

# Wall Commercial Subdivision - Lot 1, 2<sup>nd</sup> Amendment

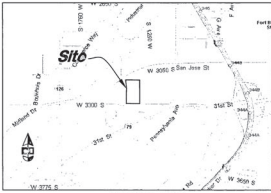
Amending Lot 1 - Wall Commercial Subdivision  
A part of the Southeast 1/4 of Section 36, T6N, R2W, SLB&M, U.S. Survey  
Ogden City, Weber County, Utah  
April 2023

## SURVEYOR'S CERTIFICATE

I, Joshua Gore, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 150682 in accordance with Title 36, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-2-17 and that I have verified all measurements shown herein this plat of Wall Commercial Subdivision - Lot 1, 2<sup>nd</sup> Amendment in Ogden City, Weber County, Utah and that it 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. Monuments have been found or placed as represented on this plat. I furthermore certify that all lots within this Subdivision hereby meet all current lot width and area requirements of the Ogden City Zoning Ordinance.  
Signed this 27<sup>th</sup> day of April, 2023.



Scale 1" = 100'



VICINITY MAP  
Scale 1" = 1/4 Mile

- Legend**
- Monument to be set (Red) Radial Line
  - (N/W) Non-Radial Line
  - PUC Public Utility Easement
  - M.U.E. Municipal Utility Easement
  - Existing Boundary Line
  - - - - - Easement Line
  - Center Line
  - - - - - Buildable Area Setback Line
  - Property Line
  - Boundary Line
  - Setback & Track
  - Nail in Curb @ Extension of Property
  - Set 5/8" x 24" Long Rebar & Cap w/ Lothe

### NOTES

- The location of existing public utilities are based on field measurements and information provided by Ogden City. Municipal Utility Easements depicted herein are for known existing and future public utilities. Any unknown or existing public utilities found outside of municipal utility easements shown herein shall have easements sufficient for their continued operation and maintenance.
- If multiple road cuts are required for the installation of utilities, one surface patch shall encompass all trenches and shall extend across the entire roadway.
- Reference Ogden City Standards for the installation of all utilities, including structures, lines, and fittings, sizes and types.
- Lot 7 will maintain the storm drain retention pond. Lot 6 will maintain the landscape, asphalt parking area's within Lot 6, and the drive approaches from the private road to the parking area. The pavement within the private road will be maintained equally by the owners of Lots 6 and 7.
- Owner hereby grants with the recording of this plat easements of sufficient width over any unknown or existing utilities outside of easement areas. Said easements shall allow for the continued use, operation, repair, replacement, and maintenance of existing utilities.
- Existing storm drain easement in the Northwest corner of Lot 7 has historically served all of lots 6 and 7, together with other properties for storm drainage conveyance and retention purposes. As such, Lots 6 and 7 together with the other properties shall have access and use of the storm drain retention area for storm drain runoff, and Lot 7 shall be required to accept storm drainage runoff from Lot 6. No buildings, structures or obstructions shall be placed in the storm drain retention easement area.
- An ingress / Egress and Municipal Utility Easement, encumbering a portion of Lot 7, in favor of Lot 6, being over an area of asphalt pavement as shown herein.

### CITY ATTORNEY'S OFFICE

Approved by the City Attorney's Office this 24<sup>th</sup> day of May, 2023.  
*Stephanie*  
City Attorney

### ROCKY MOUNTAIN POWER

Approved by Rocky Mountain Power this 24<sup>th</sup> day of May, 2023.  
*Michael*

### DOMINION ENERGY

Approved by Dominion Energy this 24<sup>th</sup> day of May, 2023.  
*Michael*



GREAT BASIN ENGINEERING  
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### 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 with 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 27<sup>th</sup> day of May, 2023  
*Scott*  
Manager, Current Planning Division

### OGDEN CITY APPROVAL

This plat, and the dedications hereon, are approved and accepted by the Mayor of Ogden City this 11<sup>th</sup> day of May, 2023.

*Mark*  
Mayor  
*Stephanie*  
City Recorder

### OGDEN CITY ENGINEER

I hereby certify that this plat complies with the minimum conditions of the Ogden City ordinance this office is required to review and approve.

Signed this 5<sup>th</sup> day of June, 2023  
*Justin*  
Ogden City Engineer

### WEBER COUNTY RECORDER

FILED IN 2286012 FEE PAID \$34.00  
1341 PM on 05-05-23 OF OFFICIAL RECORDS \$1.00  
FOR UNRECORDED  
LEANN H. KILTS  
WEBER COUNTY RECORDER  
BY: *Wendy*  
DEPUTY

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

### OWNER'S DEDICATION

The undersigned owners of the herein described tract of land hereby set apart and subdivide the same tract into lots as shown on this plat, and assign the lands included in this plat the name of WALL COMMERCIAL SUBDIVISION - Lot 1, 2<sup>nd</sup> AMENDMENT, and hereby dedicate, grant and convey to Ogden City these certain strips designated herein as Municipal Utility Easements (M.U.E.), 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 building or structures being erected within such easements. We also hereby dedicate grant and convey these certain areas shown hereon as ingress / Egress Access easements, for the benefit and the use of Lot 6 to access the property as shown herein.  
Signed this 27<sup>th</sup> day of April, 2023.

Said Paul Properties Fund III, LLC, a Minnesota limited liability company  
By: *Paul* Title: Managing Director  
*Paul* Title: Managing Director

### ACKNOWLEDGMENT

State of Utah  
County of

On this 28<sup>th</sup> day of April, 2023, personally appeared before me, the undersigned notary, *Paul* who being by me duly sworn did say that he/she is the **GRANTOR** of said Paul Properties Fund III, LLC, a Minnesota 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.  
Residing At:

Commission Number:  ANN HOEL CARLSON  
A Notary Public Commissioned in Utah  
Commission Expires:  11/01/2025  
*Ann*  
Print Name

### 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 27<sup>th</sup> day of May, 2023.  
By: *Scott*  
Name/Title: *Scott F. Prust* SVP and Chief HR/Employee Relations Officer  
State of

### ACKNOWLEDGMENT

On this 11<sup>th</sup> day of May, 2023, personally appeared before me, the undersigned notary, *Scott* who being by me duly sworn did say that he/she is the **GRANTOR** of American National Insurance Company, a Texas insurance 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.  
Residing At:

Commission Number:  SCOTT F. PRUST  
A Notary Public Commissioned in Utah  
Commission Expires:  11/01/2025  
*Scott*  
Print Name

### BOUNDARY DESCRIPTION

All of Lot 1, Wall Commercial Subdivision, Ogden City, Weber County, Utah  
A part of the Southeast Quarter of Section 36, Township 6 North, Range 2 West, Salt Lake and Meridian, U.S. Survey, being more particularly described as follows:  
Beginning at a point on the North line of 3300 South Street, being 1258.03 feet North 89°50'28" West along the Center line of said 3300 South Street and 33.00 feet North 0°21'53" West from the Southeast Corner of said Section 36, and running thence North 89°50'28" West 801.56 feet along said North line of 3300 South Street; thence North 2°12'59" East 468.07 feet; thence North 89°50'28" West 24.47 feet; thence North 1°15'00" East 363.50 feet; thence South 89°50'28" East 5.33 feet; thence North 5°52'30" West 455.50 feet to the Southeastly line of Oregon Short Line Railroad Right-of-Way; thence Northwesterly along said Railroad Right-of-Way line Southeastly there through the arc of a 4485.80 foot Radius Curve to the right a distance of 34.93 feet (Central Angle equals 0°24'47"); thence South 29°28'11" East, Long Chord bears North 60°45'13" East 34.93 feet; thence South 89°11'43" East 742.42 feet; thence South 0°01'17" West 411.06 feet; thence South 89°50'28" East 3.00 feet; thence South 0°21'53" East 296.67 feet; thence South 89°50'28" East 60.00 feet; thence South 0°21'53" East 585.27 feet to the point of beginning.  
Contents: 22.853 acres

### NARRATIVE

This Subdivision Amendment was requested by Mr. Josh Wangsgard with Cushman & Wakefield for the purpose of amending this existing Lot into two lots.  
A Brass Cap monument was found at the South 1/4 corner and an Ogden City Monument was found at the Southeast corner of Section 36, T6N, R2W, SLB&M, U.S. Survey. A line bearing North 89°50'28" West between these two Monuments was used as the basis of bearings. Property corners were set as depicted on this drawing.

