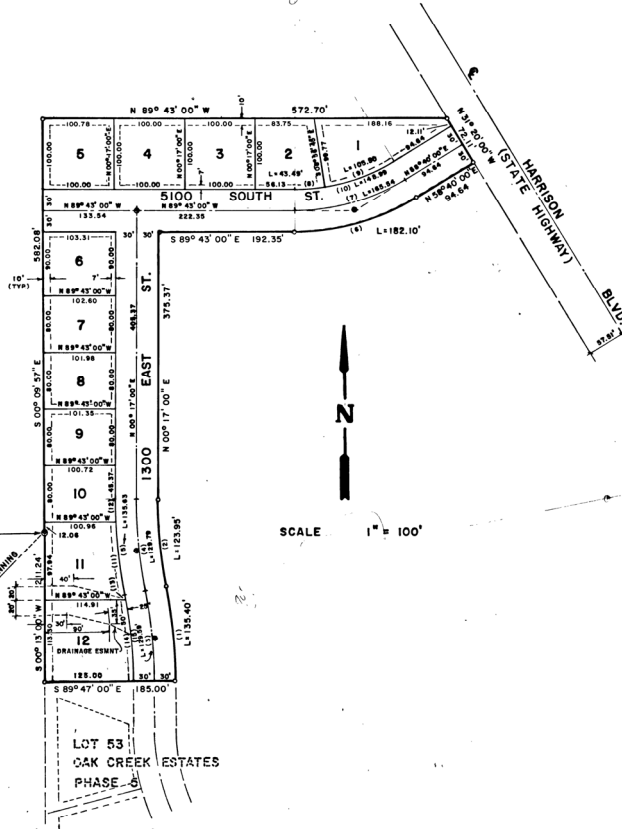


SUNNYSIDE MANOR SUBDIVISION - PHASE I

PART OF THE WEST HALF OF SECTION 15, T5N, R1W, S. L. B. & M.

SOUTH OGDEN, WEBER COUNTY, UTAH

APRIL 1986



NOTES:

- 1 - A 10 FOOT UTILITY EASEMENT EACH SIDE OF PROPERTY LINE AS INDICATED BY DASHED LINES. ALL EASEMENTS TO BE USED FOR IRRIGATION, WATER LINES, DRAINAGE, SANITARY & STORM SEWER, POWER POLES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES. FRONT PROPERTY LINE UTILITY EASEMENTS ARE 7 FOOT WIDE-OTHER WIDTHS OF EASEMENTS ARE AS SHOWN.
- 2 - ● - INDICATES SURVEY MONUMENT.
- 3 - THE FINISH FLOOR OF THE LOWEST LIVING AREA OF ANY HOUSE IN PHASE I SHALL BE NO LOWER THAN 4705.00.
- 4 - THE EASEMENT ON THE NORTH OF LOT 12 HAS BEEN GRANTED TO SOUTH OGDEN CITY FOR USE AS A DRAINAGE, UTILITY & MAINTENANCE RIGHT OF WAY EASEMENT.
- 5 - BENCH MARK ELEVATION 4740.84 - TP ARROW FH NW QUAD. 8275 SOUTH & 800 EAST STREET.
- 6 - THE 40 FOOT EASEMENT ALONG THE BURCH CREEK STREAM BETWEEN LOT 11 AND LOT 12 SHALL BE RESERVED AS A DRAINAGE, SANITARY SEWER AND PUBLIC ACCESS EASEMENT.

SURVEYOR'S CERTIFICATE

I, D. NEIL SMITH, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF SUNNYSIDE MANOR SUBDIVISION - PHASE I IN WEBER COUNTY, UTAH 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 RECORDERS OFFICE, AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS 1ST DAY OF APRIL, 1986.

2337
LICENSE NO.

D. Neil Smith
SIGNATURE

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT SUNNYSIDE MANOR SUBDIVISION - PHASE I AND HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH OGDEN CITY, WEBER COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO SOUTH OGDEN CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREOF, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY SOUTH OGDEN CITY.

SIGNED THIS 9th DAY OF APRIL, 1986.

Bruce Stephens
BRUCE STEPHENS

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER

ON THE 9 DAY OF APRIL, 1986, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES: Jan 8, 1988

Val D. Hall
NOTARY PUBLIC
RESIDING AT: South Ogden, UT

BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF SECTION 15, T5N, R1W, S. L. B. & M.

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 15, T5N, R1W, S. L. B. & M., RUNNING THENCE S 00° 13' 00" W 211.24 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15 TO THE NORTHWEST CORNER OF OAK CREEK ESTATES - PHASE 5, THENCE S 69° 47' 00" E 185.00 FEET TO THE NORTHEAST CORNER OF SAID PHASE 5, THENCE LEFT ALONG THE ARC OF A 699.69 FOOT RADIUS CURVE A DISTANCE OF 135.40 FEET (CHORD BEARS N 05° 19' 37" WEST 135.19 FEET), THENCE RIGHT ALONG THE ARC OF A 636.69 FOOT RADIUS CURVE A DISTANCE OF 123.95 FEET (CHORD BEARS N 05° 17' 37" W 123.75 FEET), THENCE N 00° 17' 00" E 375.37 FEET, THENCE S 89° 43' 00" E 192.35 FEET, THENCE LEFT ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE A DISTANCE OF 182.10 FEET (CHORD BEARS N 74° 28' 30" E 179.80 FEET), THENCE N 89° 40' 00" E 84.64 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE STATE HIGHWAY, THENCE N 89° 43' 00" W 572.70 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, THENCE S 00° 09' 57" E 582.08 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

CONTAINS 4.43 ACRES.

PREPARED BY
ONESCO ENGINEERING, INC.
105 SKYLINE DRIVE
BRIGHAM CITY, UTAH 84302

COUNTY RECORDER

ENTRY NO. 073174 FEE PAID \$21.00 FILED FOR RECORD AND RECORDED JUNE 25, 1986, AT 9:52 AM IN BOOK 28 OF OFFICIAL RECORDS, PAGE 20 FOR: BRUCE STEPHENS DOUG CROFTS COUNTY RECORDER BY: *Sparrn Kille* DEPUTY

NO.	Δ	RAD.	ARC	TAN	CHORD	CHORD BRNG
1	11° 05' 15"	699.69	135.40	67.91	135.19	N05° 19' 37" W
2	11° 09' 15"	636.69	123.95	62.17	123.75	N05° 17' 37" W
3	11° 05' 15"	699.69	129.59	65.00	129.39	N05° 19' 37" W
4	11° 09' 15"	666.69	129.79	65.10	129.59	N05° 17' 37" W
5	11° 09' 15"	696.69	135.63	68.03	135.42	N05° 17' 38" W
6	31° 37' 00"	330.00	182.10	93.43	179.80	N74° 28' 30" E
7	31° 37' 00"	300.00	185.54	84.94	183.45	S74° 28' 30" W
8	09° 13' 45"	270.00	43.40	21.79	43.44	S89° 40' 08" W
9	22° 23' 15"	270.00	105.50	53.43	104.83	S69° 51' 38" W
10	31° 37' 00"	270.00	148.99	76.46	147.11	S74° 28' 30" W
11	08° 18' 19"	696.69	100.99	50.58	100.90	S06° 43' 06" E
12	02° 50' 56"	696.69	34.64	17.33	34.64	S01° 08' 28" E
13	00° 53' 54"	639.69	10.03	5.01	10.03	S10° 25' 18" E
14	10° 11' 21"	639.69	113.76	57.03	113.61	S04° 52' 41" E
15	11° 05' 15"	639.69	123.79	62.09	123.60	S05° 19' 37" E

LOT NO.	ADDRESS	AREA (SF.)
1	1334 EAST 5100 SOUTH ST.	11,598
2	1320 EAST 5100 SOUTH ST.	9,136
3	1300 EAST 5100 SOUTH ST.	10,000
4	1302 EAST 5100 SOUTH ST.	10,000
5	1290 EAST 5100 SOUTH ST.	10,039
6	1289 EAST 5100 SOUTH ST.	9,266
7	589 SOUTH 1300 EAST ST.	8,183
8	588 SOUTH 1300 EAST ST.	8,133
9	582 SOUTH 1300 EAST ST.	8,083
10	579 SOUTH 1300 EAST ST.	8,043
11	578 SOUTH 1300 EAST ST.	11,713
12	5209 SOUTH 800 EAST ST.	13,773

<p>SOUTH OGDEN PLANNING COMMISSION</p> <p>APPROVED BY THE SOUTH OGDEN PLANNING COMMISSION ON THE 14 DAY OF APRIL, 1986.</p> <p style="text-align: right;"><i>[Signature]</i> CHAIRMAN</p>	<p>SOUTH OGDEN CITY APPROVAL</p> <p>THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH THIS 24th DAY OF APRIL, 1986.</p> <p>ATTEST: <i>[Signature]</i> TITLE: <i>[Signature]</i> MAYOR</p>	<p>SOUTH OGDEN CITY ENGINEER</p> <p>I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.</p> <p>SIGNED THIS 24th DAY OF APRIL, 1986.</p> <p style="text-align: right;"><i>[Signature]</i> SIGNATURE</p>	<p>SOUTH OGDEN CITY ATTORNEY</p> <p>I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTIONS OF THE SUNNYSIDE MANOR SUBDIVISION - PHASE I AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.</p> <p style="text-align: right;"><i>[Signature]</i> DATE: 4-22, 1986 CITY ATTORNEY</p>
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