

Coldwater Meadows Phase 3

All of Lot 12-R Coldwater Meadows Phase 2, together with
 A part of the Southeast 1/4 of Section 33, T7N, R1W, SLB&M, U.S. Survey
 North Ogden City, Weber County, Utah
 November 2020



- LEGEND**
- ▲ Set Nail & Washer
 - Set 5/8 x 24" Rebar & GBE Cap
 - ◆ Section Corner
 - ◆ Street Monument
 - P.U.E. Public Utility Easement
 - WCS Weber County Survey
 - (Rad) Radial
 - (N/A) Not Radial
 - Fenceline
 - Zone "X" (Shaded)
 - Zone AE

VICINITY MAP
Not to Scale

NARRATIVE

This subdivision plat was requested by Mr. John W. Hansen for the purpose of subdividing the hereon described parcel of land into 3 lots. Monuments were found for the Northeast Corner, East Quarter Corner, and the Southeast Corner Section 33, Township 7 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey. A line bearing South 0°52'09" West between the Northeast Corner and the East Quarter Corner of said Section 33 was used as the basis of bearings for this plat. Lot corners were monumented as depicted on this plat.

BOUNDARY DESCRIPTION

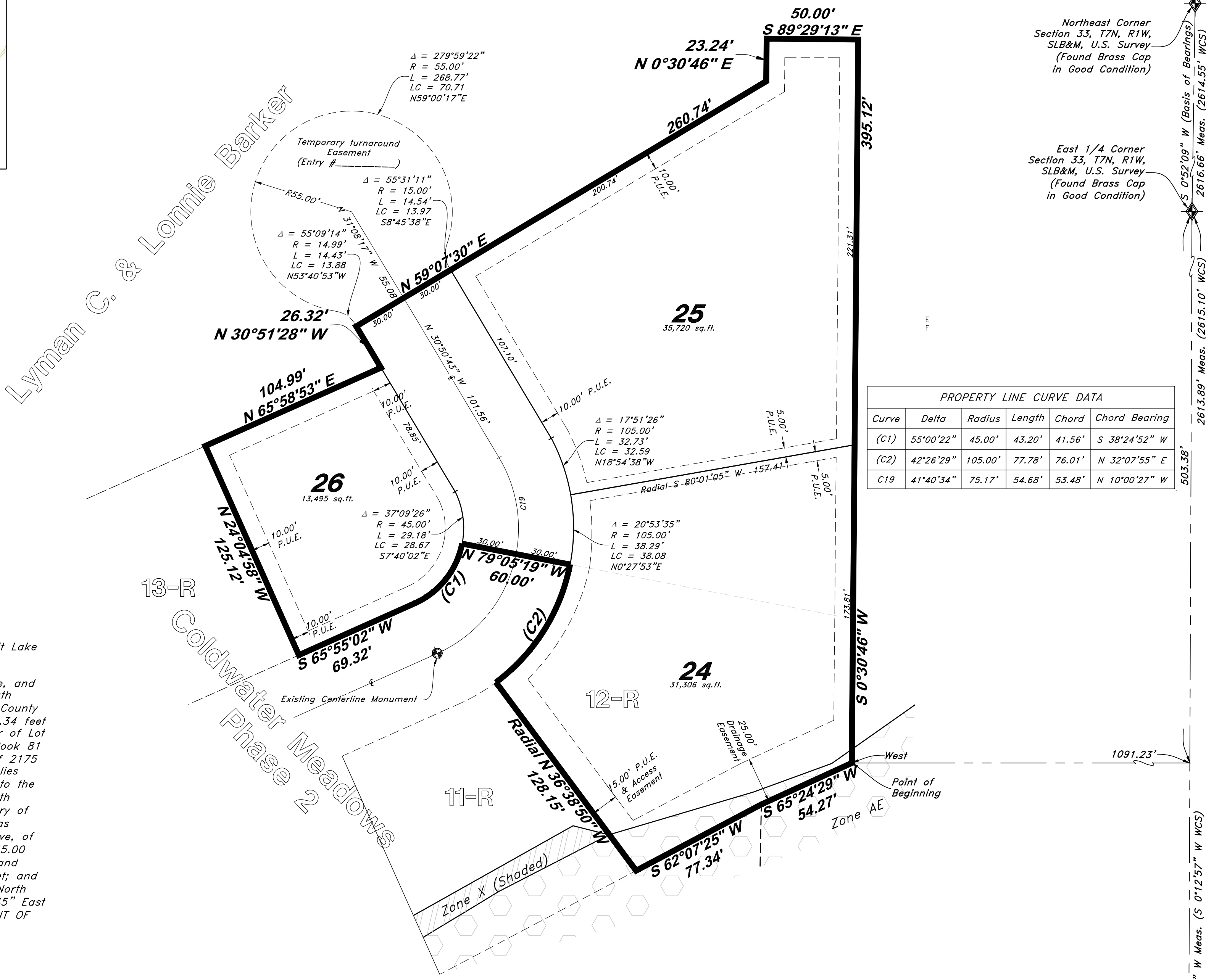
A Part of the Southeast Quarter of Section 33, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Weber County, Utah

Beginning at a point which is 503.38 feet South 0°14'14" West along the Section line, and 1091.23 feet West from the East Quarter corner of said Section, and running thence South 65°24'29" West 54.27 feet to the Northeast corner of Henry Hartman Subdivision (Weber County Recorder's Office Entry #1230149 in Book 38 page 87); thence South 62°07'25" West 77.34 feet along the North Boundary line of said Henry Hartman Subdivision to the Southeast corner of Lot 11-R, Coldwater Meadows Phase 2 (Weber County Recorder's Office Entry #286774 in Book 81 page 58); thence North 36°38'50" West 128.15 feet to the Southerly Right of Way line of 2175 North Street, being a point of curve on a non tangent curve, of which the radius point lies North 36°38'50" West; thence Northeastly along the arc of a 105.00 foot radius curve to the left a distance of 77.78 feet (Central Angle equals 42°26'29" and Long Chord bears North 32°07'55" East 76.01 feet) along said Southerly Right of Way line to the Eastern Boundary of said Coldwater Meadows Phase 2; thence four (4) courses along said Eastern Boundary as follows: (1) North 79°05'19" West 60.00 feet to the point of curve of a non tangent curve, of which the radius point lies North 79°05'19" West; (2) Southwestly along the arc of a 45.00 foot radius curve to the right a distance of 43.20 feet (Central Angle equals 55°00'22" and Long Chord bears South 38°24'52" West 41.56 feet); (3) South 65°55'02" West 69.32 feet; and (4) North 24°04'58" West 125.12 feet; thence North 65°58'53" East 104.99 feet; thence North 30°51'28" West 26.32 feet; thence North 59°07'30" East 305.37 feet; thence North 0°30'45" East 22.79 feet; thence East 50.00 feet; thence South 00°30'46" West 395.12 feet to the POINT OF BEGINNING.

Containing 89,452.64 square feet or 2.0536 acres, more or less.

NOTES:

- The homeowners adjacent to the creek are responsible to maintain the flows in the drainage channel. A Stream alteration permit from the State of Utah is required for modifications made to the channel including, but not limited to utility crossings, spanning structures such as bridges, piping the channel, removing vegetation, relocating the channel and grading the channel. This restriction applies to the area within two times the bankfull edge of water in a direction perpendicular to the flow and away from the channel up to a maximum of 30 feet.
- 15 foot access must be left open and accessible to city personnel at all times.
- The floodway is a channel of a stream plus and adjacent floodplain areas that must be kept free of encroachment is that the 1% annual chance flood can be carried without substantial increase in flood heights.
- 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front and rear lot lines and subdivision boundaries. 5' wide Public Utility and Drainage Easements each side of property line as indicated by dashed lines, except as otherwise shown.



PROPERTY LINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C1)	55°00'22"	45.00'	43.20'	41.56'	S 38°24'52" W
(C2)	42°26'29"	105.00'	77.78'	76.01'	N 32°07'55" E
C19	41°40'34"	75.17'	54.68'	53.48'	N 10°00'27" W

FLOOD PLAIN

This property lies within flood zone X (unshaded), flood zone X (shaded) and zone AE as shown on the FEMA Flood Insurance Rate Map for Salt Lake County, Utah Map Number 49057C0212E dated 16 Dec, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain" Flood Zone X (Shaded) is defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood" Flood Zone AE is defined as "Base Flood elevations determined"

LAND USE AUTHORITY

This is to certify that this plat and the dedication of this plat along with the dedication of all easements were duly approved and accepted by the Land Use Authority of North Ogden City this _____ day of _____, 2020.

by: _____
Chairman
Attest: _____
Secretary

NORTH OGDEN CITY COUNCIL

Approved by the City Council of North Ogden City, Utah this _____ day of _____, 2020.

by: _____
Mayor
Attest: _____
City Recorder

NORTH OGDEN CITY APPROVALS

This plat was approved by the City Engineer and the Community Development Director.

by: _____ Date
City Engineer
by: _____ Date
Community Development Director

NORTH OGDEN CITY ATTORNEY

I certify that the requirements of all applicable statutes and ordinances prerequisite by the state of Utah and the ordinances of North Ogden City of the foregoing plat and dedications have been complied with.

Signed this _____ day of _____, 2020.

City Attorney

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Coldwater Meadows Phase 3, in North Ogden City, Weber County, Utah and that it 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 Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2020.



6242920
License No.

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into Lots and Streets as shown on this plat, and name said tract Coldwater Meadows Phase 3, and hereby dedicate to North Ogden City, Weber County, Utah all those portions of said tract of land designated as Streets, the same to be used as public thoroughfares forever, also dedicate to North Ogden City, Weber County, Utah a 15.0 foot Access Easement for access to Coldwater Creek, also dedicate to North Ogden City, Weber County, Utah a 25.0 foot Access Easement for access along Coldwater Creek, and also those certain strips of land designated as easements for Public Utility and Drainage purposes as shown hereon, the same to be used for the installation, maintenance and operation of Public Utility, Drainage, and Service lines as may be authorized by North Ogden City.

Signed this _____ day of _____, 2020.

James Douglas Barker
Suzie Barker

LYMAN & LONNIE LAND CO, LLC

Lyman Barker - Owner

ACKNOWLEDGMENT

State of Utah } ss
County of Weber

The foregoing instrument was acknowledged before me this _____ day of _____ 2020 by Suzie Barker.

Residing At: _____
A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

ACKNOWLEDGMENT

State of Utah } ss
County of Weber

The foregoing instrument was acknowledged before me this _____ day of _____ 2020 by James Douglas Barker.

Residing At: _____
A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____
Print Name

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT
_____ IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR

WEBER COUNTY RECORDER
BY: _____
DEPUTY



Coldwater Meadow Phase 3

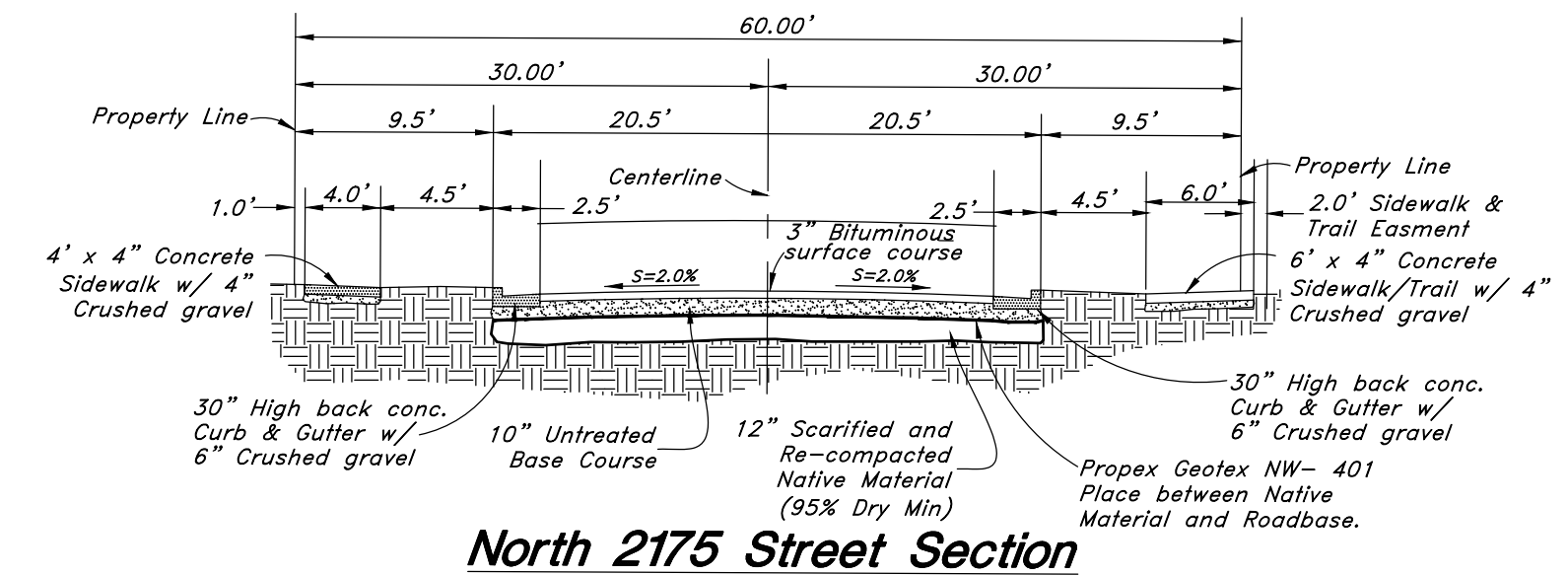
A part of the South Half of Section 33, T7N, R1W, SLB&M, U.S. Survey
 North Ogden City, Weber County, Utah
 November 2020



VICINITY MAP
 Not to Scale

GENERAL NOTES:

1. All construction must meet or exceed North Ogden City Standards.
2. Culinary Water services will be extended 10' beyond Right-of-way line and paired at Lot lines as indicated.
3. Sanitary Sewer will be extended 15' beyond the Right-of-way line 10' from Culinary Water as indicated.
4. Saw Cut Existing Asphalt to provide a smooth clean edge.
5. All Utility trenches within the Street right of way shall have a City approved imported granular backfill.



North 2175 Street Section

CAUTION NOTICE TO CONTRACTOR
 The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
 The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ENGINEER
 Great Basin Engineering Inc.
 C/O Andy Hubbard
 5746 South 1475 East Suite 200
 Ogden, Utah 84403
 (801) 394-4515
 andyh@greatbasineng.com



NOT FOR CONSTRUCTION

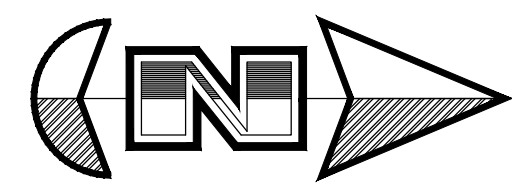
REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

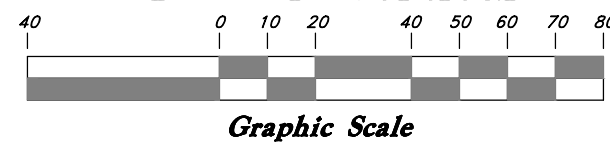
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801) 394-4515 S.L.L.C. (801) 521-0222 FAX (801) 392-7544
 WWW.GREATBASINENGINEERING.COM

Coversheet
Coldwater Meadow Phase 3
 800 East 2100 North Street
 North Ogden City, Weber County, Utah
 A part of Section 33, T7N, R1W, SLB&M, U.S. Survey

Nov. 5, 2020
 SHEET NO.
1
 13N719



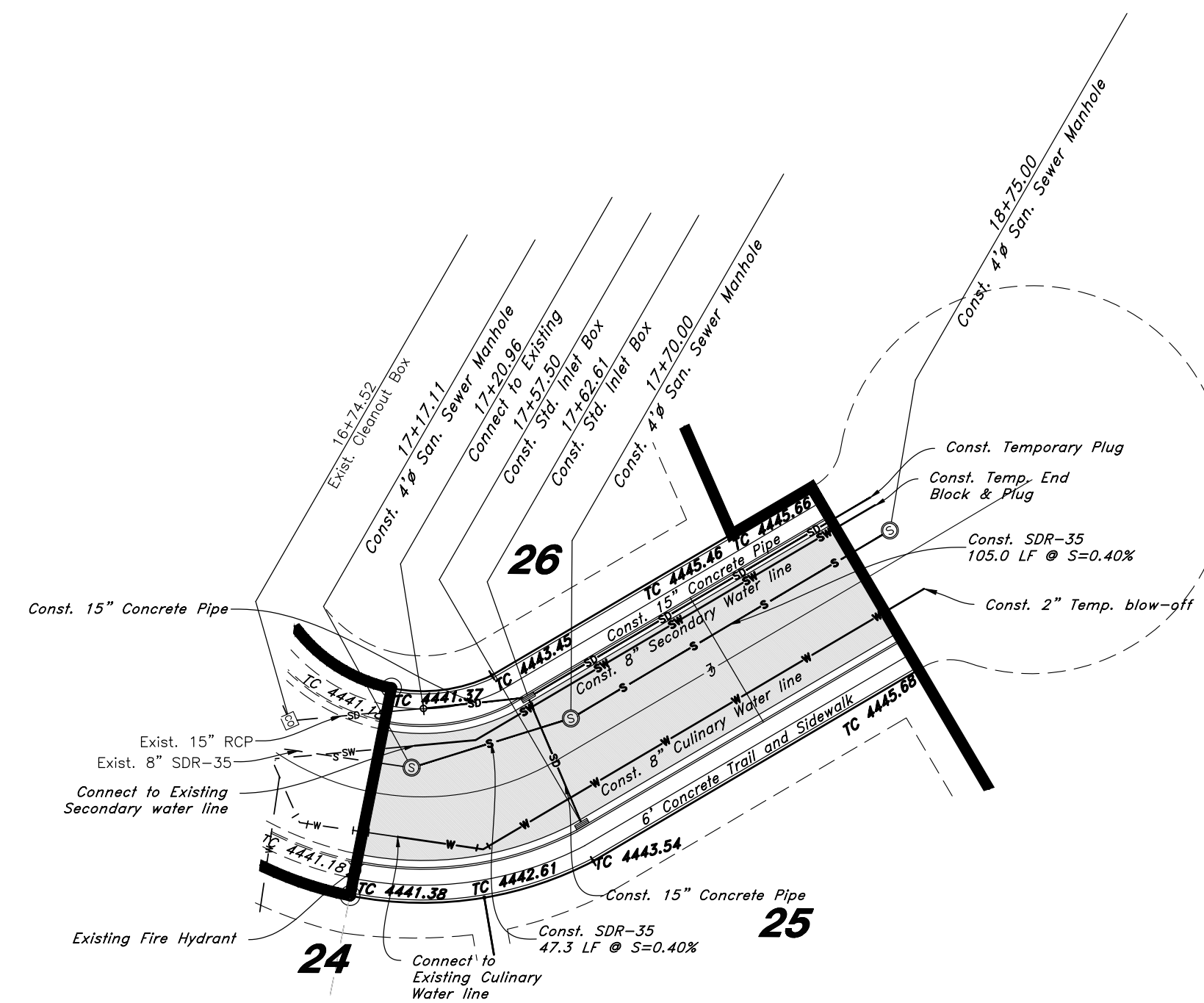
Scale:
1" = 40' Horiz.
1" = 4' Vertical



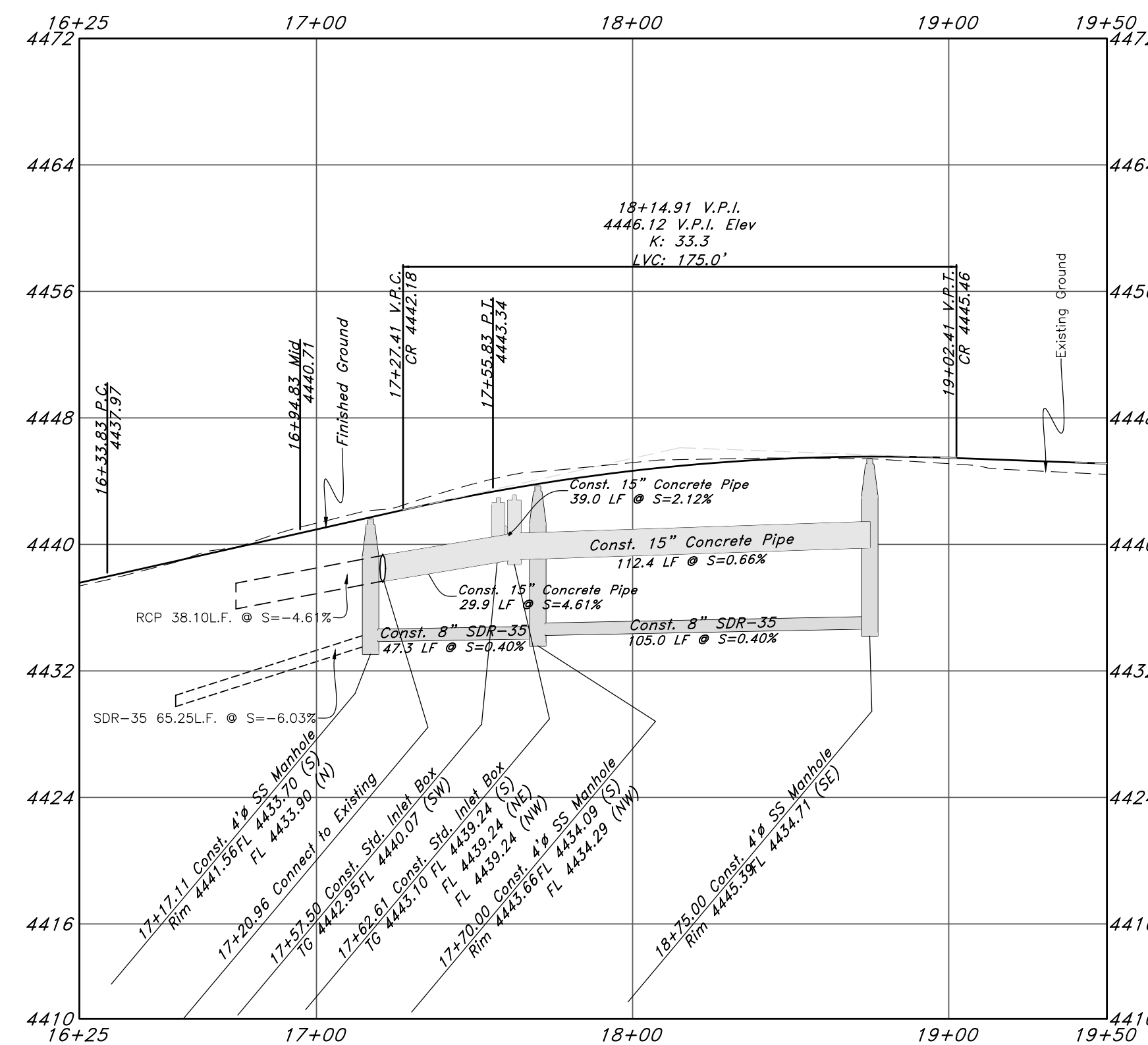
Legend

(Note: All items may not appear on drawing)

- San. Sewer Manhole
- Water Manhole
- Storm Drain Manhole
- Cleanout
- Electrical Manhole
- Catch Basins
- Exist. Fire Hydrant
- Fire Hydrant
- Exist. Water Valve
- New Water Valve
- Sanitary Sewer
- Culinary Water
- Gas Line
- Irrigation Line
- Storm Drain
- Telephone Line
- Secondary Waterline
- Power Line
- Fire Line
- Land Drain
- Power pole
- Power pole w/guy
- Light Pole
- Fence
- Flowline of ditch
- Overhead Power line
- Corrugated Metal Pipe
- Concrete Pipe
- Reinforced Concrete Pipe
- Ductile Iron
- Polyvinyl Chloride
- Top of Asphalt
- Edge of Asphalt
- Centerline
- Flowline
- Finish Floor
- Top of Curb
- Top of Wall
- Top of Walk
- Top of Concrete
- Natural Ground
- Finish Grade
- Match Existing
- Fire Department Connection
- Finish Contour
- Exist. Contour
- Finish Grade
- Exist. Grade
- Ridge Line
- Direction of Flow
- Existing Asphalt
- New Asphalt
- Heavy Duty Asphalt
- Existing Concrete
- New Concrete
- Spill Curb & Gutter
- Demo Tree



2175 North Street



FOR REVIEW ONLY
Not For Construction



REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.L.C. (801)521-0222 FAX (801)392-7544
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Plan and Profile

Coldwater Meadow Phase 3

800 East 2100 North Street
 North Ogden City, Weber County, Utah
 A part of Section 33, 17N, R1W, SLB&M, U.S. Survey

Nov. 5, 2020

SHEET NO.

2

13N719