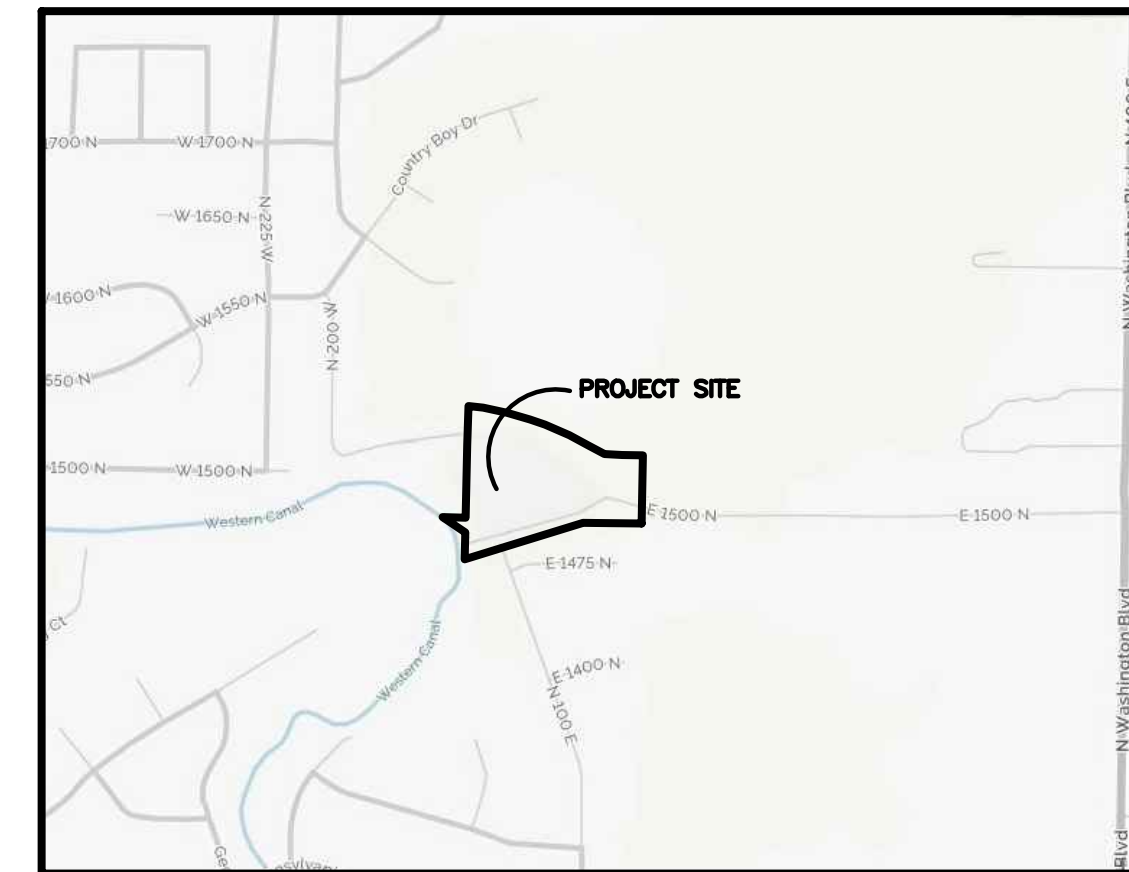


SPRING MEADOWS SUBDIVISION

PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SLB&M
NORTH OGDEN CITY, WEBER COUNTY, UTAH
NOVEMBER, 2016



Vicinity Map
(NO SCALE)

Notes

THE MAXIMUM SIZE HOME THAT CAN BE CONSTRUCTED WITHOUT AN INTERIOR FIRE SPRINKLER SYSTEM IS 4800 SQUARE FEET.

A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GSH GEOTECHNICAL, INC. WHICH IDENTIFIES SOIL PROPERTIES AND GROUNDWATER CONDITIONS THAT SHOULD BE REVIEWED PRIOR TO PLACING STRUCTURES ON THE LOTS. SEE JOB # 2177-01N-16.

PARCELS A AND B TO BE MAINTAINED BY SPRING MEADOWS HOA.

TRAILS OVER PARCEL B AND PARCEL C TO BE MAINTAINED BY NORTH OGDEN CITY.

LOT 8-R CANNOT BE SOLD OR BUILDING PERMITS ISSUED UNTIL THE ROAD IS EXTENDED BEYOND THE SUBDIVISION BOUNDARY COMPLETE WITH CURB, GUTTER, AND SIDEWALK.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE QUARTER SECTION LINE BETWEEN THE CENTER QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS N88°15'12"W.

Narrative

THE BOUNDARY WAS DETERMINED BY DEEDS OF ADJACENT SUBDIVISIONS, THE WEST LINE BY COUNTRY BOY ESTATES, THE SOUTH LINE BY SUMMER FARMS NO. 2, AND THE NORTH AND EAST LINES BY DEED. THE DEEDS FOR PARCEL 11-018-0011, 11-018-0012 AND 11-018-0039 DO NOT CLOSE OR LINE UP. A BEST FIT SCENARIO WAS USED TO PLACE THE BOUNDARY LINE.

Boundary Description

PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER QUARTER CORNER OF SAID SECTION 5, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 23R, OF SUMMER FARMS NO. 2; THENCE ALONG THE NORTHERLY LINE OF SUMMER FARMS NO. 2 THE FOLLOWING THREE COURSES: (1) N89°35'48"W 224.41 FEET; (2) S72°54'12"W 282.71 FEET; (3) THENCE S72°54'12"W 190.75 FEET TO A PROPOSED ADJUSTED BOUNDARY LINE AGREEMENT TO HARRISVILLE CITY; THENCE ALONG A PROPOSED ADJUSTED BOUNDARY LINE AGREEMENT TO HARRISVILLE CITY THE FOLLOWING TWO (2) COURSES: (1) N01°11'15"E 103.22 FEET; (2) N89°03'57"W 104.21 FEET; THENCE S88°14'51"E 87.65 FEET; THENCE N01°11'13"E 279.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 1500 NORTH STREET; THENCE N02°17'43"E ALONG THE EASTERLY LINE OF COUNTRY BOY ESTATES, 149.09 FEET TO A POINT ON THE EASTERLY LINE OF LOT 44, COUNTRY BOY ESTATES; THENCE S82°44'17"E 56.00 FEET; THENCE S78°20'27"E 92.76 FEET; THENCE S73°57'22"E 92.24 FEET; THENCE S70°19'54"E 60.70 FEET; THENCE S66°28'53"E 101.76 FEET; THENCE S62°03'26"E 84.90 FEET; THENCE S61°24'18"E 67.49 FEET; THENCE S87°01'06"E 67.35 FEET; THENCE S88°52'12"E 80.00 FEET; THENCE S01°07'48"W 260.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 270,424 SQUARE FEET OR 6,208 ACRES MORE OR LESS.

Curve Table

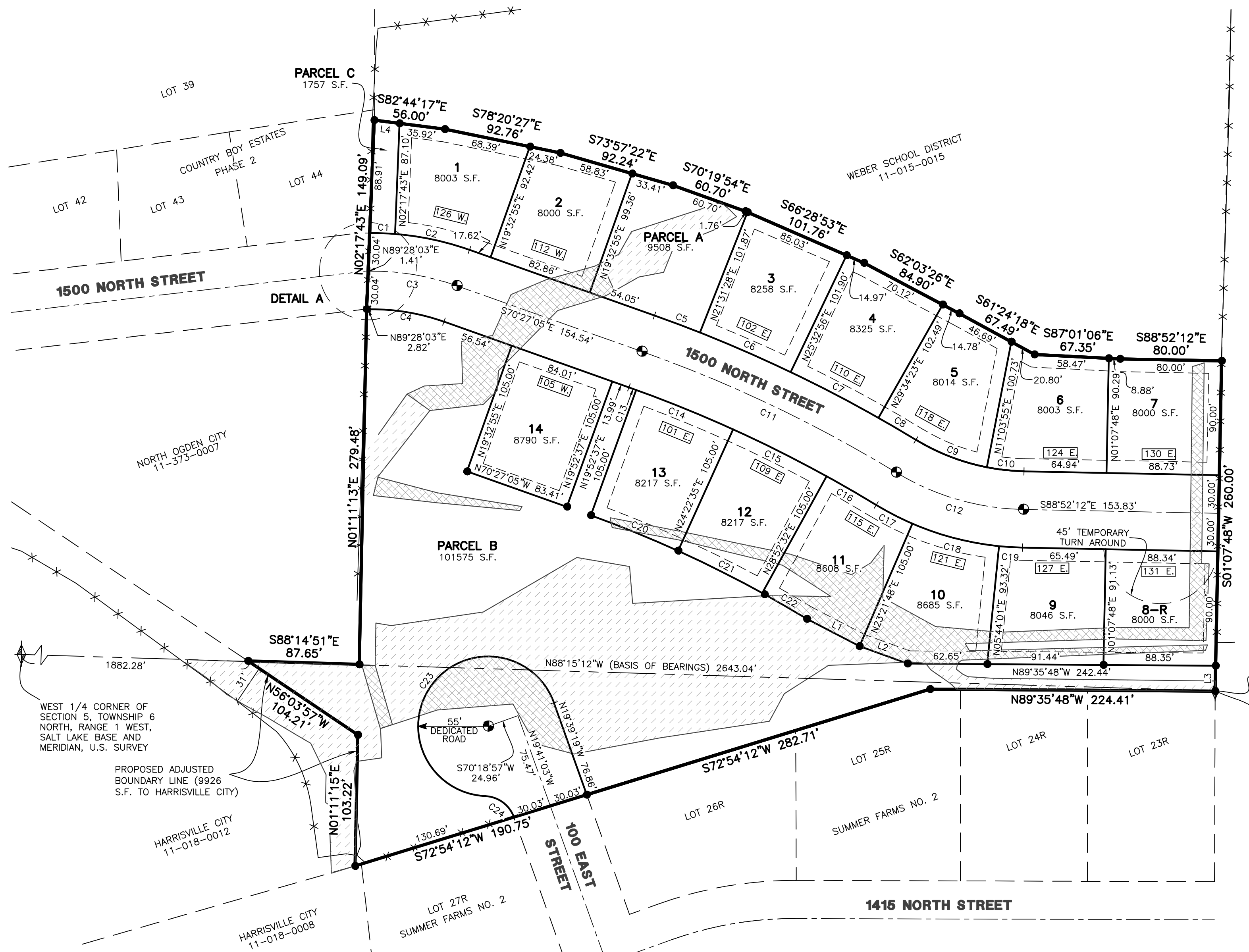
#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	230.00'	20.01'	20.00'	10.01'	S87°54'21"E	4°59'02"
C2	230.00'	60.06'	59.89'	30.20'	S77°55'57"E	14°57'45"
C3	260.00'	69.63'	69.28'	35.17'	S80°25'28"E	19°56'47"
C4	170.00'	59.18'	58.89'	29.89'	S89°25'28"E	19°56'47"
C5	1109.03'	38.25'	38.24'	19.12'	S69°27'48"E	1°58'33"
C6	1109.03'	77.89'	77.88'	38.96'	S66°27'48"E	4°01'27"
C7	1109.03'	77.89'	77.88'	38.96'	S62°26'21"E	4°01'27"
C8	1109.03'	34.23'	34.22'	17.11'	S59°32'35"E	1°46'06"
C9	170.00'	60.16'	59.85'	30.40'	S68°47'49"E	2°01'63"
C10	170.00'	29.48'	29.44'	14.78'	S83°54'08"E	9°56'06"
C11	1079.03'	222.08'	221.69'	111.44'	S64°33'18"E	11°47'33"
C12	200.00'	105.46'	104.24'	53.98'	S73°45'52"E	3°01'24"
C13	1049.03'	6.01'	6.01'	3.01'	S70°17'14"E	0°19'42"
C14	1049.03'	82.38'	82.36'	41.21'	S67°52'24"E	4°29'57"
C15	1049.03'	82.38'	82.36'	41.21'	N63°22'27"W	4°29'57"
C16	1049.03'	45.14'	45.14'	22.58'	N89°53'30"W	2°27'56"
C17	230.00'	32.03'	32.00'	16.04'	S62°38'52"E	7°58'41"
C18	230.00'	70.77'	70.49'	35.67'	S75°27'06"E	17°37'48"
C19	230.00'	18.48'	18.48'	9.25'	S86°34'05"E	4°36'13"
C20	944.03'	74.13'	74.11'	37.08'	S67°52'24"E	4°29'57"
C21	944.03'	74.13'	74.11'	37.08'	N63°22'27"W	4°29'57"
C22	944.03'	40.63'	40.62'	20.32'	S89°53'30"E	2°27'56"
C23	55.00'	238.01'	91.22'	81.62'	S36°20'39"E	24°56'55"
C24	25.00'	29.65'	27.94'	16.85'	S53°39'21"E	16°56'55"

Line Table

LINE BEARING	DISTANCE
L1	S82°38'52"E 46.61'
L2	S70°05'10"E 40.31'
L3	N01°07'48"E 20.00'
L4	S82°44'17"E 20.08'

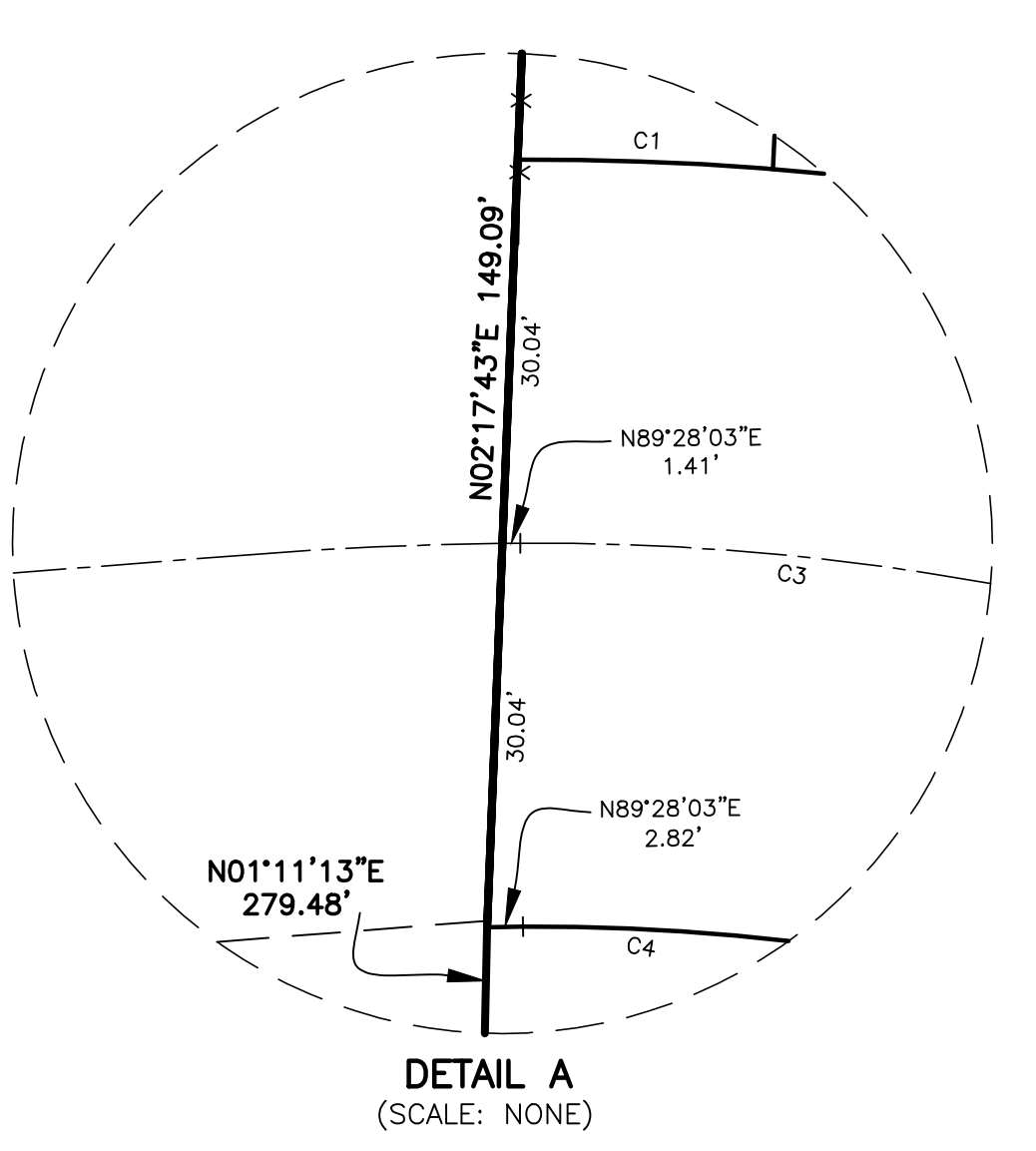
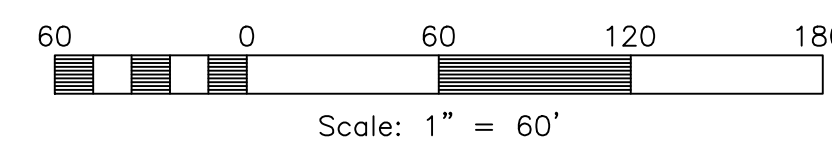
Developer:

JOE COLOSIMO
155 WEST MALVERN
SALT LAKE CITY,
UTAH, 84115



LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC
- = SET CENTERLINE MONUMENT CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ROAD CENTERLINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = EXISTING FENCE LINE
- = SETBACK LINE
- = EXCEPTION #25 TITLE ONE INSURANCE FILE # 16-78033 (DATED - 1-23-2017)
- = IMPACTED WETLAND AREA 21,741 S.F. (0.499 AC.)
- = PRESERVED WETLAND AREA
- = PUBLIC UTILITY EASEMENT



NORTH OGDEN CITY ATTORNEY CERTIFICATION

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____.

CITY ATTORNEY _____ DATE _____

APPROVALS

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE COMMUNITY DIRECTOR

BY: _____ CITY ENGINEER _____ DATE _____

BY: _____ COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____

ASSURANCE STATEMENT

ASSURANCE IN THE FORM OF A _____ ISSUED FROM _____ IN THE AMOUNT OF _____ HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE THE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

CITY COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF NORTH OGDEN CITY, WEBER COUNTY, UTAH SIGNED THIS _____ DAY OF _____, 20____.

BY: _____ MAYOR _____

ATTEST: _____ CITY RECORDER _____

WEBER COUNTY RECORDER

Entry No. _____ Fee Paid _____

And Recorded, _____

At _____ In Book _____

Of The Official Records, Page _____

Recorded For: _____

Weber County Recorder _____

Deputy: _____

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **SPRING MEADOWS SUBDIVISION** IN **NORTH OGDEN CITY, WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **NORTH OGDEN CITY, WEBER COUNTY, UTAH** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR
9031945
TREVOR J. HATCH
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **SPRING MEADOWS SUBDIVISION**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO DO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. ALSO DO GRANT AND DEDICATE PARCELS A AND B TO SPRING MEADOWS HOA FOR THE PURPOSE OF PATHWAYS, WETLANDS, AND UTILITIES, WITH AN EASEMENT OVER PARCEL B BEING GRANTED TO NORTH OGDEN CITY FOR A PUBLIC TRAIL, AND DO HEREBY DEDICATE PARCEL C TO NORTH OGDEN CITY, TO BE USED AS AN ACCESS EASEMENT IN FAVOR OF PARCEL 11-015-0015, AND DO HEREBY GRANT A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED LOTS SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE LOT OWNERS.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH _____)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH _____)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

PROJECT INFO.

Surveyor: **T. HATCH**

Designer: **D. CAVE**

Begin Date: **11-3-2016**

Name: **SPRING MEADOWS SUBDIVISION**

Number: **3352-05**

Revision: **2-10-17 D.C.**

Scale: **1"=60'**

Checked: _____

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com