

# NORTHVIEW ESTATES SUBDIVISION, PHASE 7

A PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. & M.

NORTH OGDEN CITY, WEBER COUNTY, UTAH

AUGUST 2019

## SURVEYORS CERTIFICATE

1. MATTHEW ABRAM MURDOCK, A LICENSED PROFESSIONAL LAND SURVEYOR, HAS PREPARED THE LANDS BY THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, AND HOLDING LICENSE NUMBER 054100. DO HEREBY CERTIFY THAT A SURVEY OF THIS EAST HALF OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. & M. HAS BEEN MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 15-23-17 AND 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 THE RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MATTHEW ABRAM MURDOCK, P.L.S.  
 STATE OF UTAH  
 LICENSE NO. 054100  
 MURDOCK

## LEGEND

- PHASE BOUNDARY LINE
- LOT LINE
- - - - - 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE SPECIFIED
- EXISTING PROPERTY LINES
- CENTER LINE
- FOUND SECTION CORNER
- STREET MONUMENT TO BE SET
- FOUND STREET MONUMENT
- FOUND REBAR AND OR CAP PROPERTY MARKER
- FOUND LAND PROPERTY MARKER
- REBAR AND CAP TO BE SET

**PHASE BOUNDARY DESCRIPTION**  
 NORTH 01°23'52" EAST 2630.50 FEET BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

**BASIS OF BEARINGS:**  
 NORTH 01°23'52" EAST 2630.50 FEET BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. AS ESTABLISHED AND MAINTAINED BY THE WEBER COUNTY SURVEYORS' OFFICE. THIS NOTATION IS CLOCKWISE 00°54'49" FROM THE BASIS OF BEARING SHOWN ON PEBBLE BEACH OF THE GREAT LAKE BONNEVILLE PHASE 5 AND 6. THIS BASIS OF BEARINGS MATCHES THAT OF NORTHVIEW ESTATE SUBDIVISION PHASE 6.

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	382.38'	500.00'	145.07'	32°11'31"	278.64'	S72°13'02" W
C2	451.81'	800.00'	232.11'	32°21'51"	445.83'	S75°13'02" W
C3	564.63'	1000.00'	280.06'	32°21'51"	557.16'	N75°12'02" E
C4	194.44'	375.00'	98.93'	29°23'22"	191.31'	S16°11'00" E
C5	21.90'	500.00'	10.65'	2°26'26"	21.30'	N85°14'02" E
C6	26.19'	470.00'	13.10'	31°11'54"	26.19'	S80°18'08" E
C7	117.26'	470.00'	58.04'	14°17'42"	116.86'	S69°22'46" E
C8	112.43'	470.00'	58.04'	14°18'36"	111.13'	S83°14'02" E
C9	4.55'	470.00'	2.28'	0°31'16"	4.55'	N85°24'49" E
C10	95.79'	530.00'	48.02'	10°21'18"	95.66'	S86°13'11" W
C11	102.31'	530.00'	51.31'	11°03'16"	102.08'	S75°30'42" E
C12	101.23'	530.00'	50.77'	10°56'37"	101.08'	S64°30'17" E
C13	18.93'	770.00'	9.46'	1°24'31"	18.93'	S59°44'34" E
C14	111.18'	770.00'	55.69'	8°16'23"	111.09'	S64°35'01" E
C15	109.74'	770.00'	54.86'	8°09'57"	109.65'	S72°48'11" W
C16	109.68'	770.00'	54.94'	8°09'57"	109.65'	S82°52'01" E
C17	785.33'	770.00'	42.71'	6°20'58"	85.29'	S88°13'21" W
C18	67.19'	830.00'	33.62'	4°38'19"	67.18'	S89°04'41" W
C19	92.81'	830.00'	49.96'	6°45'08"	92.76'	S83°22'58" W
C20	92.81'	830.00'	49.96'	6°45'08"	92.76'	S78°17'25" E
C21	92.81'	830.00'	49.96'	6°45'07"	92.75'	S89°52'42" W
C22	87.69'	830.00'	43.88'	6°03'10"	87.64'	S63°28'53" W
C23	15.46'	10.00'	9.76'	88°52'11"	15.97'	S75°12'12" E
C24	15.71'	10.00'	10.00'	90°00'00"	14.14'	N14°02'18" E
C25	15.71'	10.00'	10.00'	90°00'00"	14.14'	N14°02'18" E
C26	87.03'	970.00'	43.55'	5°08'27"	87.00'	N61°16'33" E
C27	103.43'	970.00'	51.76'	6°06'54"	103.48'	N67°14'32" E
C28	103.43'	970.00'	51.81'	6°06'56"	103.48'	N73°50'42" E
C29	103.43'	970.00'	51.81'	6°06'51"	103.46'	N72°27'40" E
C30	103.89'	970.00'	51.74'	6°06'24"	103.33'	N80°34'17" E
C31	46.81'	970.00'	23.41'	2°45'11"	46.80'	N83°17'25" E
C32	71.29'	1030.00'	35.66'	3°57'53"	71.28'	N89°24'24" E
C33	104.85'	1030.00'	52.47'	5°49'56"	104.80'	N84°30'27" E
C34	104.84'	1030.00'	52.52'	5°50'16"	104.88'	N78°40'22" E
C35	104.84'	1030.00'	52.52'	5°50'16"	104.90'	N78°50'12" E
C36	104.85'	1030.00'	52.47'	5°49'52"	104.80'	N87°00'01" E
C37	90.70'	1030.00'	45.38'	5°02'43"	90.67'	N61°33'41" E
C38	15.71'	10.00'	10.00'	90°00'00"	14.14'	N75°24'17" E
C39	19.70'	405.00'	9.86'	2°21'14"	19.70'	N28°34'04" E
C40	14.74'	10.00'	9.08'	84°28'08"	13.44'	N70°24'31" E
C41	22.58'	530.00'	11.29'	0°26'26"	22.58'	N88°14'18" E
C42	30.02'	470.00'	10.01'	2°26'26"	20.02'	N85°14'18" E
C43	14.74'	10.00'	9.08'	84°28'08"	13.44'	N25°07'21" E
C44	126.45'	405.00'	63.74'	1°53'18"	125.91'	N08°10'28" E
C45	152.93'	445.00'	77.74'	2°21'51"	151.68'	S16°43'12" E

**BOUNDARY DESCRIPTION**  
 A PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE NORTH LINE OF PEBBLE BEACH OF THE GREAT LAKE BONNEVILLE PHASE 4 AS RECORDED IN BOOK 40 AT PAGE 78 IN THE WEBER COUNTY RECORDERS OFFICE (POINT A) NORTH 01°23'52" EAST 2502.47 FEET, AND NORTH 88°35'12" WEST 8.82 FEET TO THE SOUTH EAST CORNER OF SECTION 20; BEARS OF BEARING IS NORTH 01°23'52" EAST 2630.47 FEET BETWEEN THE SOUTHEAST CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 20; RUNNING THENCE THE FOLLOWING FEET (1) COURSES AND DISTANCES ALONG THE NORTH LINE OF SAID PEBBLE BEACH OF THE GREAT LAKE BONNEVILLE PHASE 4 AS RECORDED IN BOOK 40 AT PAGE 78 IN THE WEBER COUNTY RECORDERS OFFICE; (2) SOUTH 81°30'10" WEST 208.51 FEET; (3) SOUTH 04°14'40" WEST 104.04 FEET; (4) SOUTH 89°21'18" EAST 262.17 FEET; THENCE THE FOLLOWING TEN (10) COURSES AND DISTANCES ALONG THE EAST LINE OF SAID PHASE 4 AND EAST LINE OF PEBBLE BEACH OF THE GREAT LAKE BONNEVILLE PHASE 4 AS RECORDED IN BOOK 41 AT PAGE 48 AND THE EAST LINE OF NORTHVIEW ESTATE SUBDIVISION PHASE 6 AS RECORDED IN BOOK 81 AT PAGE 002 IN THE WEBER COUNTY RECORDERS OFFICE; (1) NORTH 30°57'41" WEST 183.00 FEET; (2) SOUTH 89°02'18" EAST 11.88 FEET; (3) NORTH 30°57'41" WEST 250.01 FEET; (4) NORTH 89°02'18" EAST 26.00 FEET; (5) NORTH 30°57'41" WEST 183.00 FEET; (6) NORTH 30°57'41" WEST 60.50 FEET; (7) NORTH 47°00'54" EAST 30.70 FEET; (8) NORTH 88°04'40" WEST 22.22 FEET; THENCE THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: (1) NORTH 01°08'09" EAST 30.15 FEET; (2) SOUTH 89°10'20" EAST 108.85 FEET; (3) SOUTH 85°18" EAST 40.70 FEET; (4) NORTH 85°18" EAST 109.38 FEET; (5) SOUTH 1°03'47" EAST 102.15 FEET; (6) NORTH 69°59'13" EAST 116.48 FEET; (7) NORTH 72°30'00" EAST 116.10 FEET; (8) NORTH 74°00'02" EAST 115.10 FEET; (9) NORTH 84°00'00" EAST 115.88 FEET; (10) NORTH 85°57'08" EAST 115.37 FEET; (11) NORTH 85°38'38" EAST 234.84 FEET TO THE WEST LINE OF PARCEL RECORDED IN ENTRY NO. 148885 IN THE WEBER COUNTY RECORDERS OFFICE; THENCE THE FOLLOWING TWO (2) COURSES AND DISTANCES ALONG SAID WEST LINE: (1) SOUTH 01°23'52" WEST 84.62 FEET ALONG THE WEST LINE OF SAID PARCEL; (2) SOUTH 01°30'17" WEST 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 623.789 SQUARE FEET OR 1.430 ACRES MORE OR LESS AND 90 LOTS.

**OWNERS DEDICATION**  
 WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAN, AND NAME SAID LOTS AND STREETS AS SHOWN ON THIS PLAN, AND NAME SAID LOTS AND STREETS AS SHOWN ON THIS PLAN, AND HEREBY DEDICATE AND GRANT AND CONVEY TO NORTH OGDEN CITY, THESE PARTS OR PORTIONS OF SAID TRACT OF LAND DESCRIBED AS SHOWN HEREON, TO BE USED FOR PUBLIC UTILITIES THROUGHOUT SAID TRACT, AND ALSO DEDICATE, GRANT AND CONVEY TO NORTH OGDEN CITY, WEBER COUNTY, UTAH, ALL PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS AND EASEMENTS, THE SAME TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY NORTH OGDEN CITY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

VALEO MANAGEMENT CORPORATION

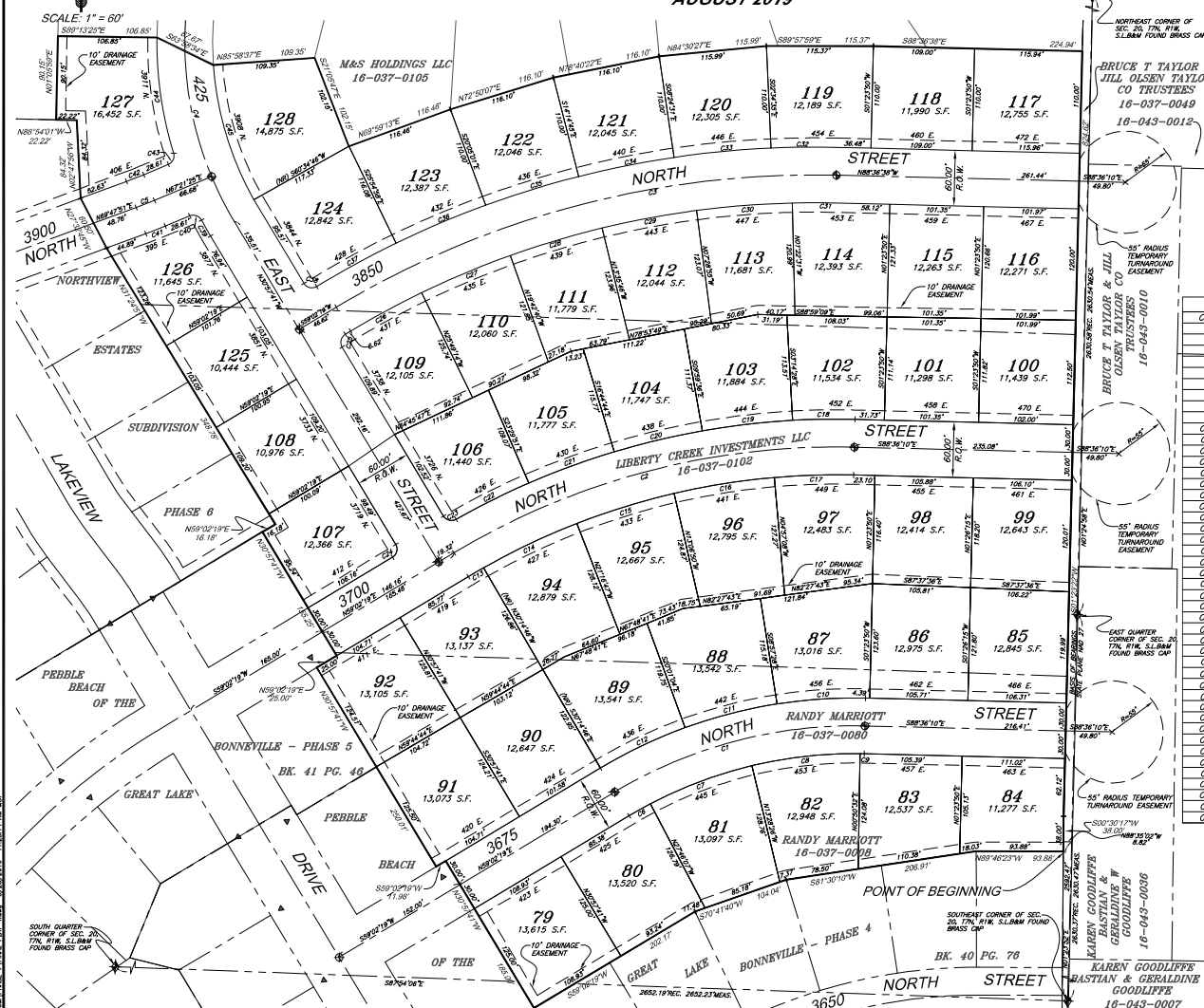
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH: \_\_\_\_\_  
 COUNTY OF WEBER: \_\_\_\_\_  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF WEBER, AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME:

OF SAID CORPORATION AND THAT HE SIGNED THE OWNERS DECISION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC



PREPARED BY:  
**WASATCH CIVIL**  
 Consulting Engineering  
 1150 SOUTH DEPT DRIVE, SUITE 225  
 OGDEN, UTAH 84404 (801) 775-1911

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PRESCRIBED BY THE STATE OF UTAH AND THE ORDINANCE OF NORTH OGDEN CITY ON THE FOREGOING PLAN AND DEDICATION HAVE BEEN COMPLIED WITH.  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ADMINISTRATOR

**LAND USE AUTHORITY**  
 THIS IS TO CERTIFY THAT THIS PLAN AND THE DEDICATION OF THIS PLAN ALONG WITH THE DEDICATION OF ALL EASEMENTS WERE LOU APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY OF NORTH OGDEN CITY, THIS DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 MAYOR

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY RECORDER

**NORTH OGDEN CITY APPROVALS**  
 THIS PLAN WAS APPROVED BY THIS CITY ENGINEER AND THE PLANNING DIRECTOR:

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

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

**COUNTY RECORDER**  
 ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
 IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_  
 COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY