

# NORTH OAKS COVE PHASE 17

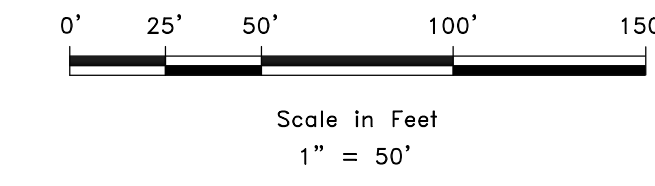
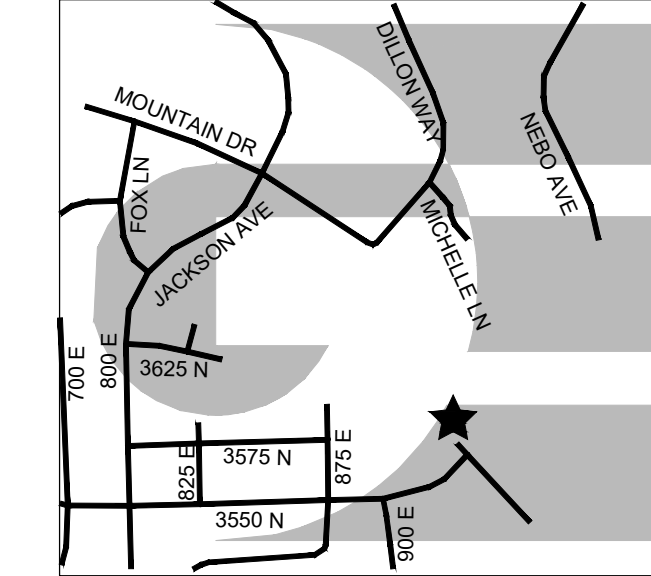
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,  
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
NORTH OGDEN CITY, WEBER COUNTY, UTAH  
DECEMBER 2020

## BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERN BOUNDARY LINE OF NORTH OAKS COVE PHASE 15 BEING LOCATED SOUTH 0°50'44" WEST 523.60 FEET AND NORTH 90°00'00" WEST 1300.46 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 21; RUNNING THENCE SOUTH 85°27'47" EAST 540.93 FEET; THENCE SOUTH 40°52'54" EAST 372.97 FEET; THENCE SOUTH 48°50'58" WEST 274.97 FEET TO THE EAST RIGHT-OF-WAY LINE OF 950 EAST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 40°55'21" WEST 115.35 FEET TO THE NORTHERN BOUNDARY LINE OF NORTH OAKS COVE PHASE 11; THENCE ALONG SAID NORTHERN BOUNDARY LINE FOLLOWING TWO (2) COURSE: (1) SOUTH 49°04'17" WEST 60.01 FEET; (2) SOUTH 75°14'58" WEST 479.51 FEET TO THE EASTERN BOUNDARY LINE OF NORTH OAKS COVE PHASE 12; THENCE ALONG SAID EASTERN BOUNDARY LINE OF NORTH OAKS COVE PHASE 12 NORTH 0°50'13" EAST 350.12 FEET TO THE EASTERN BOUNDARY LINE OF NORTH OAKS COVE PHASE 15; THENCE ALONG SAID EASTERN BOUNDARY LINE OF NORTH OAKS COVE PHASE 15 NORTH 0°47'51" EAST 229.90 FEET TO THE POINT OF BEGINNING. CONTAINING 322,554 SQUARE FEET OR 7.405 ACRES MORE OR LESS.

## VICINITY MAP

NOT TO SCALE



## LEGEND

- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- STREET MONUMENT TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING FENCE LINE
- SNOW STORAGE AREA
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE

EAST QUARTER CORNER SEC 21 T17, R1W SLB&M FOUND WEBER COUNTY PRECAST 3" BRASS CAP MONUMENT FLUSH WITH GROUND, GOOD CONDITION DATED 1980.

523.60'  
S0°50'44"W 2617.12' (BASIS OF BEARING)

SOUTHEAST QUARTER CORNER SEC. 21 T17, R1W SLB&M FOUND WEBER COUNTY PRECAST BRASS CAP MONUMENT SET BELOW SURFACE, GOOD CONDITION DATED 1960.

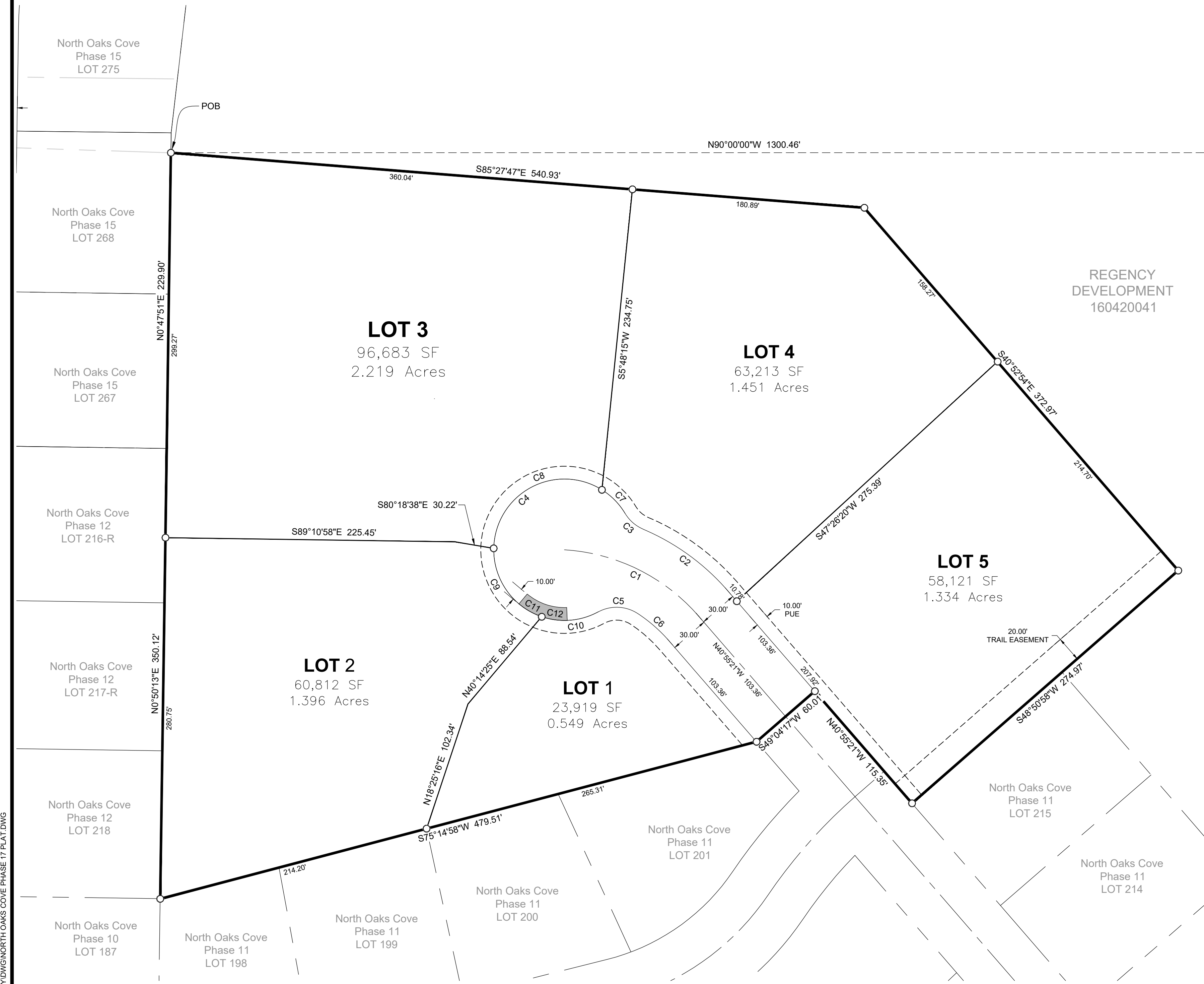
REGENCY DEVELOPMENT  
160420041

LOT 5  
58,121 SF  
1.334 Acres

LOT 1  
23,919 SF  
0.549 Acres

LOT 3  
96,683 SF  
2.219 Acres

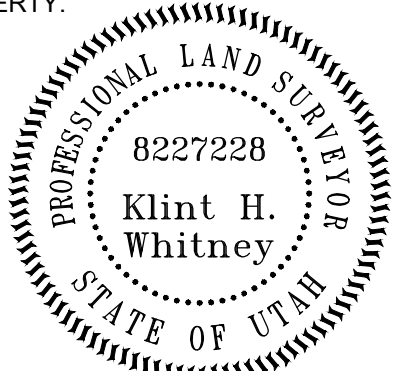
LOT 2  
60,812 SF  
1.396 Acres



## 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, HEREAFTER TO BE KNOWN AS NORTH OAKS COVE PHASE 17 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 REAL PROPERTY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.



KLINT H. WHITNEY, PLS NO. 8227228

## OWNER'S DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

### NORTH OAKS COVE PHASE 17

AND HEREBY DEDICATE, GRANT AND CONVEY TO NORTH 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 GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, 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 NORTH OGDEN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared before me \_\_\_\_\_, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the \_\_\_\_\_ of \_\_\_\_\_, and that said document was signed by him/her in behalf of said "Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said \_\_\_\_\_ acknowledged to me that said "Corporation executed the same.

## NOTES

- ZONE (HP-2) CURRENT YARD SETBACKS: FRONT: 30' SIDE: 10' STREET SIDE 20' REAR: 20'
- ZONE (HP-3) CURRENT YARD SETBACKS: FRONT: 50' SIDE: 25' STREET SIDE 50' REAR 150'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE D AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE PER FEMA MAP NO. 49057C0204E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.

STAMP

NOTARY PUBLIC

## NORTH OGDEN CITY APPROVALS

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

BY: \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

## 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 \_\_\_\_\_, 2021

BY: \_\_\_\_\_ CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

BY: \_\_\_\_\_ SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

## 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 \_\_\_\_\_, 2021

BY: \_\_\_\_\_ CITY ATTORNEY \_\_\_\_\_ DATE \_\_\_\_\_

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	119.51	150.00	45.65	N83° 44' 47" W	116.37
C2	82.05	180.00	26.12	N53° 58' 51" W	81.34
C3	18.93	30.00	36.16	N49° 57' 43" W	18.62
C4	256.86	55.00	267.69	S15° 14' 19" W	79.34
C5	35.46	30.00	62.03	S89° 35' 17" E	30.92
C6	32.71	100.00	15.62	S49° 45' 49" E	32.40
C7	25.98	55.00	27.07	N44° 35' 18" W	25.75
C8	116.04	55.00	120.89	S61° 35' 51" W	95.49
C9	69.55	55.00	72.46	S33° 04' 29" E	65.01
C10	45.37	55.00	47.27	N85° 03' 45" E	44.10
C11	20.48	55.00	21.34	S67° 38' 02" E	20.37
C12	20.24	55.00	21.08	S81° 50' 41" E	20.12

## NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FIVE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HERON. THE SURVEY WAS ORDERED BY 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 EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°26'19" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING .

DEVELOPER:  
REGENCY DEVELOPMENT  
1384 NORTH WASHINGTON BLVD.  
NORTH OGDEN, UT 84404  
801-782-2016

S1

1

COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED FOR AND RECORDED \_\_\_\_\_

AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF OFFICIAL \_\_\_\_\_

RECORDS, PAGE \_\_\_\_\_ RECORDED \_\_\_\_\_

FOR \_\_\_\_\_

COUNTY RECORDER

BY: \_\_\_\_\_

**GARDNER ENGINEERING**  
CIVIL • LAND PLANNING  
MUNICIPAL • LAND SURVEYING  
5150 SOUTH 875 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0466