

CURVE TABLE

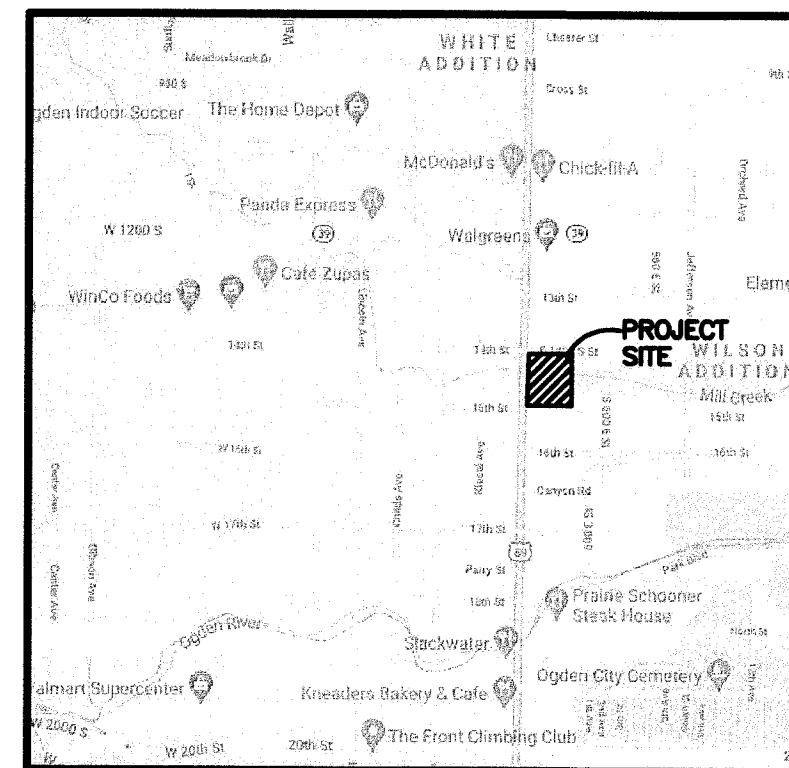
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	25.00'	30.77'	28.87'	17.68'	S55°49'32"W	70°31'43"
C2	30.00'	43.34'	39.67'	26.44'	S61°57'04"W	82°46'47"
C3	100.00'	49.84'	49.32'	25.45'	S89°03'49"W	28°33'17"
C4	25.00'	10.90'	10.81'	5.54'	S87°16'24"W	24°58'27"
C5	25.00'	4.22'	4.21'	2.11'	N85°04'14"W	8°33'42"
C6	10.00'	2.96'	2.95'	1.49'	S56°42'10"W	16°58'05"
C7	22.16'	51.91'	40.83'	52.44'	N64°42'03"W	134°10'38"
C8	20.00'	13.21'	12.97'	6.86'	N16°32'09"W	37°50'49"
C9	20.00'	26.59'	24.68'	15.68'	N02°37'52"E	76°10'50"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°02'00"W	8.23'
L2	S20°33'41"W	6.74'
L3	S74°47'11"W	30.24'
L4	N80°14'23"W	20.11'
L5	N89°54'05"W	11.19'
L6	S65°11'42"W	5.17'
L7	N35°27'34"W	10.84'
L8	N40°43'17"E	7.48'
L9	S89°02'00"E	14.00'
L10	N85°36'44"E	25.53'
L11	N00°58'00"E	15.22'
L12	N00°58'00"E	12.28'
L13	N00°58'00"E	16.32'
L14	N00°58'00"E	11.18'

LEGEND

- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- FOUND CENTERLINE MONUMENT
- BOUNDARY LINE
- ADJOINING PROPERTY
- EASEMENTS
- ROAD CENTERLINE
- BUILDING PAD
- LIMITED COMMON AREA (SEE NOTE 8)
- MILLCREEK/STORM DRAIN EASEMENT DIMENSIONS

VICINITY MAP
NOT TO SCALE
NOTES

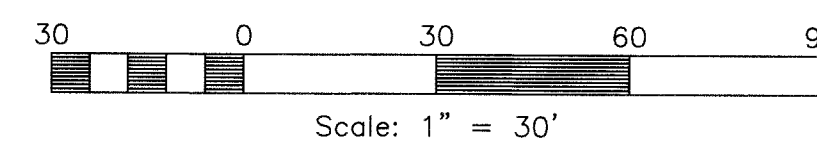
1. THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT LINE BETWEEN TWO FOUND OGDEN CITY MONUMENTS AT THE INTERSECTION OF 14TH STREET AND WASHINGTON BOULEVARD AND 15TH STREET. SHOWN HEREON AS: S00°58'00"W
2. ALL AREA NOT LABELED AS BUILDING PAD, LIMITED COMMON AREA, OR PRIVATE ROAD TO BE CONSIDERED COMMON AREA.
3. ALL COMMON AREA TO BE CONSIDERED MUNICIPAL UTILITY EASEMENT AND PUBLIC UTILITY EASEMENT.
4. ALL BUILDING PAD TIES ARE PERPENDICULAR TO BOUNDARY AND CENTERLINES
5. ALL WATERLINE PAST ONE FOOT BACK OF OGDEN CITY CURB AND GUTTER IS PRIVATE WATERLINE. ANY AND ALL CONNECTIONS TO PRIVATE WATERLINES MUST COMPLY WITH OGDEN CITY STANDARDS AND NEEDS TO BE INSPECTED BY OGDEN CITY.
6. ALL UTILITIES WITHIN DEVELOPMENT ARE TO BE PRIVATE AND OGDEN CITY WILL ASSUME NO MAINTENANCE OR OWNERSHIP OF SAID UTILITIES.
7. ALL CULINARY WATER INFRASTRUCTURE WITHIN THE PROJECT IS PRIVATELY OWNED AND MAINTAINED BY THE ASSOCIATION FOR THE BENEFIT OF THE UNITS.
8. LIMITED COMMON AREAS LOCATED ON THE FRONT OF UNITS ARE 7.5'X20' AND PUBLIC UTILITY EASEMENT.

ADDRESSES

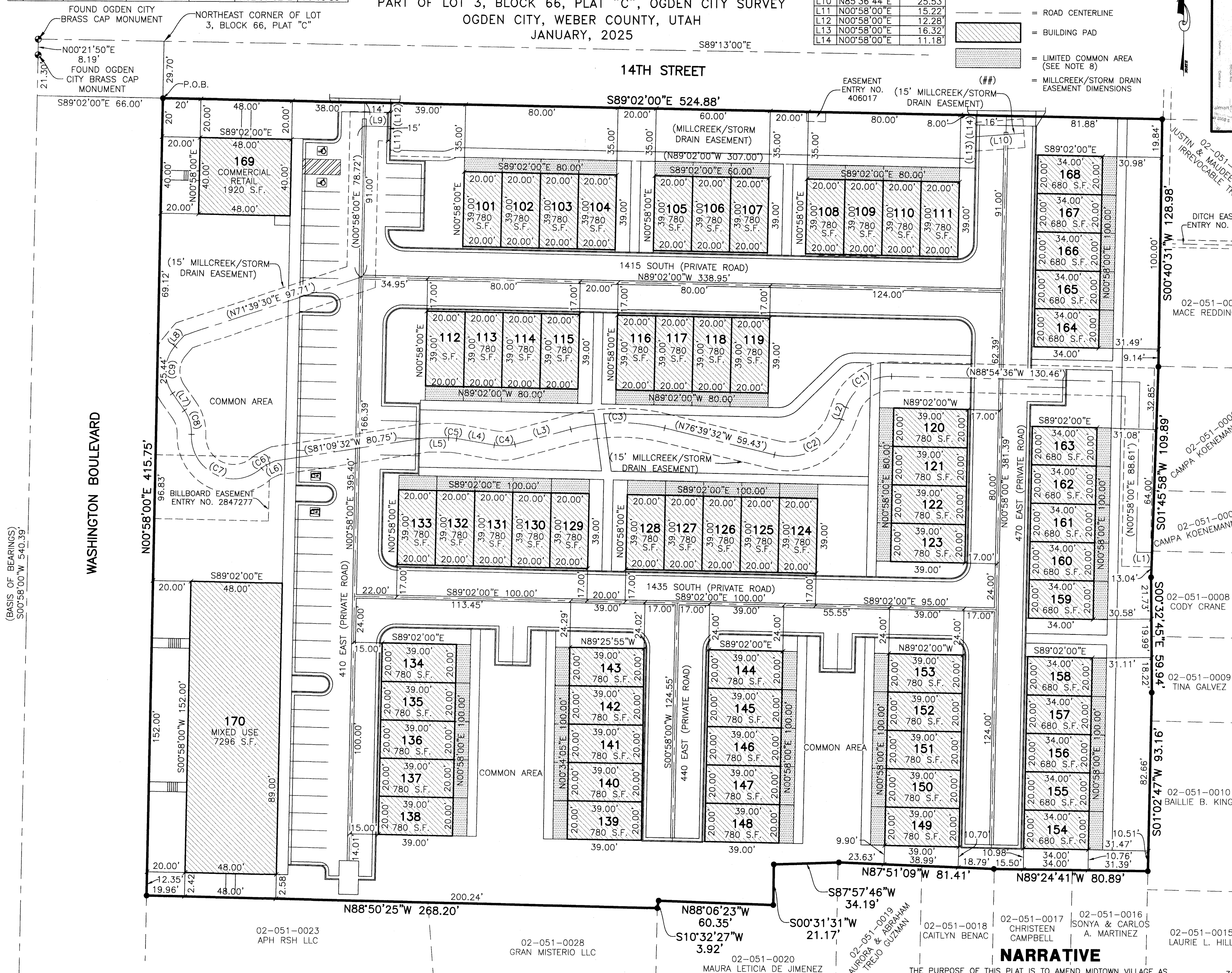
UNIT	ADDRESS	UNIT	ADDRESS
101	1419 14TH ST.	136	1450 S 410 E
102	1423 14TH ST.	137	1454 S 410 E
103	1427 14TH ST.	138	1458 S 410 E
104	1431 14TH ST.	139	1455 S 440 E
105	1437 14TH ST.	140	1451 S 440 E
106	1441 14TH ST.	141	1447 S 440 E
107	1445 14TH ST.	142	1443 S 440 E
108	1451 14TH ST.	143	1439 S 440 E
109	1455 14TH ST.	144	1440 S 440 E
110	1459 14TH ST.	145	1444 S 440 E
111	1463 14TH ST.	146	1448 S 440 E
112	1417 E 1415 S	147	1452 S 440 E
113	1421 E 1415 S	148	1456 S 440 E
114	1425 E 1415 S	149	1457 S 470 E
115	1429 E 1415 S	150	1453 S 470 E
116	1433 E 1415 S	151	1449 S 470 E
117	1437 E 1415 S	152	1445 S 470 E
118	1441 E 1415 S	153	1441 S 470 E
119	1445 E 1415 S	154	1437 S 470 E
120	1449 E 1415 S	155	1433 S 470 E
121	1453 E 1415 S	156	1429 S 470 E
122	1457 E 1415 S	157	1425 S 470 E
123	1461 E 1415 S	158	1421 S 470 E
124	1465 E 1415 S	159	1417 S 470 E
125	1469 E 1415 S	160	1413 S 470 E
126	1473 E 1415 S	161	1409 S 470 E
127	1477 E 1415 S	162	1405 S 470 E
128	1481 E 1415 S	163	1401 S 470 E
129	1485 E 1415 S	164	1397 S 470 E
130	1489 E 1415 S	165	1393 S 470 E
131	1493 E 1415 S	166	1389 S 470 E
132	1497 E 1415 S	167	1385 S 470 E
133	1501 E 1415 S	168	1381 S 470 E
134	1505 E 1415 S	169	1377 S 470 E
135	1509 E 1415 S	170	1373 S 470 E

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND MIDTOWN VILLAGE AS SHOWN HEREON. ALL PROPERTY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

MIDTOWN VILLAGE
1ST AMENDMENT

AMENDING MIDTOWN VILLAGE
PART OF LOT 3, BLOCK 66, PLAT "C", OGDEN CITY SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
JANUARY, 2025



BOUNDARY DESCRIPTION

PART OF LOT 3, BLOCK 66, PLAT "C", OGDEN CITY SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 14TH STREET, SAID POINT BEING S00°58'00"W 29.70 FEET FROM THE NORTHEAST CORNER OF LOT 3, BLOCK 66, PLAT "C" AND SAID POINT ALSO BEING S00°58'00"W 21.30 FEET AND S89°02'00"E 66.00 FEET FROM A FOUND OGDEN CITY CENTERLINE MONUMENT IN THE INTERSECTION OF 14TH STREET AND WASHINGTON BOULEVARD (SAID MONUMENT BEING N00°58'00"E 540.39 FEET FROM A FOUND OGDEN CITY CENTERLINE MONUMENT IN THE INTERSECTION OF 15TH STREET AND WASHINGTON BOULEVARD); THENCE SOUTH 89°02'00" EAST 524.88 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF 14TH STREET; THENCE SOUTH 00°40'31" WEST 128.98 FEET; THENCE SOUTH 01°45'58" WEST 109.89 FEET; THENCE SOUTH 00°32'45" EAST 59.94 FEET; THENCE SOUTH 01°02'47" WEST 93.16 FEET; THENCE NORTH 89°24'11" WEST 80.89 FEET; THENCE NORTH 87°51'09" WEST 81.41 FEET; THENCE SOUTH 87°57'46" WEST 34.19 FEET; THENCE SOUTH 00°31'31" WEST 21.17 FEET; THENCE NORTH 88°06'23" WEST 60.35 FEET; THENCE SOUTH 10°32'27" WEST 3.92 FEET; THENCE NORTH 88°50'25" WEST 268.20 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF BOULEVARD; THENCE NORTH 00°58'00"E EAST 415.75 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 213,601 SQUARE FEET OR 4.904 ACRES.

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.

THIS 3rd DAY OF March, 2025.

Bartie Bruley
MANAGER, PLANNING DIVISION

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

THIS 6th DAY OF March, 2025.

John E. Campbell
OGDEN CITY ENGINEER

OGDEN CITY ATTORNEY'S OFFICE

APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE
THIS 7th DAY OF March, 2025.

James Conner
OGDEN CITY ATTORNEY

OGDEN CITY APPROVAL

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

THIS 12th DAY OF March, 2025.

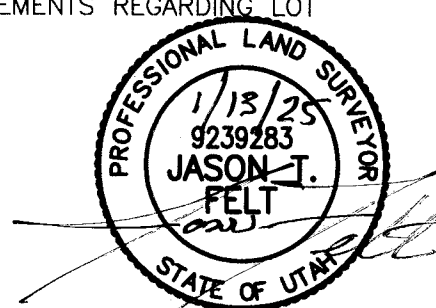
Benjamin K. Nadolski
BENJAMIN K. NADOLSKI, MAYOR
ATTEST: *Tracy Huns*
CITY RECORDER

SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF MIDTOWN VILLAGE 1ST AMENDMENT IN 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 RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF OGDEN CITY, WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 13th DAY OF January, 2025.

9239283
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

THE UNDERSIGNED OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, COMMON AREA, AND PRIVATE STREETS AND RIGHTS OF WAY AS SHOWN ON THIS PLAT, AND NAME SAID TRACT MIDTOWN VILLAGE 1ST AMENDMENT, AND HEREBY DEDICATES, GRANTS AND CONVEYS TO MIDTOWN VILLAGE TOWNHOME HOA, INC., A UTAH NONPROFIT CORPORATION, THE ASSOCIATION OF LOT OWNERS, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS PRIVATE STREETS AND RIGHTS OF WAY, THE SAME TO BE MAINTAINED AND REPAIRED BY THE ASSOCIATION; AND ALSO DEDICATE, GRANT AND CONVEY TO OGDEN CITY AN EASEMENT FOR THOSE CERTAIN STRIPS DESIGNATED HEREON AS MUNICIPAL UTILITY AND DRAINAGE EASEMENTS 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 GRANT AND CONVEY TO MIDTOWN VILLAGE TOWNHOME HOA, INC., A UTAH NONPROFIT CORPORATION, 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 LOT (UNIT) OWNERS AS MEMBERS OF SUCH ASSOCIATION, SUBJECT TO THOSE EASEMENT RIGHTS GRANTED TO OGDEN CITY HEREIN.

SIGNED THIS 31st DAY OF January, 2025.

FOR: HERITAGE LAND HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY

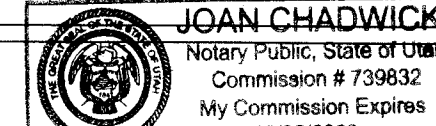
CFO NAME/TITLE DATE 1/31/25

FOR: MIDTOWN VILLAGE TOWNHOME HOA INC., A UTAH NONPROFIT CORPORATION

CFO NAME/TITLE DATE 1/31/25

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Box Elder)



ON THE 31st DAY OF January, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Joan Chadwick* (AND) *Joan Chadwick* BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE *CFO* OF HERITAGE LAND HOLDINGS, LLC, A UTAH 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.

10-25-2028
COMMISSION EXPIRES

Joan Chadwick
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Box Elder)



ON THE 31st DAY OF January, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Joan Chadwick* (AND) *Joan Chadwick* BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE *CFO* OF MIDTOWN VILLAGE TOWNHOME HOA INC., A UTAH NONPROFIT CORPORATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

10-25-2028
COMMISSION EXPIRES

Joan Chadwick
NOTARY PUBLIC

LENDER CONSENT

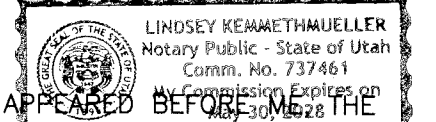
THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.

DATED THIS 30th DAY OF February, 2025.

ACADEMY CONSTRUCTION LENDING, L.C., A UTAH LIMITED LIABILITY COMPANY
BY: *Maia Auer*
NAME/TITLE: *Maia Auer, Managing Member*

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF Salt Lake)



ON THE 20th DAY OF February, 2025, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Lindsey Kernerth Mueller* (AND) *Maia Auer* BEING BY ME DULY SWORN, SAY THAT HE/SHE IS THE *Managing Member* OF ACADEMY CONSTRUCTION LENDING, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID ENTITY.

6/30/2028
COMMISSION EXPIRES

Lindsey Kernerth Mueller
NOTARY PUBLIC

ROCKY MOUNTAIN POWER CONSENT

ROCKY MOUNTAIN POWER 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 PRESUMPTIVE RIGHTS; OR ANY OTHER PROVISION OF LAW.

DATE: 1/15/2025

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2866 www.reeve-assoc.com

Project Info.
Surveyor: J. FELT
Designer: A. MULLINS
MDTWN VLGE 1ST AMD.
8337-01

Weber County Recorder

Entry No. _____ Fee Paid _____

And Recorded _____ For Record _____

At _____ In Book _____

Of The Official Records, Page _____

Recorded For: _____

Weber County Recorder

_____ Deputy.