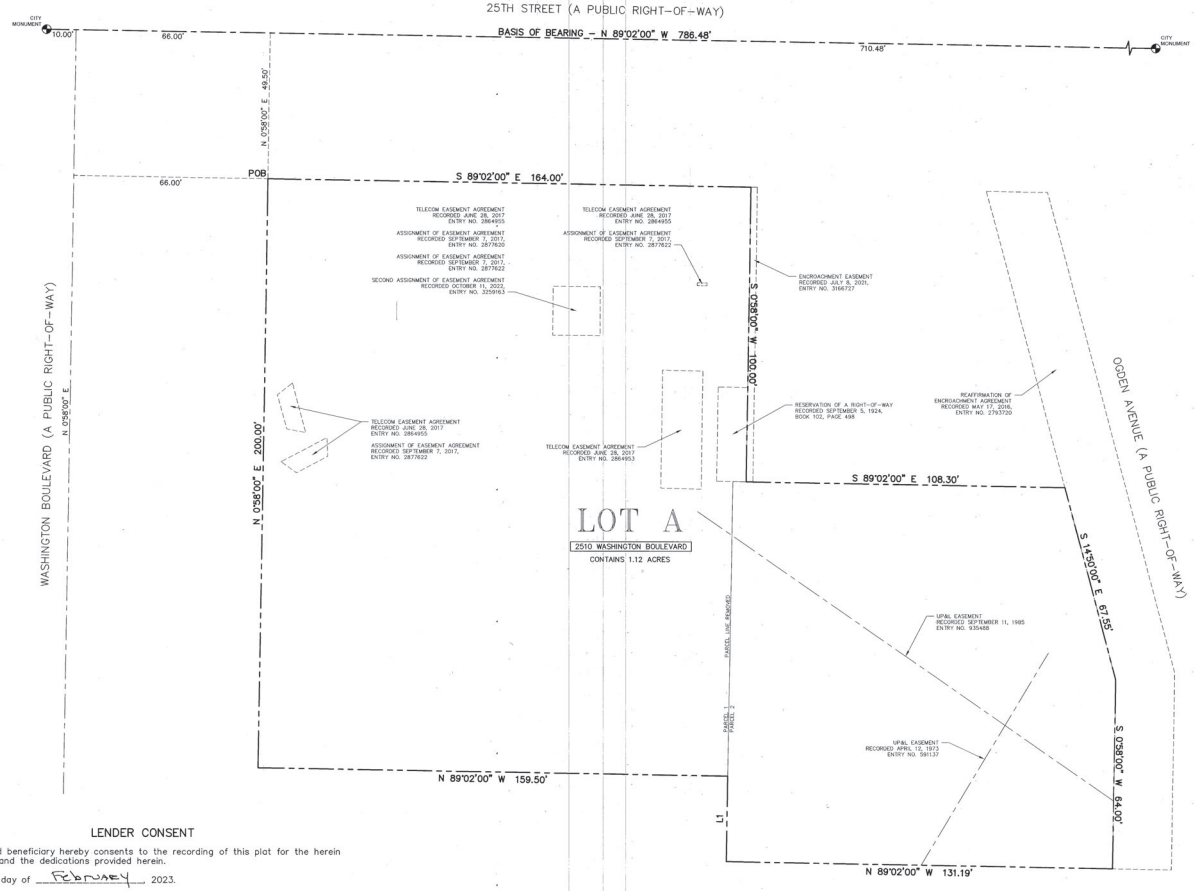
21-96



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 0°58'00" E	29.00'

SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that by authority of the owners, I have prepared this plat amendment of the property described hereon, hereafter to be known as BIGELOW SUBDIVISION.

No. 4857264 MICHAEL DEMKOWICZ 2/13/23 STATE OF UTAH

LEGAL DESCRIPTIONS

Parcel 1:

A part of Lots 5 and 6, Block 17, Plat "A", of Ogden City Survey: Beginning at the northwest corner of said Lot 6, and running thence South 0°58' West 200.0 feet; thence South 89°02 East 159.5 feet; thence North 0°58' East 100.0 feet; thence South 89°02' East 4.5 feet; thence North 0°58' East 100.0 feet; thence North 89°02' West 164.0 feet to the place of beginning.

Parcel 2:

A part of Lots 5 and 6, Block 17, Plat "A", of Ogden City Survey: Beginning at a point 68.0 feet, South 0°58' West and 159.5 feet South 89°02' East from the Northwest corner of said Lot 5 and running thence North 0°58' East 100.0 feet; thence South 89°02' East 112.80 feet to the West line of Ogden Avenue; thence along said West line the following two courses: South 14°50' East 67.55 feet, and South 0°58' West 64.0 feet to a point North 0°58' East 35.0 feet from the Southeast corner of said Lot 5; thence North 89°02' West 131.19 feet; thence North 0°58' East 29.0 feet to the point of beginning.

OVERALL BOUNDARY DESCRIPTION

Beginning at the northwest corner of Lot 6, Block 17, Plat "A" of Ogden City Survey, said point being on the south right-of-way of 25th Street; and running thence coincident with the south right-of-way of 25th Street South 89°02'00" East 164.00 feet; thence South 00°58'00" West 100.00 feet; thence South 89°02'00" East 108.30 feet to the west right-of-way of Ogden Avenue; thence coincident with said west right-of-way of Ogden Avenue the following two (2) courses: 1) South 14°50'00" East 67.55 feet; thence 2) South 00°58'00" West 64.00 feet; thence North 89°02'00" West 131.19 feet; thence North 00°58'00" East 29.00 feet; thence North 89°02'00" West 159.50 feet to the east right-of-way of Washington Boulevard; thence coincident with the east right-of-way of Washington Boulevard North 00°58'00" East 200.00 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

The undersigned owner of the hereon described tract of land hereby sets apart and subdivides the same tract into lots as shown on this plat, and assigns the lands included in this plat the name of BIGELOW SUBDIVISION, and hereby dedicates, grants and conveys to Ogden City those certain strips designated hereon as municipal utility easements (MUE), the same to be used for drainage purposes and the installation, maintenance, and operation of public utilities as may be authorized by Ogden City with no buildings, or structures being erected within such easements.

Signed this 21st day of February, 2023.

Bigelow Ogden, LLC, a Utah limited liability company

By: Bigelow Management, LLC, a Utah limited liability company, its Manager

By: Raymond M. Rosendin
Raymond M. Rosendin, its Manager

ACKNOWLEDGMENT

STATE OF Utah)
:ss.
COUNTY OF Salt Lake)

On this 21st day of February, 2023, personally appeared before me, the undersigned notary, Raymond M. Rosendin, who being by me duly sworn did say that he is the Manager of Bigelow Management, LLC a Utah limited company, who is the Manager of Bigelow Ogden, LLC, a Utah limited liability company, the property owner, and that the foregoing instrument was signed in behalf of said property owner, and he acknowledged to me that said entity executed the same.

By: Notary Public
Christian Jones
Printed Name
Residing in: Salt Lake City
My commission expires: 10/05/2024
Commission No. 716483

CHRISTIAN JONES Notary Public State of Utah My Commission Expires Oct. 05, 2024 #716483

LENDER CONSENT

The undersigned beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided herein.

Dated this 14th day of February, 2023.

FIRST UTAH BANK

By: Jason Shepherd

Name/Title: Jason Shepherd SVP Commercial Loan Officer

ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

LOREN EVANS Notary Public State of Utah My Commission Expires on September 23, 2026 Comm. Number: 725943

On this 14th day of February, 2023, personally appeared before me, Jason Shepherd, who being by me duly sworn did say that he/she is the SVP, Loan Officer of FIRST UTAH BANK, and that said instrument was signed on behalf of said entity.

By: Notary Public
Loren Evans
Printed Name
Residing in: 3826 S. 2300 E., SLC, UT.
My commission expires: 09/23/2026
Commission No. 725943

NOTES

1. This subdivision plat is subject to the Conditions of Approval set forth in Administrative Order 2023-1, recorded January 30, 2023, as Entry No. 3271630.
2. A Dissolution of Condominium of Ben Lomond Suites Condominium Project is being recorded immediately prior to the recordation of this plat.
3. See Survey #7471, filed January 25, 2023, with the Weber County Surveyor's Office, Weber County, Utah.
4. An easement is reserved in that certain Warranty Deed recorded September 29, 2004, as Entry No. 2059380. No legal description is given.
5. A Grant of Easements recorded June 17, 1927 in Book 107 at Page 365 affects this property.
6. An Easement Agreement recorded May 10, 1954, as Entry No. 218973 in Book 443 at Page 511 affects this property.

BIGELOW SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH

20' 0 20' 40'

SHEET 1 OF 1

2/13/23 JOB NO.: 4-11-22 FILE: X:\WeberCounty\dwg\srv\plat2022\041122.dwg

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

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 WITH THE APPROVED PRELIMINARY PLAT, REVIEWED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY, PREREQUISITE TO PLAT APPROVAL BY THE MAYER OF OGDEN CITY.
THIS 27th DAY OF February, 2023
BY _____ MANAGER, PLANNING DIVISION

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THIS PLAT COMPLIES WITH THE MINIMUM CONDITIONS OF THE OGDEN CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE
THIS 28 DAY OF February, 2023
BY _____ OGDEN CITY ENGINEER

OGDEN CITY ATTORNEY'S OFFICE
APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE
THIS 1st DAY OF March, 2023
BY _____ OGDEN CITY ATTORNEY

OGDEN CITY APPROVAL
THIS PLAT AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY
THIS 2nd DAY OF March, 2023
BY _____ MICHAEL P. CALDWELL, MAYOR
ATTEST _____ CITY RECORDER

RECORDED
STATE OF UTAH, COUNTY OF WEBER, AND FILED AT THE REQUEST OF OGDEN CITY
$50 FEE
LEANN H KILTS RECORDER
TIME 10:15 DATE 14-MAR-2023 ENTRY NO. 3276332

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