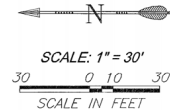


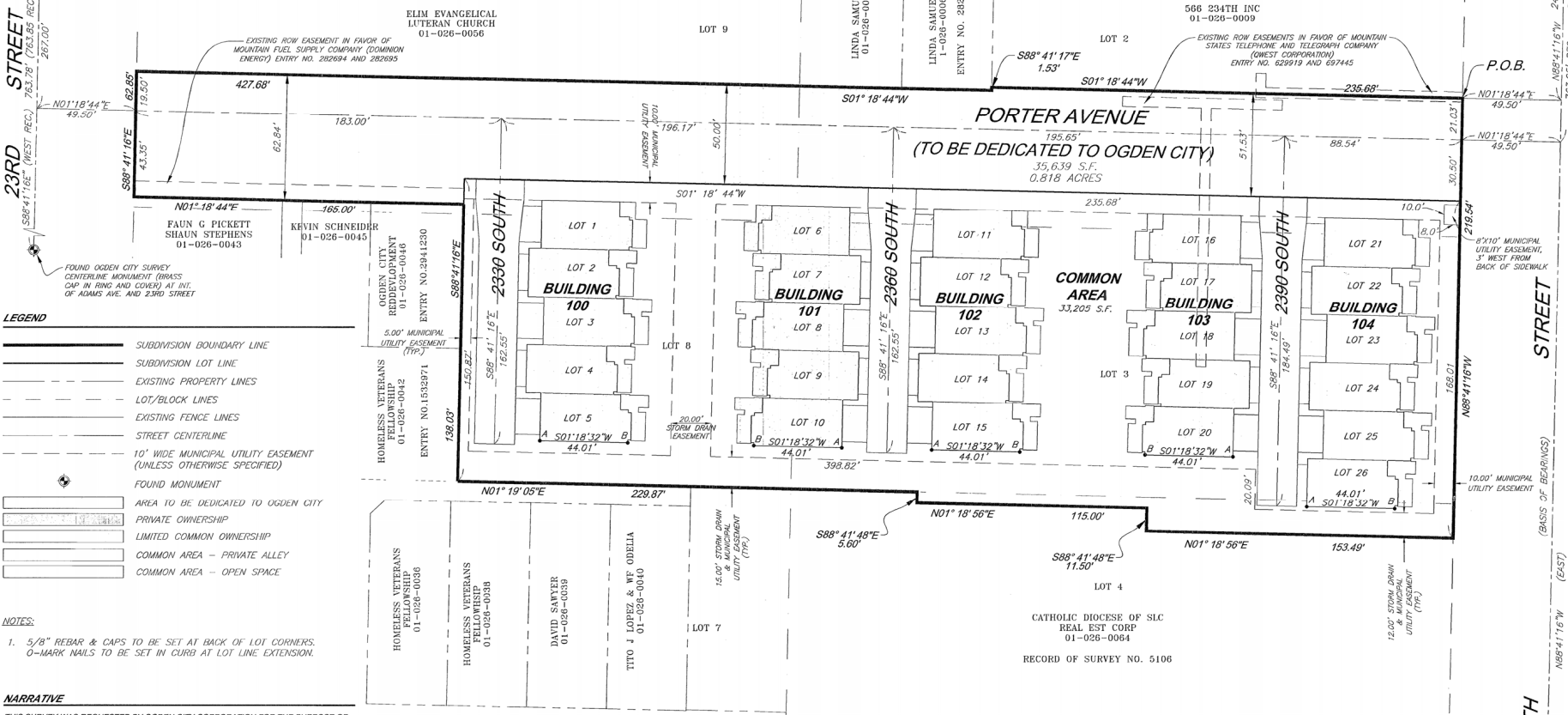
TOWNS AT 24TH

A PART OF LOTS 2, 3, 4, 8, AND OF 9, BLOCK 30, PLAT A,
 OGDEN CITY SURVEY, WEBER COUNTY, UTAH
 APRIL 2023

BUILDING	BEARINGS	DISTANCES
BUILDING 100 - A	492.52'	N29°16'58"W
BUILDING 100 - B	451.89'	N22°22'22"W
BUILDING 101 - A	356.37'	N29°18'40"W
BUILDING 101 - B	394.86'	N29°18'24"W
BUILDING 102 - A	314.42'	N33°28'22"W
BUILDING 102 - B	283.42'	N39°30'59"W
BUILDING 103 - A	212.79'	N57°14'16"W
BUILDING 103 - B	238.72'	N48°11'22"W
BUILDING 104 - A	218.29'	N89°00'18"W
BUILDING 104 - B	201.64'	N89°31'00"W



FOUND OGDEN CITY SURVEY CENTERLINE MONUMENT (BRASS CAP IN RING AND COVER) AT INTERSECTION OF JEFFERSON AVENUE AND 23RD STREET



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - SUBDIVISION LOT LINE
 - EXISTING PROPERTY LINES
 - LOT/BLOCK LINES
 - EXISTING FENCE LINES
 - STREET CENTERLINE
 - 10' WIDE MUNICIPAL UTILITY EASEMENT (UNLESS OTHERWISE SPECIFIED)
 - FOUND MONUMENT
 - AREA TO BE DEDICATED TO OGDEN CITY
 - PRIVATE OWNERSHIP
 - LIMITED COMMON OWNERSHIP
 - COMMON AREA - PRIVATE ALLEY
 - COMMON AREA - OPEN SPACE

NOTES:

- 5/8" REBAR & CAPS TO BE SET AT BACK OF LOT CORNERS. 0-MARK NAILS TO BE SET IN CURB AT LOT LINE EXTENSION.

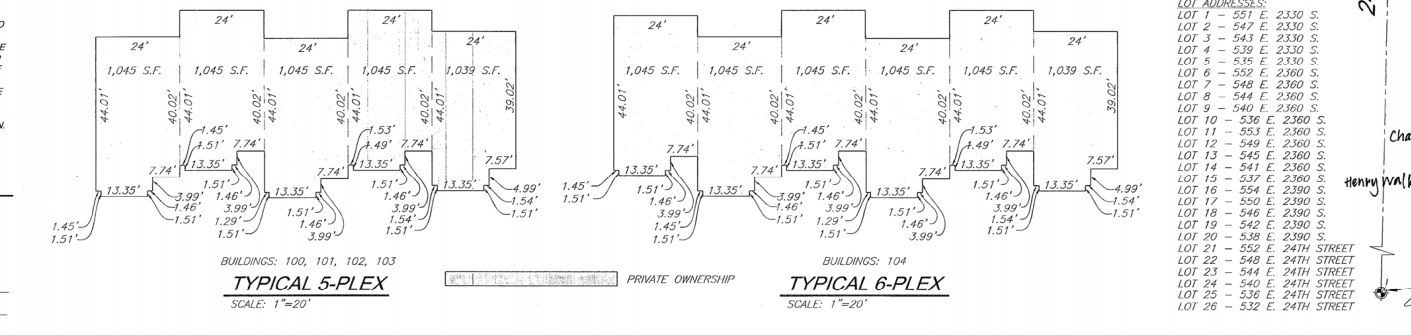
NARRATIVE

THIS SURVEY WAS REQUESTED BY OGDEN CITY CORPORATION FOR THE PURPOSE OF SUBDIVIDING OGDEN CITY CORPORATION AND OGDEN CITY REDEVELOPMENT AGENCY OWNED PROPERTIES INTO 8 LOTS. THE BOUNDARY WAS ESTABLISHED BY PROPORTIONING BLOCK 30, USING EXISTING OGDEN CITY STREET CENTERLINE MONUMENTS ALONG WITH OGDEN CITY SURVEY PLAT 6511. THE BOUNDARIES DESCRIBED IN WARRANTY DEED ENTRY NUMBERS 250885 AND 304863, BOUNDARY LINE AGREEMENT 319852, AND FELL OWSHIP MAJOR RECORD OF SURVEY NUMBER 5425 WERE HONORED. THE BASIS OF BEARINGS IS NORTH 01°18'16" EAST 183.00 FEET, AS MEASURED BETWEEN THE FOUND OGDEN CITY SURVEY BRASS CAP CENTERLINE MONUMENT AT THE INTERSECTION OF QUINCY AVENUE AND 23RD STREET AND THE FOUND OGDEN CITY SURVEY BRASS CAP CENTERLINE MONUMENT AT THE INTERSECTION OF QUINCY AVENUE AND 24TH STREET. THE COORDINATE SYSTEM USED ON THIS SURVEY IS NAD 83 STATE PLANE UTAH NORTH ZONE. A GRID TO GROUND SCALE FACTOR OF 1.0022428917 WAS USED. BEARINGS AND DISTANCES SHOWN IN PARENTHESES (I) ARE RECORD INFORMATION.

QUEST CORPORATION CONSENT

QUEST CORPORATION CONSENTS TO THE RECORDING OF THIS PLAT. THIS CONSENT INDICATES ONLY THAT THE PLAT APPROXIMATES THE LOCATION OF EXISTING EASEMENTS BUT DOES NOT WARRANT OR VERIFY THEIR PRECISE LOCATION AND DOES NOT AFFECT ANY OF ITS RIGHTS UNDER TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, A RECORDED EASEMENT OR RIGHT-OF-WAY, THE LAW APPLICABLE TO RESPECTIVE RIGHTS, OR ANY OTHER PROVISION OF LAW.

BY: *[Signature]*
 NAME/TITLE: Senior Engineer



SURVEYORS CERTIFICATE

I, MATTHEW ABRAM MURDOCK, A LICENSED PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND HAVING BEEN ISSUED AS CHAPTER 22 AND HOLDING LICENSE NUMBER 654190, DO HEREBY CERTIFY THAT A SURVEY OF THIS PLAT OF TOWNS AT 24TH IN OGDEN CITY, WEBER COUNTY, UTAH HAS BEEN MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 15-2-17 AND HAS BEEN CONVEYED TO THE DIVISION OF LAND AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION BASED ON DATA COMPILED FROM THE RECORDS IN THE WEBER COUNTY RECORDERS' OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS 21 DAY OF April 2023

[Signature]
 MATTHEW ABRAM MURDOCK, P.L.S.

BOUNDARY DESCRIPTION

A PART OF LOTS 2, 3, 4, 8, AND OF 9, BLOCK 30, PLAT A, OGDEN CITY SURVEY, WEBER COUNTY, UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 24TH STREET WHICH IS NORTH 88°41'16" WEST 245.97 FEET AND NORTH 01°18'16" EAST 49.50 FEET FROM A STREET MONUMENT FOUND MARKING THE SOUTHWEST CORNER OF SAID BLOCK 30 (BASIS OF BEARINGS IS NORTH 88°41'16" WEST 245.97 FEET AND NORTH 01°18'16" EAST 49.50 FEET); THENCE SOUTH 88°41'16" EAST 88.54 FEET (15) NORTH 01°18'16" EAST 228.87 FEET TO THE SOUTH LINE OF THAT PROPERTY AS RECORDED IN THE WEBER COUNTY RECORDERS' OFFICE AS ENTRY NO. 1532971; THENCE SOUTH 88°41'16" EAST 138.03 FEET ALONG SAID PROPERTY LINE AND THE SOUTH LINE OF THAT PROPERTY AS RECORDED IN THE WEBER COUNTY RECORDERS' OFFICE AS ENTRY NO. 2941230 TO THE WEST LINE OF THAT PROPERTY AS RECORDED IN ENTRY NO. 2860152 IN THE WEBER COUNTY RECORDERS' OFFICE; THENCE NORTH 01°18'16" EAST 182.00 FEET ALONG SAID WEST LINE TO THE SOUTH RIGHT-OF-WAY LINE OF 23RD STREET; THENCE SOUTH 88°41'16" EAST 62.85 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 01°18'16" EAST 427.68 FEET TO THE SOUTH LINE OF THAT PROPERTY AS RECORDED IN ENTRY NO. 2821865 IN THE WEBER COUNTY RECORDERS' OFFICE; THENCE SOUTH 88°41'16" EAST 1.53 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 01°18'16" WEST 235.68 FEET TO THE POINT OF BEGINNING.

CONTAINS 114,119 SQUARE FEET OR 2.620 ACRES MORE OR LESS.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HERON DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, COMMON AREA, AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT TOWNS AT 24TH, AND HEREBY DEDICATE, GRANT AND CONVEY TO THE LOT OWNERS WITHIN TOWNS AT 24TH THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HERON AS PRIVATE STREETS AND RIGHTS-OF-WAY, THE SAME TO BE MAINTAINED AND REPAIRED BY TOWNS AT 24TH MASTER OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, THE ASSOCIATION OF LOT OWNERS, AND HEREBY DEDICATE, GRANT AND CONVEY TO OGDEN CITY ALL THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HERON AS PUBLIC STREETS. THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND FURTHER DEDICATE, GRANT AND CONVEY TO OGDEN CITY AN EASEMENT FOR THOSE CERTAIN STRIPS DESIGNATED HERON AS MUNICIPAL UTILITY AND DRAINAGE EASEMENTS (MUE), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY OGDEN CITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS; AND DEDICATE, GRANT AND CONVEY TO OGDEN CITY AND ANY OTHER GOVERNMENTAL OR QUASI GOVERNMENTAL BODY HAVING JURISDICTION OVER SUCH AND A PERPETUAL EASEMENT OVER AND ACROSS THE COMMON AREAS FOR THE PURPOSE OF PROVIDING POLICE AND FIRE PROTECTION, PROVIDING EMERGENCY MEDICAL SERVICES, AND PROVIDING ANY OTHER GOVERNMENTAL OR MUNICIPAL SERVICE, GUARANTEEING THAT THE COMMON AREAS REMAIN FOREVER OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES; AND ALSO GRANT AND CONVEY TO TOWNS AT 24TH MASTER OWNERS ASSOCIATION, INC., ALL THOSE PORTIONS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREA, TO BE USED FOR THE COMMON USE AND ENJOYMENT OF THE LOT OWNERS AS MEMBERS OF SUCH ASSOCIATION, SUBJECT TO THOSE EASEMENT RIGHTS GRANTED TO OGDEN CITY HEREIN

SIGNED THIS 6th DAY OF June 2023

[Signature]
 HENRY WALKER CONSTRUCTION LLC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF WEBER)

ON THE 6th DAY OF June 2023
 I, *[Signature]*, PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MAJOR OR DOMINANT MANAGER OF HENRY WALKER CONSTRUCTION, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY, VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: April 25, 2024

[Signature]
 NOTARY PUBLIC

PREPARED BY:

WASATCH CIVIL
 Consulting Engineering

1100 SOUTH DEPOT DRIVE, SUITE 225
 OGDEN, UT 84403 (801) 775-9191

OGDEN CITY ATTORNEY'S OFFICE

APPROVED BY THE OGDEN CITY ATTORNEYS OFFICE
 THIS 22nd DAY OF June 2023

[Signature]
 OGDEN CITY ATTORNEY

OGDEN CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF OGDEN CITY AND CONFORMS WITH THE REQUIREMENTS TO REVIEW AND APPROVE.

SIGNED THIS 21st DAY OF June 2023

[Signature]
 OGDEN CITY ENGINEER

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 7th DAY OF June 2023

[Signature]
 MANAGER, PLANNING DIVISION

OGDEN CITY APPROVAL

THIS PLAT AND ANY DEDICATIONS OFFERED THEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY.

THIS 23rd DAY OF June 2023

[Signature]
 MAYOR

ATTEST:
[Signature]
 CITY RECORDER

WEBER COUNTY RECORDER

ENTRY NO. 3281320 FEE PAID 104.00
 FILED FOR RECORD AND
 RECORDED 26th June 2023 AT 11:17
 IN BOOK 916 OF OFFICIAL RECORDS
 PAGE 25

FOR: HENRY WALKER CONST

[Signature]
 COUNTY RECORDER

BY: *[Signature]*
 DEPUTY

ALL INFORMATION ON THIS PLAT WAS OBTAINED FROM THE RECORDS OF THE DIVISION OF LAND AND THE RECORDS OF THE WEBER COUNTY RECORDERS' OFFICE. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND THE RECORDS TO BE CORRECT AND COMPLETE. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE LAND. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE LAND. THE SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE LAND.