

GRAND VIEW ACRES CONDOMINIUMS 1ST AMENDMENT

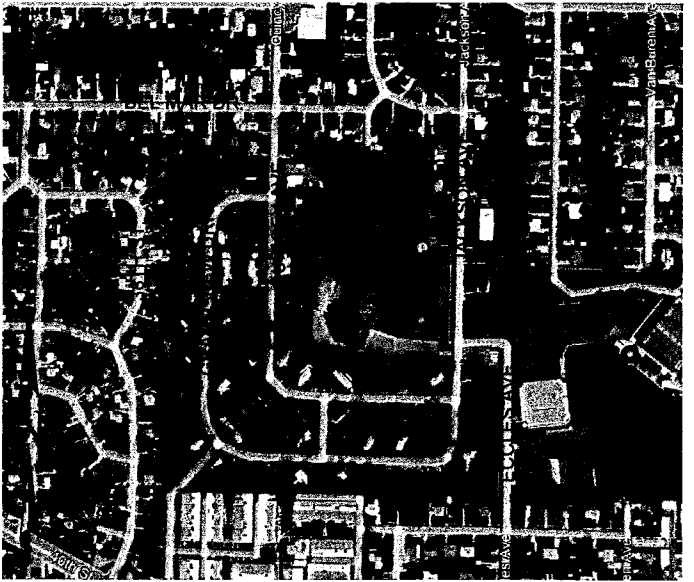
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4,  
TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
OGDEN CITY, WEBER COUNTY, UTAH  
SEPTEMBER 2023

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 4; RUNNING THENCE ALONG THE EAST BOUNDARY LINE OF OAK RIDGE ACRES NORTH 1°18'12" EAST 1318.36 FEET TO THE SOUTH BOUNDARY LINE OF BELMAR ACRES EXT. NO. 1; THENCE ALONG SAID SOUTH BOUNDARY LINE AND ITS EXTENSION SOUTH 89°13'48" EAST 601.36 FEET; THENCE SOUTH 1°18'12" WEST 394.00 FEET; THENCE NORTH 89°13'48" WEST 54.41 FEET; THENCE SOUTH 1°18'12" WEST 318.64 FEET; THENCE SOUTH 43°41'48" EAST 79.20 FEET; THENCE SOUTH 88°41'48" EAST 243.00 FEET; THENCE SOUTH 1°18'12" WEST 140.20 FEET TO THE NORTH LINE OF 39TH STREET; THENCE SOUTH 88°41'48" EAST 66.00 FEET; THENCE NORTH 1°18'12" EAST 140.20 FEET; THENCE SOUTH 88°41'48" EAST 250.00 FEET; THENCE NORTH 1°18'12" EAST 41.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 3875 SOUTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE SOUTH 88°41'48" EAST 148.69 FEET TO THE WEST RIGHT-OF-WAY LINE OF ECCLES AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 1°18'12" WEST 592.56 FEET TO THE NORTH BOUNDARY LINE OF COUNTRY HILLS ADDITION; THENCE ALONG SAID NORTH BOUNDARY LINE AND ITS EXTENSION NORTH 88°52'49" WEST 1320.63 FEET TO THE POINT OF BEGINNING, CONTAINING 26.83 ACRES.

VICINITY MAP

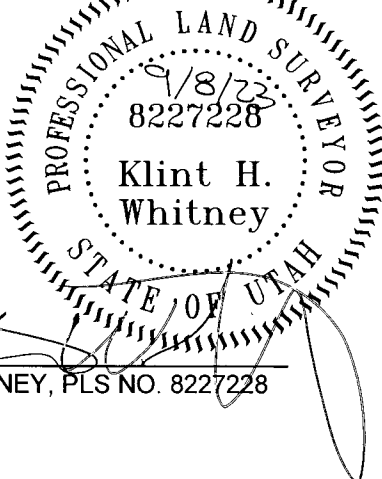
NOT TO SCALE



SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS GRAND VIEW ACRES CONDOMINIUMS 1ST AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF LAND.

SIGNED THIS 26th DAY OF September, 2023.



OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS, COMMON AREA, LIMITED COMMON AREA, STREETS AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT, AND NAME SAID TRACT GRAND VIEW ACRES CONDOMINIUMS 1ST AMENDMENT, AND HEREBY DEDICATE, GRANT AND CONVEY TO OGDEN CITY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE, GRANT AND CONVEY TO OGDEN CITY AN EASEMENT FOR THOSE CERTAIN STRIPS DESIGNATED HEREON AS MUNICIPAL UTILITY AND DRAINAGE EASEMENTS (MUE), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY OGDEN CITY; AND DEDICATE, GRANT AND CONVEY AN EASEMENT OVER THE COMMON AREAS TO OGDEN CITY GUARANTEEING THAT THE COMMON AREAS REMAIN FOREVER OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES; AND ALSO DEDICATE, GRANT AND CONVEY TO OGDEN CITY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED AS COMMON AREA ON THE PLAT AS MUNICIPAL UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE, AS MAY BE AUTHORIZED BY OGDEN CITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS; AND ALSO GRANT AND CONVEY TO THE GRAND VIEW ACRES CONDOMINIUM ASSOCIATION, A UTAH NONPROFIT CORPORATION, THE ASSOCIATION OF UNIT OWNERS, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREA, TO BE USED FOR THE COMMON USE AND ENJOYMENT OF THE UNIT OWNERS AS MEMBERS OF SUCH ASSOCIATION, SUBJECT TO THOSE EASEMENT RIGHTS GRANTED TO OGDEN CITY HEREIN.

SIGNED THIS 19 DAY OF September, 2023.

GRAND VIEW ACRES CONDOMINIUM ASSOCIATION, A UTAH NONPROFIT CORPORATION

BY: *Anne Oakes*

NAME/TITLE: Anne Oakes (HOA President)

ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this 19th day of September, 2023, personally appeared before me, the undersigned notary, *Trista Yost*, who being by me duly sworn did say that he/she is the *HOA President* of Grand View Acres Condominium Association, a Utah nonprofit corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of its Board of Directors, and he/she acknowledged to me that said corporation executed the same.



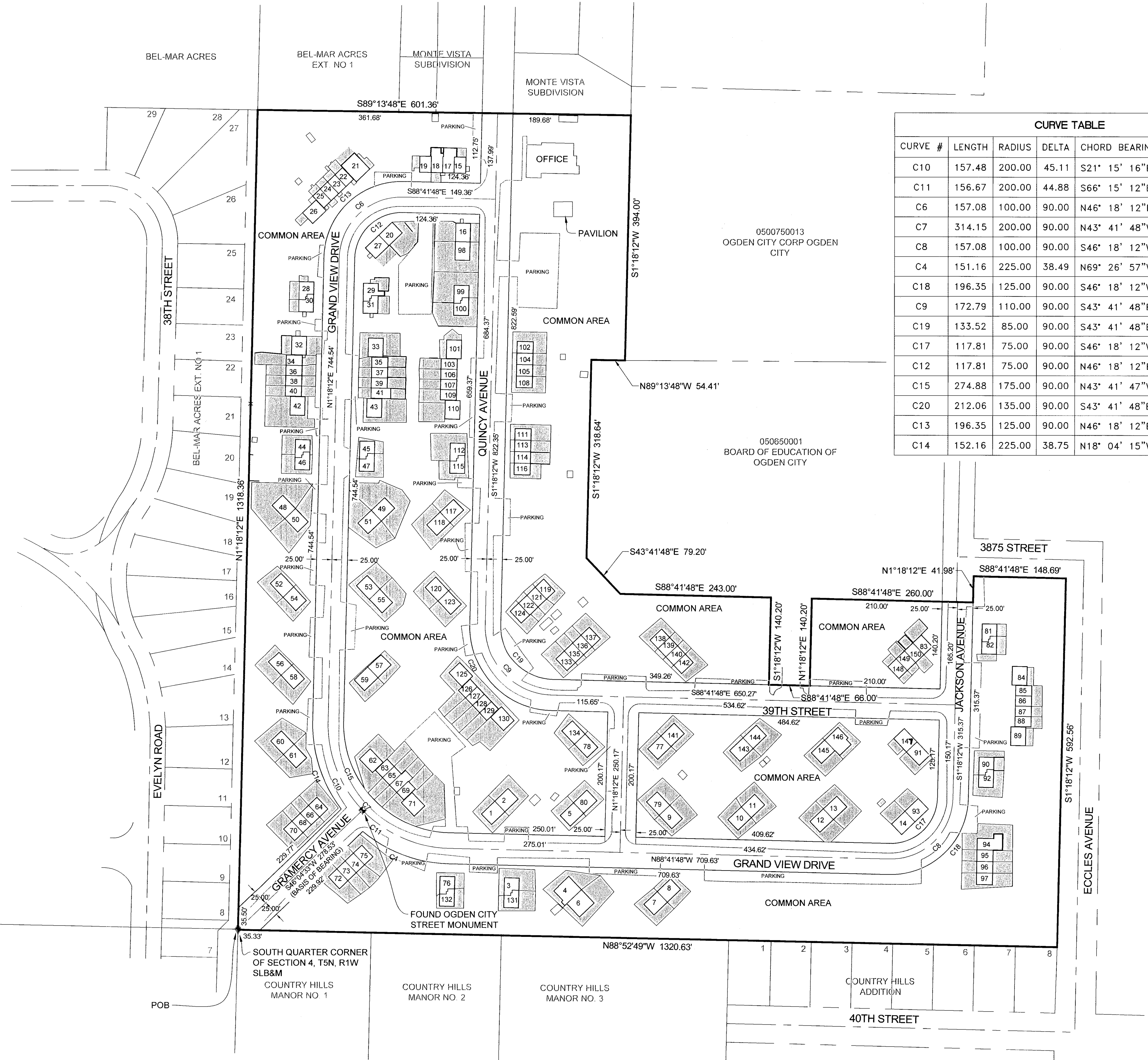
*Trista Yost*  
NOTARY PUBLIC

NOTES

TOTAL AREA: 26.83 ACRES  
TOTAL COMMON AREA: 15.67 ACRES; 58.40%  
TOTAL LIMITED COMMON AREA: 3.70 ACRES; 13.79%

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO AMEND GRAND VIEW ACRES CONDOMINIUMS TO SHOW WHAT THE CURRENT BOUNDARIES ARE FOR THE LOTS AND THEIR ASSOCIATED LIMITED COMMON AREA AND ANY OTHER CHANGES AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ANNE OAKES. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE LINE FROM THE SOUTH QUARTER CORNER OF SECTION 4 TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN AND THE OGDEN CITY SURVEY MONUMENT FOUND AT THE INTERSECTION OF GRAND VIEW DRIVE AND GRAMMERCY AVENUE WHICH BEARS SOUTH 46°04'33" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.



OGDEN CITY ATTORNEYS OFFICE

APPROVED BY THE OGDEN CITY ATTORNEYS OFFICE

SIGNED THIS 26th DAY OF September, 2023.

*James Orr*  
OGDEN CITY ATTORNEY

OGDEN CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM CONDITIONS OF THE OGDEN CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.

SIGNED THIS 25th DAY OF September, 2023.

*Justin Anderson*  
OGDEN CITY ENGINEER

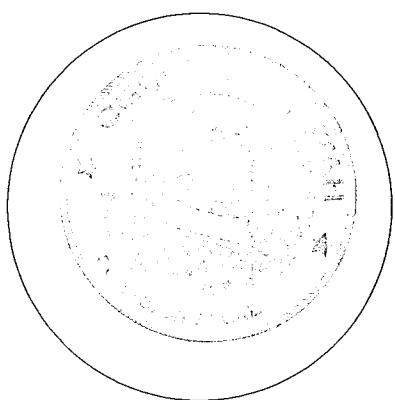
OGDEN CITY APPROVAL

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

SIGNED THIS 9 DAY OF October, 2023.

*Michael Caldwell*  
MICHAEL CALDWELL, MAYOR

ATTEST: *Travis Wilson*  
CITY RECORDER



CITY SEAL

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. PRE-REQUISITE TO THE FINAL PLAT APPROVAL BY THE MAYOR OF OGDEN CITY.

SIGNED THIS 20th DAY OF September, 2023.

*Paul Brubaker*  
MANAGER, PLANNING DIVISION