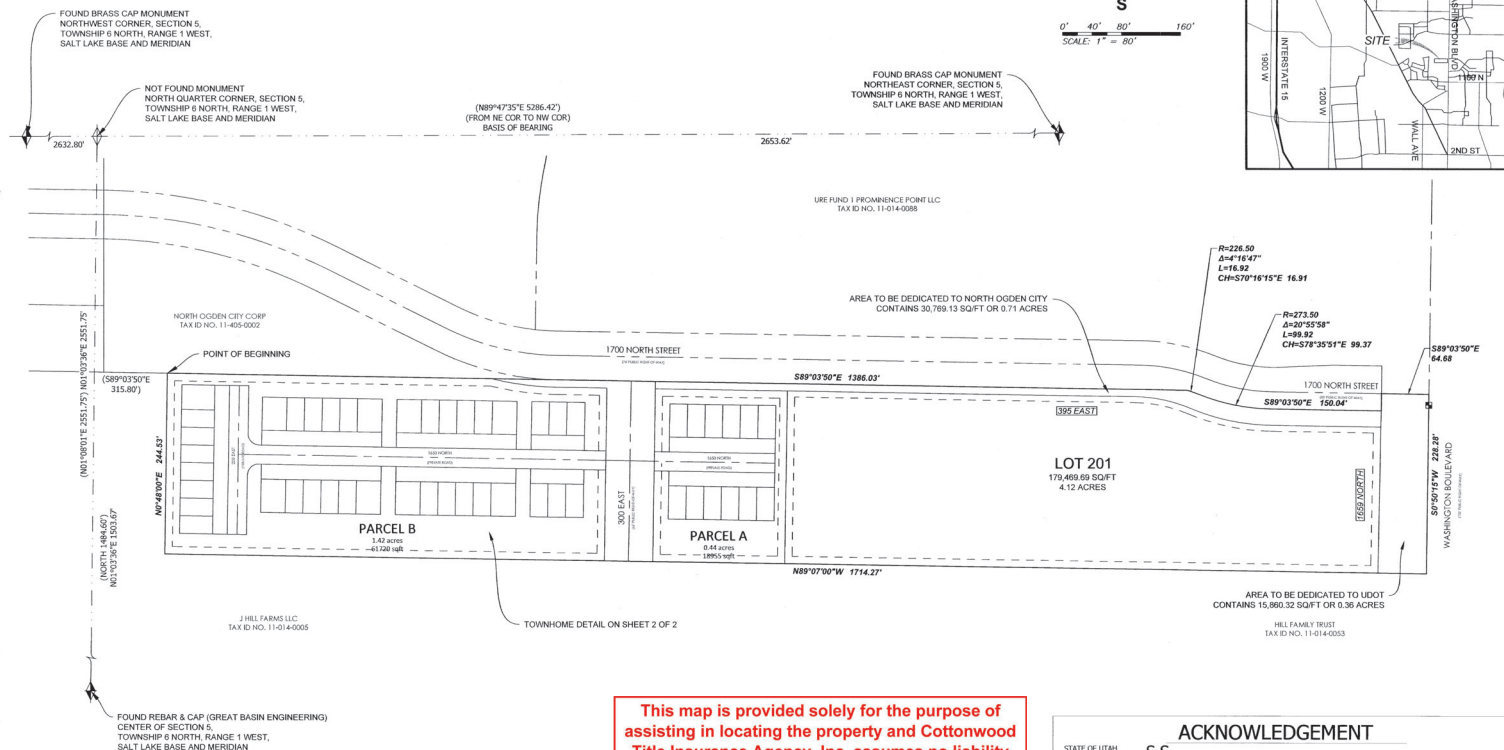
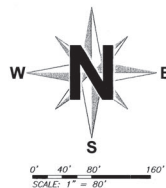


02-86

CEVERING MIXED USE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
NORTH OGDEN CITY, WEBER COUNTY, UTAH
SEPTEMBER 2022



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.

LEGEND	
Section Monument	Witness Monument
Property Corner	Break Line
Property Line	Property Line
Section Line	Section Line
Center Line	Center Line
Easement Line	Easement Line
Cross Access Easement (See Note)	Cross Access Easement (See Note)
Unit (Private Area)	Unit (Private Area)
Limited Common Area	Limited Common Area
Public Right-of-Way to be Dedicated to North Ogden City	Public Right-of-Way to be Dedicated to North Ogden City
Public Right-of-Way to be Dedicated to UDOT	Public Right-of-Way to be Dedicated to UDOT

NOTES

- THE CROSS ACCESS EASEMENTS SHOWN HEREON SHALL BE FOR PRIVATE ROADS ON ADJACENT PROPERTIES AND ALL COSTS ASSOCIATED WITH EXTENDING IMPROVEMENTS FOR THESE ACCESS POINTS SHALL BE BORNE BY THE DEVELOPER OF SUCH FUTURE DEVELOPMENTS ON THESE ADJACENT LANDS, OR AS AGREED UPON BY THE HOA OF THIS DEVELOPMENT.
- ALL UNIT TIES ARE PERPENDICULAR UNLESS NOTED OTHERWISE.
- ALL AREAS NOT LABELED AS UNITS, LIMITED COMMON OR PRIVATE ROAD ARE TO BE CONSIDERED COMMON AREA.
- ALL COMMON AREAS TO BE CONSIDERED PUBLIC UTILITY EASEMENTS.
- IT'S REBAR & CAP (UTAH LAND SURVEYING) TO BE SET AT ALL BOUNDARY AND LOT CORNERS.
- MINI-PLUS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
- ALL STREET MONUMENTS TO BE SET.
- PUBLIC UTILITY EASEMENTS
 - FRONT, REAR, AND CORNER - 10 FEET
 - SIDE - 5 FEET EACH SIDE/10 FEET TOTAL
- A SITE SPECIFIC GEOTECHNICAL REPORT HAS BEEN CONDUCTED BY CHY TECHNICAL SERVICES/PROJECT NUMBER 21235 AND IS ON FILE WITH NORTH OGDEN CITY.
- IN ACCORDANCE WITH THE TEST RESULTS PERFORMED BY NORTH OGDEN CITY, HOMES WITH A FIRE-FLOW CALCULATION AREA GREATER THAN 6,200 SQ. FT. WILL BE REQUIRED TO INSTALL AN INTERIOR FIRE SPROKLER SYSTEM.
- ALL STORM DRAIN AND SANITARY SEWER SYSTEMS WITHIN THE TOWNHOME SHALL BE PRIVATELY MAINTAINED.

NORTH OGDEN CITY APPROVALS

THIS PLAN WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.

BY: *[Signature]* 10/9/2024
CITY ENGINEER
BY: *[Signature]* 10-9-2024
PLANNING DIRECTOR

NORTH OGDEN CITY PLANNER

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PRESCRIBED BY THE STATE OF UTAH AND THE ORDINANCES OF NORTH OGDEN CITY OF THE FOREGOING PLAN AND DECLARATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS 16th DAY OF October, 2024
BY: *[Signature]* 10-16-24
CITY ATTORNEY

LAND USE AUTHORITY

THIS IS TO CERTIFY THAT THIS PLAN AND THE DEDICATION OF THIS PLAN ALONG WITH THE DEDICATION OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY OF NORTH OGDEN CITY THIS 16th DAY OF October, 2024.

BY: *[Signature]* 10-16-24
ATTORNEY
BY: *[Signature]* 10-16-24
SECRETARY

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 20, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-21-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF WESTWOOD ESTATES SUBDIVISION PHASE 1 SUBDIVISION IN NORTH OGDEN CITY, WEBER COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDS OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF NORTH OGDEN CITY, WEBER COUNTY, UTAH CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 2nd DAY OF October, 2024.

[Signature]
MICHAEL L. WANGMANN, PLS
PLS#6431156-2201



LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS NORTH 01°03'36" EAST 1503.67 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°03'50" EAST 315.80 FEET ALONG AN OLD FENCE FROM THE CENTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°03'50" EAST 1386.03 FEET TO A POINT ON A 226.50 FOOT RADIUS NON-TANGENT CURVE; THENCE SOUTHEASTERLY 16.92 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 84°14'47" (WHICH LONG CHORD BEARS SOUTH 70°15'15" EAST 16.91 FEET) TO A POINT ON A 273.50 FOOT RADIUS REVERSE CURVE; THENCE SOUTHEASTERLY 99.92 FEET ALONG THE ARC OF SAID REVERSE CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°55'58" (WHICH LONG CHORD BEARS SOUTH 78°35'51" EAST 99.37 FEET); THENCE SOUTH 89°03'50" EAST 150.04 FEET; THENCE NORTH 00°50'15" EAST 23.50 FEET; THENCE SOUTH 89°03'50" EAST 64.68 FEET TO THE CENTERLINE OF WASHINGTON BOULEVARD; THENCE SOUTH 00°50'15" WEST 14.67 FEET TO THE OGDEN CITY SURVEY INTERSECTION MONUMENT AT WASHINGTON BOULEVARD AND 1700 NORTH STREET; THENCE SOUTH 00°50'15" WEST ALONG SAID CENTERLINE 228.28 FEET; THENCE NORTH 89°07'00" WEST 1714.27 FEET; THENCE NORTH 00°50'15" EAST 244.53 FEET TO THE POINT OF BEGINNING.
CONTAINS 432,563.44 SQ/FT OR 9.47 ACRES

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND STREETS AS SHOWN ON THE PLAN AND NAME SAID TRACT CEVERING MIXED USE SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREET DEDICATIONS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR BRIGATION FACILITIES WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING DIRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 4th DAY OF October, 2024.

CEVERING FAMILY PROPERTIES, L.L.C.,
A UTAH LIMITED LIABILITY COMPANY
BY: *[Signature]*
PRINT NAME: *Gayl Hamilton*
ITS: *Manager*

1651 N OGDEN LLC
BY: *[Signature]*
PRINT NAME: *Terry G. Cevering*
ITS: *Owner*

ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF WEBER S.S.
ON THE 16th DAY OF October, A.D. 2024, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *[Signature]*, WHO BEING BY ME DULY SWORN DID SAY THAT HE/HIS/HER/IT/ THEY IS/ARE THE *[Signature]* *[Signature]* OF CEVERING FAMILY PROPERTIES, L.L.C., A UTAH LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HE/SHE/ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
NOTARY PUBLIC (SIGNATURE)
PRINT NAME: *Donna J. Hunt*
RESIDING IN: *Ogden Utah*
MY COMMISSION EXPIRES: *11/27/2027*



UTAH LAND SURVEYING, LLC

A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

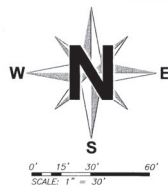
1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
FAX 801.820.7775
www.utahlandsurveying.com

UTAH LAND SURVEYING, LLC

COUNTY RECORDER

ENTRY NO. 154748
FILE FOR RECORD AND
RECORDED 10-16-24 AT 11:34 AM
IN BOOK 48 OF THE OFFICIAL
RECORDS, PAGE 20431 RECORDED
FOR *[Signature]*
LEAH L. ELLER
COUNTY RECORDER
BY: *[Signature]*
DEPUTY

12-96



CEVERING MIXED USE SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
NORTH OGDEN CITY, WEBER COUNTY, UTAH
SEPTEMBER 2022

FOUND BRASS CAP MONUMENT
NORTHWEST CORNER, SECTION 5,
TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

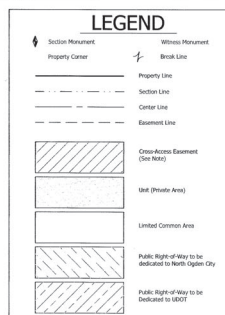
FOUND BRASS CAP MONUMENT
NORTHEAST CORNER, SECTION 5,
TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

(N89°47'35"E S286.42')
BASIS OF BEARING

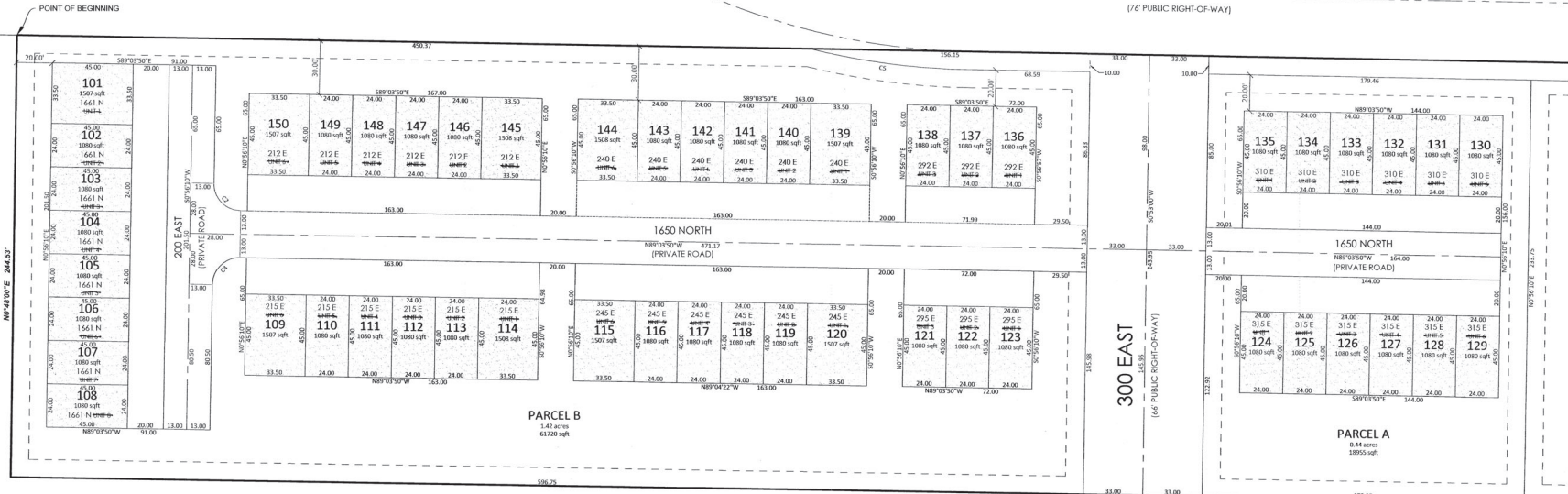
NORTH OGDEN CITY CORP
TAX ID NO. 11-405-0002

1700 NORTH STREET

(76' PUBLIC RIGHT-OF-WAY)



(N01°08'01"E 2551.75') N01°03'36"E 2551.75'
(N01°03'36"E 1550.67')



FOUND REBAR & CAP (GREAT BASIN ENGINEERING)
CENTER OF SECTION 5,
TOWNSHIP 6 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

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for variation, if any, with any actual survey.



Curve Table				
CURVE	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	206.00	21°41'15"	57°13'12"E	77.51
C2	15.00	90°00'00"	54°03'58"E	21.21
C3	295.50	21°41'15"	57°13'12"E	111.19
C4	15.00	90°00'00"	54°03'58"E	21.21
C5	393.00	12°52'34"	58°52'54"E	86.13

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1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
FAX 801.820.7775

www.utahlandsurveying.com

COUNTY RECORDER
ENTRY NO. 3245140
FILE FOR RECORD AND
RECORDED IN BOOK 95 OF THE OFFICIAL
RECORDS, PAGE 30431, RECORDED
FOR

COUNTY RECORDER
BY: *[Signature]*
DEPUTY