MOUNTAIN VALLEY VILLAS SUBDIVISION PHASE 1

PART OF THE SE 1/4 OF SECTION 28, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
NORTH OGDEN CITY, WEBER COUNTY, UTAH – Date of Survey: August 2018

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CH BRG & DIST
1	4°05'02"	612.32'	21.83'	43.644'	N 2°04'37" E 43.635' nt
2	02°10'27"	460.00'	8.73'	17.45'	N 00°26'52" W 17.45'
3	9°55'25"	500.00'	43.45'	86.680'	N 04°06'23" W 86.571'
4	12°41'50"	500.00'	55.63'	110.80'	N 02°43'26" W 110.578'
5	05°40'05"	540.00'	26.73'	53.42'	N 01°58'26" W 53.398'
6	04°15'53"	540.00'	20.11'	40.19'	N 06°56'25" W 40.185'
7	100°00'00"	10.00'	11.92'	17.45'	N 40°55'39" E 15.32'
8	82°06'12"	10.00'	8.71'	14.33'	N 48°01'15" W 13.14'
9	10°35'38"	460.00'	42.65'	85.05'	N 01°40'20" W 84.93'
10	12°41'50"	540.00'	60.08'	119.67'	N 02°43'26" W 119.42'
11	02°18'10"	460.00'	9.24'	18.49'	N 07°55'17" W 18.49'
12	04°50'30"	540.00'	22.83'	45.63'	S 06°39'06" E 45.62'
13	07°51'20"	540.00'	37.08'	74.04'	S 00°18'11" E 73.98'
14	00°31'19"	468.78'	2.13'	4.27'	S 03°40'03" W 4.27'
15	89°54'05"	10.00'	9.98'	15.69'	S 44°05'27" E 14.13'

NORTH OGDEN CITY APPROVALS

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

By:
City Engineer, Date:

By:
Planning Director, 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. Dated this _____day of_____, 20__.

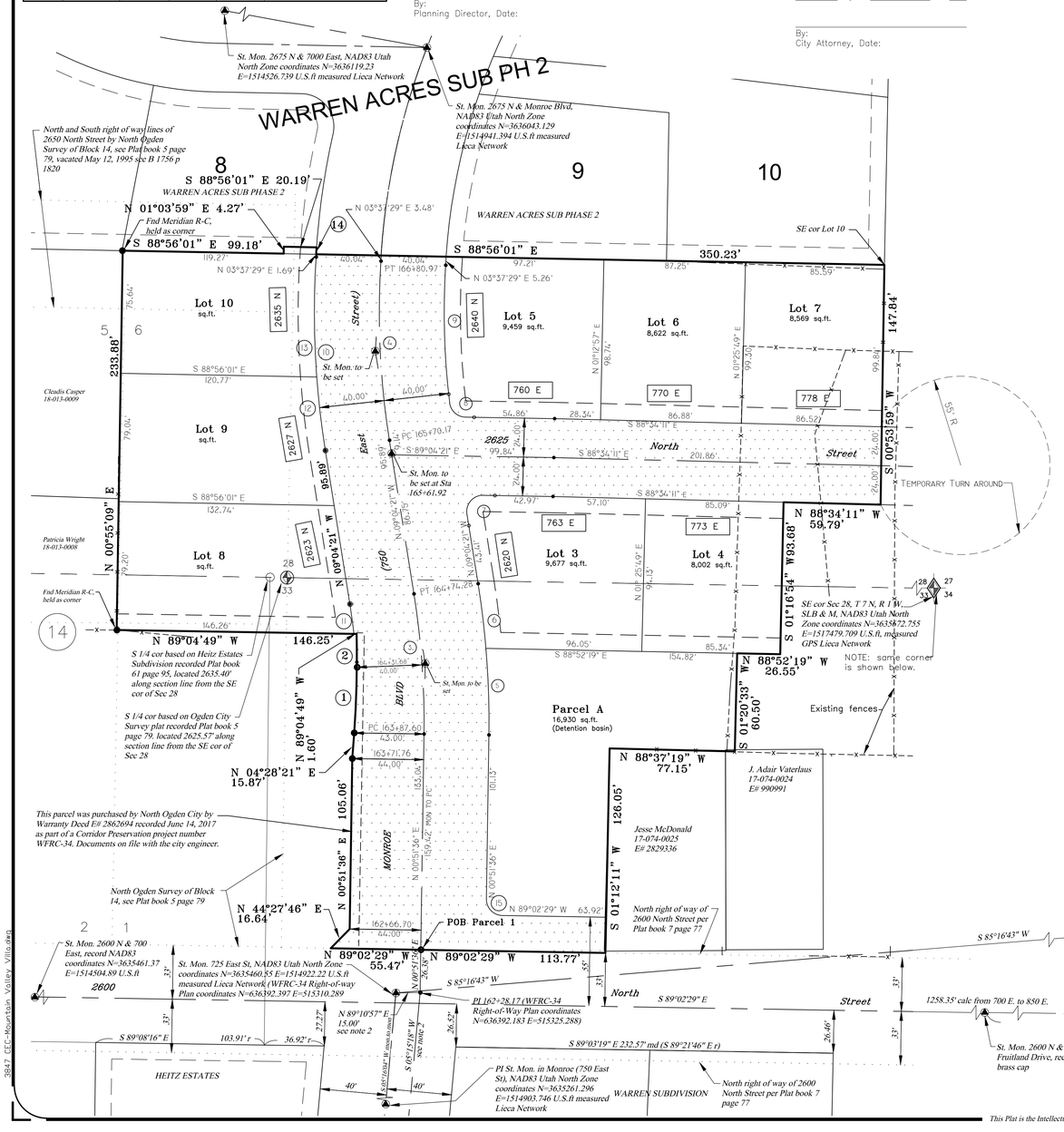
By:
City Attorney, Date:

NORTH OGDEN CITY LAND USE AUTHORITY APPROVAL

Approved by the Land Use Authority of North Ogden City, Utah, this ___ day of_____, 20___.

By:
Land Use Authority Chair

Attest:
Land Use Authority Secretary

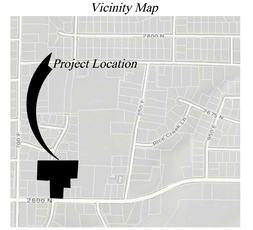


Legend

- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE
- FND SECTION CORNER
- CALC SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ELEVATION BENCHMARK
- ROAD/STREET DEDICATION
- r RECORD DATA
- md MEASURED DATA
- nt NON–TANGENT

Scale ~ 1" = 40'
0 40 80

Vicinity Map



OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots as shown hereon and name said tract MOUNTAIN VALLEY VILLAS SUBDIVISION PHASE 1:

We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility (PUE), Parcel A as a storm water detention pond(s), 10' Power Easement, drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

We hereby grant a Temporary Turnaround Easement as shown hereon, said easement shall terminate at such time as 2650 North street is extended. The extension of said street shall constitute evidence of the termination of the easement and shall terminate, relinquish and/or extinguish without further documentation. Furthermore, the easement may be terminated at any time by the governing entity without the approval or acknowledgment of the underlying fee owner(s), whichever may occur first. The granting of this easement is intended for authorized use only in accordance with the governing entities needs or requirements and for the use of owners within this subdivision. No use by the general public shall constitute a statutory dedication to the public of the Temporary Turnaround Easement.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company herinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20____.

LYNC CONSTRUCTION, LLC, a Utah Limited Liability Company

By:

By:

STATE OF UTAH)
: SS
COUNTY OF WEBER)

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.
As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature:
(print name below signature):

My Commission Expires:

NARRATIVE

The purpose of the survey is to create a subdivision as shown. The basis of bearing of bearing is as described in the description.
The identification of the boundaries involved retracing 1) Warren Acres Sub Phase 2, which street monuments shown hereon were used to place the plat and identify the south boundary of the subdivision. A Meridian rebar and cap was found and held to be the NW corner of this, Mountain Valley Villa, subdivision and the south boundary of Warren Acres.
2) Block 14, North Ogden Survey (recorded Plat book 5 page 79), the plat was retraced from existing city monuments, specifically those in 2600 North at 700 East and Washington Blvd. The fence on the west of this plat coincides with the record location of the lot line between Lots 5 and 6 which is the West boundary of this subdivision. Meridian did a survey, ROS 5829, which marked this line and I have found them to correctly represent that boundary.
3) the right of way line of 2600 North Street, was established by extending the monument line from Washington Blvd through the monument at 700 East. As this line was extended it was found that the monument at the intersection of 750 East (Monroe Blvd) is north of the center line of 2600 North. This was also documented in Meridian's Corridor Preservation survey. The extended monument line (700 East and Washington) was held as the center line and the north right of way was off set 33 feet to the north.
4) Monroe Blvd as designed by Meridian Engineering in their corridor preservation survey was retraced and found that their bearings and those of this plat coincide, so no rotation of their work was necessary. The boundary of Monroe Blvd as designed has been held.
The boundary of Parcel A for the 126.05' and 77.15' lines were established for the parcels 17–074–0025 & 17–074–0024. The descriptions of the parcels do not plat where the properties are occupied. After making a translation and rotation to coincide with the fences and right of way for 2600 North the position of the parcels were established as shown.
5) The north boundary of the Scott Chambers property, 08–013–0004, is found to be the same as surveyed by Meridian's ROS 5829. It is the intent of the developer to purchase a small strip from the Chambers to establish the boundary as shown.

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781–2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17–23–17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.

PRELIMINARY FINAL
Not to be Recorded
ERNEST D. ROWLEY
171781
LICENSED
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

BOUNDARY DESCRIPTION

A tract of land located in the South half of Section 28 and the North half of Section 33, Township 7 North, Range 1 West, Salt Lake Base and Meridian, Weber County, Utah, having a basis of bearing of South 00°52'09" West between the monumented Northeast corner of said Section 33 (said monument having Weber County NAD83 coordinates of record of as of 2016 N=3635671.789 E=1517479.828 U.S.ft. record coordinates prior to 2016 N=3635671.79 E=1517479.83 U.S.ft.) and the East Quarter corner of Section 33, of said Township and Range (said monument having Weber County NAD83 coordinates of record of prior to 2016 N=3633058.214 E=1517440.172 U.S.ft.), said tract being described as follows:
BEGINNING at the intersection of the north right-of-way line of 2600 North Street & the center line of Monroe Blvd - Line C Control Line, said point being identified on Right-of-Way Plan for Monroe Boulevard Corridor Preservation project WFRC-34 Sheet No. RW-10 (9P) produced for North Ogden City by Meridian Engineering, Inc. which maps are on file with the North Ogden City Engineer (WFRC-34 Right-of-Way Plan), (said point is also located the following three (3) courses by survey, 1) 2566.96 feet South 85°16'43 West, to the monumented Existing Center Line of 725 East (having coordinates of N=636392.397 E=515310.289 on said WFRC-34 Right-of-Way Plan), 2) 15.00 feet North 89°10'57" East, to the PI 162+28.17 of said WFRC-34 Right-of-Way Plan being the center line of proposed Monroe Blvd., 3) 26.38 feet North 00°51'36" East along the center line of said WFRC-34 Right-of-Way Plan,
FROM the said Northeast corner of said Section 33;
RUNNING thence North 89°02'29" West 55.47 feet, along said north right of way line of 2600 North Street;
Thence the following Six (6) courses along the westerly boundary of a tract of land described by Warranty Deed E# 2862694 recorded June 14, 2017 which boundary is the West right of way line of said Right-of-Way Plan,
1) North 44°27'46" East 16.64 feet, to a point that is 44 feet perpendicularly distant Westerly from Sta 162+66.70 of said WFRC-34 Right-of-Way Plan, 2) North 00°51'36" East 105.06 feet, being a point that is 44 feet perpendicularly distant Westerly from Sta 163+71.76 of the center line of said WFRC-34 Right-of-way Plan, 3) North 04°28'21" East 15.87 feet, to the beginning of a non-tangent curve, being a point that is 43 feet perpendicularly distant Westerly from Sta 163+87.60 of the center line of said WFRC-34 Right-of-Way Plan, 4) along said curve to the Left 43.644 feet, having a radius of 612.32 feet with a chord bearing and distance of North 02°04'37" East 43.635 feet, being a point that is 40 feet perpendicularly distant Westerly from Sta164+31.68 of the center line of said WFRC-34 Right-of-Way Plan, to another curve that is non-tangent to this curve, 5) along said curve to the Left 17.45 feet, having a radius of 460.00 feet with a chord bearing an distance of North 00°26'52" West 17.45 feet; 6) Thence North 89°04'49" West 1.60 feet;
Thence North 89°04'49" West 146.25 feet, along the north boundary of a certain parcel described in Quit Claim Deed recorded as Entry number 2777801 on February 16, 2011, to an existing fence corner post;
Thence North 00°55'09" East 233.88 feet, along an existing fence being evidence of the west line of Lot 6, Block 14, Plat A, North Ogden Survey, to the south boundary of Warren Acres Subdivision Phase 2 recorded as Plat book 40 page 49 on August 25, 1995;
Thence South 88°56'01" East 99.18 feet, along said south boundary;
Thence leaving said south boundary, North 01°03'59" East 4.27 feet; Thence South 88°56'01" East 20.19 feet, to the west right of way of Monroe Blvd (750 East Street) as monumented;
Thence along the arc of a curve to the Left 4.27 feet, having a radius of 468.78 feet with a chord bearing and distance of South 03°40'03" West 4.27 feet, to said south boundary of Warren Acres Subdivision Phase 2;
Thence South 88°56'01" East 350.23 feet, along the south boundary of said subdivision, to the southeast corner of Lot 10 said Warren Acres Subdivision Phase 2;
Thence South 00°53'59" West 147.84 feet; Thence North 88°34'11" West 59.79 feet; Thence South 01°16'54" West 93.68 feet; Thence North 88°52'19" West 26.56 feet; Thence South 01°20'33" West 60.50 feet, to an existing fence line being the north boundary of a parcel described in Warranty Deed E# 990991 recorded Dec. 2, 1986;
Thence North 88°37'19" West 77.15 feet, along said existing fence line, to the northwest corner of a parcel described in Warranty Deed E# 2829336 recorded Nov. 30, 2016;
Thence South 01°12'11" West 126.05 feet, along the west boundary of said E# 2829336, to said north right of way line of 2600 North Street;
Thence North 89°02'29" West 113.77 feet, along said right of way line to the point of beginning.
Containing 3.2296 Acres, more or less.

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Pat Burns
Address:

1 of 1

SE 1/4 of Section 28, Township 7 North, Range 1 West, Salt Lake Base and Meridian.

Subdivision Phase1

Revisions	
	DRAWN BY: EDR
	CHECKED BY: ...
	DATE: January 20, 2020
	FILE: 3847

Weber County Recorder

Entry no. _____
Fee paid _____
Filed for record and recorded _____day of _____ 20____.
at _____
in book _____ of official records,
on page _____
County Recorder: Leann H Kilts
By Deputy: _____

3847 CEC-Mountain Valley Villa.dwg

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