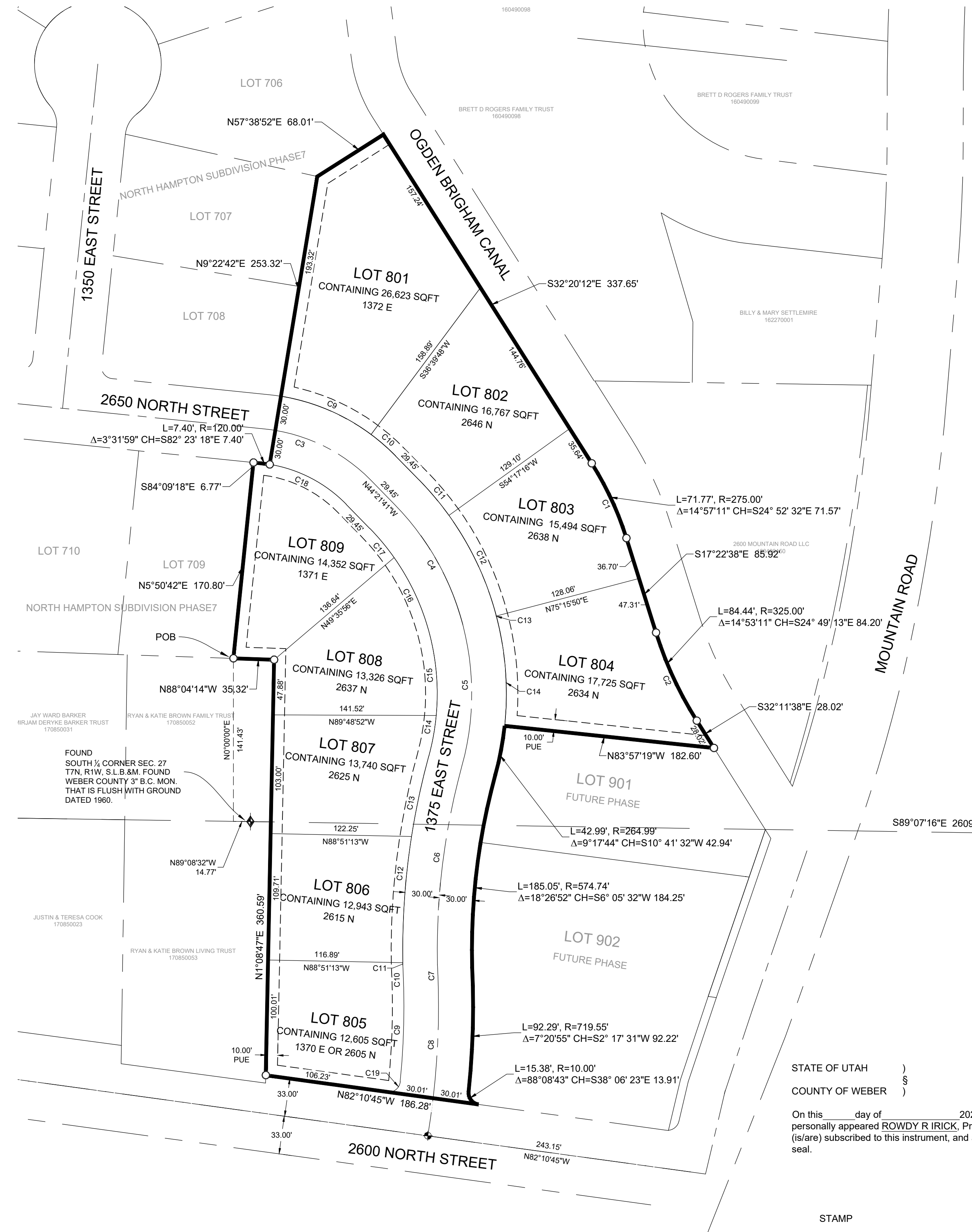
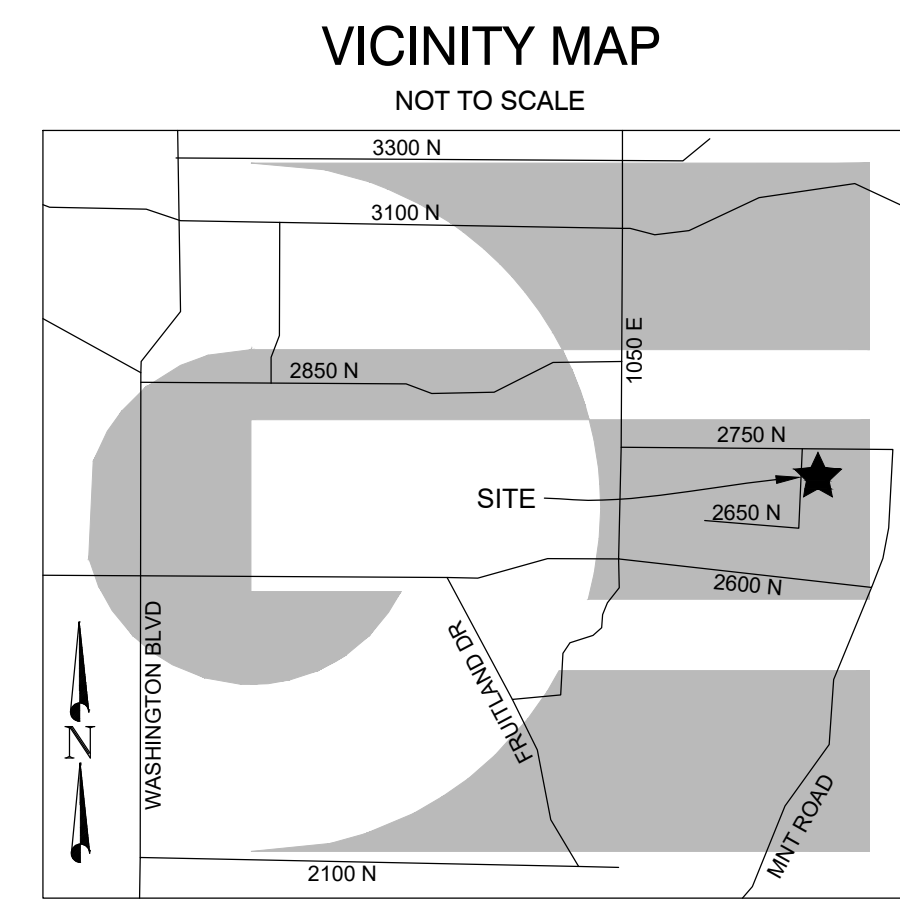


NORTHAMPTON ESTATES SUBDIVISION PHASE 8

A PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE S.L.B.&M.
NORTH OGDEN, WEBER COUNTY, UTAH,
JULY 2020



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	71.78	275.04	14.95	S24° 52' 32"E	71.57
C2	84.44	325.00	14.89	S24° 49' 13"E	84.20
C3	94.93	150.00	36.26	N62° 29' 30"W	93.35
C4	122.65	235.00	29.90	N29° 24' 35"W	121.26
C5	122.24	235.04	29.80	N0° 26' 36"E	120.86
C6	174.93	606.44	16.53	N7° 02' 19"E	174.32
C7	18.86	606.91	1.78	N2° 17' 00"W	18.86
C8	97.75	689.45	8.12	N2° 40' 45"E	97.67
C9	81.98	659.45	7.12	N2° 10' 44"E	81.93
C10	18.95	649.03	1.67	N2° 16' 45"W	18.95
C11	2.42	636.44	0.22	N1° 06' 58"W	2.42
C12	109.97	636.44	9.90	N3° 56' 35"E	109.84
C13	71.19	636.44	6.41	N12° 05' 51"E	71.15
C14	36.02	205.06	10.07	N10° 18' 50"E	35.98
C15	70.63	205.06	19.74	N4° 35' 11"W	70.28
C16	74.03	205.00	20.69	N24° 48' 11"W	73.63
C17	32.96	205.00	9.21	N39° 45' 17"W	32.93
C18	75.94	120.00	36.26	N62° 29' 30"W	74.68
C19	16.07	10.00	92.09	S51° 47' 13"W	14.40



BOUNDARY DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT IN AN EXISTING FENCE LINE BEING LOCATED NORTH 89°08'32" WEST 14.77 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27 AND NORTH 00°00'00" EAST 141.43 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 27; RUNNING THENCE ALONG THE EASTERLY BOUNDARY OF NORTH HAMPTON SUBDIVISION PHASE 7 FOLLOWING FIVE (5) COURSES: (1) NORTH 5°50'42" EAST 170.80 FEET; (2) SOUTH 84°09'18" EAST 6.77 FEET; (3) ALONG THE ARC OF A 120 FOOT RADIUS CURVE TO THE RIGHT 7.40 FEET; (4) NORTH 9°22'42" EAST 253.32 FEET; (5) NORTH 57°38'52" EAST 68.01 FEET TO THE WESTERLY BOUNDARY OF OGDEN BRIGHAM CANAL FOLLOWING FIVE (5) COURSES: (1) SOUTH 32°20'12" EAST 337.65 FEET; (2) ALONG THE ARC OF A 275 FOOT RADIUS CURVE TO THE RIGHT 71.77 FEET, HAVING A CENTRAL ANGLE OF 71°45'11", CHORD BEARS SOUTH 24°52'32" EAST 17.57 FEET; (3) SOUTH 17°22'38" EAST 85.92 FEET; (4) ALONG THE ARC OF A 325 FOOT RADIUS CURVE TO THE LEFT 84.44 FEET, HAVING A CENTRAL ANGLE OF 14°52'11", CHORD BEARS SOUTH 24°49'13" EAST 84.20 FEET; (5) SOUTH 32°11'38" EAST 28.02 FEET; THENCE NORTH 83°57'19" WEST 182.60 FEET TO THE EAST RIGHT-OF-WAY LINE OF 1375 EAST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOLLOWING FOUR (4) COURSES: (1) ALONG THE ARC OF A 264.99 FOOT RADIUS CURVE TO THE RIGHT 42.99 FEET, HAVING A CENTRAL ANGLE OF 9°17'44", CHORD BEARS SOUTH 10°41'32" WEST 42.94 FEET; (2) ALONG THE ARC OF A 574.74 FOOT RADIUS CURVE TO THE LEFT 185.05 FEET, HAVING A CENTRAL ANGLE OF 18°26'52", CHORD BEARS SOUTH 6°03'32" WEST 184.25 FEET; (3) ALONG THE ARC OF A 719.55 FOOT RADIUS CURVE TO THE RIGHT 92.29 FEET, CHORD BEARS SOUTH 2°17'31" WEST 92.22 FEET; (4) ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE TO THE LEFT 15.38 FEET, HAVING A CENTRAL ANGLE OF 88°08'43", CHORD BEARS SOUTH 38°06'23" EAST 13.91 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 2600 NORTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 82°10'45" WEST 186.28 FEET; THENCE NORTH 1°08'47" EAST 360.59 FEET; THENCE NORTH 88°04'14" WEST 35.32 FEET TO THE POINT OF BEGINNING CONTAINING 4.21 ACRES MORE OR LESS AND 9 LOTS.

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, HEREINAFTER TO BE KNOWN AS NORTHAMPTON ESTATES SUBDIVISION PHASE 8 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; 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 _____, 2020.

KLINT H. WHITNEY, PLS NO. 8227228

- LEGEND**
- WEBER COUNTY MONUMENT AS NOTED
 - SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
 - SUBDIVISION BOUNDARY
 - LOT LINE
 - ADJACENT PARCEL
 - SECTION LINE
 - EASEMENT
 - EXISTING FENCE LINE
 - MONUMENT TO BE SET
 - ROADWAY DEDICATION AREA

- NOTES**
- ZONE R-1-10 CURRENT YARD SETBACKS: 20' REAR / 30' FRONT / 10' MIN.-24' COMBINED SIDE YARD, SIDE FACING STREET ON CORNER LOT 20.
 - 10 FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN. ALL EASEMENTS TO BE USED FOR IRRIGATION, WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINE, TELEPHONE LINES, AND OTHER PUBLIC UTILITIES.
 - #5 REBAR AND CAP SET AT REAR LOT CORNERS. COPPER RIVET TO BE SET IN CURB AT LOT LINE EXTENSION.
 - THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT RUNOFF WATER IS DIRECTED TO FRONTING ROADS OR SWALES THAT ENSURE THE RUNOFF FROM EACH LOT DOES NOT DRAIN INTO NEIGHBORING LOTS OR PROPERTIES.
 - HOMES WILL BE LIMITED TO A MAXIMUM SIZE OF 6,200 SQUARE FEET PER THE NORTH VIEW FIRE DISTRICT UNLESS AN APPROVED INTERIOR FIRE SPRINKLER SYSTEM IS INSTALLED.
 - A GEOTECHNICAL INVESTIGATION BY GEOSTRATA (REPORT #746-009 JUNE 1, 2016) HAS BEEN COMPLETED FOR THIS DEVELOPMENT.
 - A 6" TALL SOLID BOARD, CHAIN LINK OR OTHER NON-CLIMBABLE FENCE IS REQUIRED ALONG THE EASTERLY BOUNDARY LINE OF LOTS 801-805 UP TO MOUNTAIN ROAD TO BE MAINTAINED AND KEPT IN GOOD REPAIR BY OWNER OF PROPERTY ADJACENT TO OR UPON PROPERTY WHICH FENCE IS ERECTED.

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS 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:

NORTHAMPTON ESTATES SUBDIVISION PHASE 8

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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY NORTH OGDEN, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2020.

BY: ORLUFF A OPHEIKENS

SIGNED THIS _____ DAY OF _____, 2020.

BY: ROWDY R IRICK

BY: ANGE IRICK

ACKNOWLEDGEMENT

STATE OF UTAH)
) §
 COUNTY OF WEBER)

On this _____ day of _____, 2020, 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.

STAMP _____ NOTARY PUBLIC _____

ACKNOWLEDGEMENT

STATE OF UTAH)
) §
 COUNTY OF WEBER)

On this _____ day of _____, 2020, before me _____, A Notary Public, personally appeared ROWDY R IRICK, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP _____ NOTARY PUBLIC _____

ACKNOWLEDGEMENT

STATE OF UTAH)
) §
 COUNTY OF WEBER)

On this _____ day of _____, 2020, before me _____, A Notary Public, personally appeared ANGE IRICK, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP _____ NOTARY PUBLIC _____

NORTH OGDEN CITY APPROVALS

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

BY: _____ DATE _____

CITY ENGINEER

BY: _____ DATE _____

PLANNING DIRECTOR

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: _____ DATE _____

CHAIRMAN

BY: _____ DATE _____

SECRETARY

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

BY: _____ DATE _____

CITY ATTORNEY

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ORLUFF OPHEIKENS. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°07'16" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING. THE BOUNDARY WAS DETERMINED BY HONORING EXISTING DEDICATED SUBDIVISIONS WITHIN THE SURROUNDING AREA TOGETHER WITH INFORMATION CONTAINED IN WARRANTY DEED(S) RECORDED AS ENTRY #2537209, #2728304, #2537210 ALSO A RECORD OF SURVEY RECORDED AS ENTRY #2104816 AND DEEDS OF ADJOINING PROPERTY OWNERS.

DEVELOPER: ORLUFF OPHEIKENS 933 WALK AVE, SUITE #2 OGDEN, UT 84404 801-540-9357	PARCEL INFORMATION TOTAL SUBDIVISION AREA 354,921 SQ. FT. / 8.15 ACRES PROPERTY ZONING: R-1-10 / 15 SINGLE FAMILY LOTS 10,000 SQ. FT. - REQUIRED MINIMUM LOT SIZE 11,000 SQ. FT. - REQUIRED MINIMUM CORNER LOT SIZE FEMA FLOOD ZONE "X"	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
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GARDNER ENGINEERING
 CIVIL • LAND PLANNING
 MUNICIPAL • LAND SURVEYING
 5150 SOUTH 275 EAST OGDEN, UT
 OFFICE: 801-476-0202 FAX: 801-476-0066

R:\1804 - RANDOLPH - HAMPTON SURVEY\DIVISION PHASE 8\NORTHAMPTON PH 8 PLAT.DWG