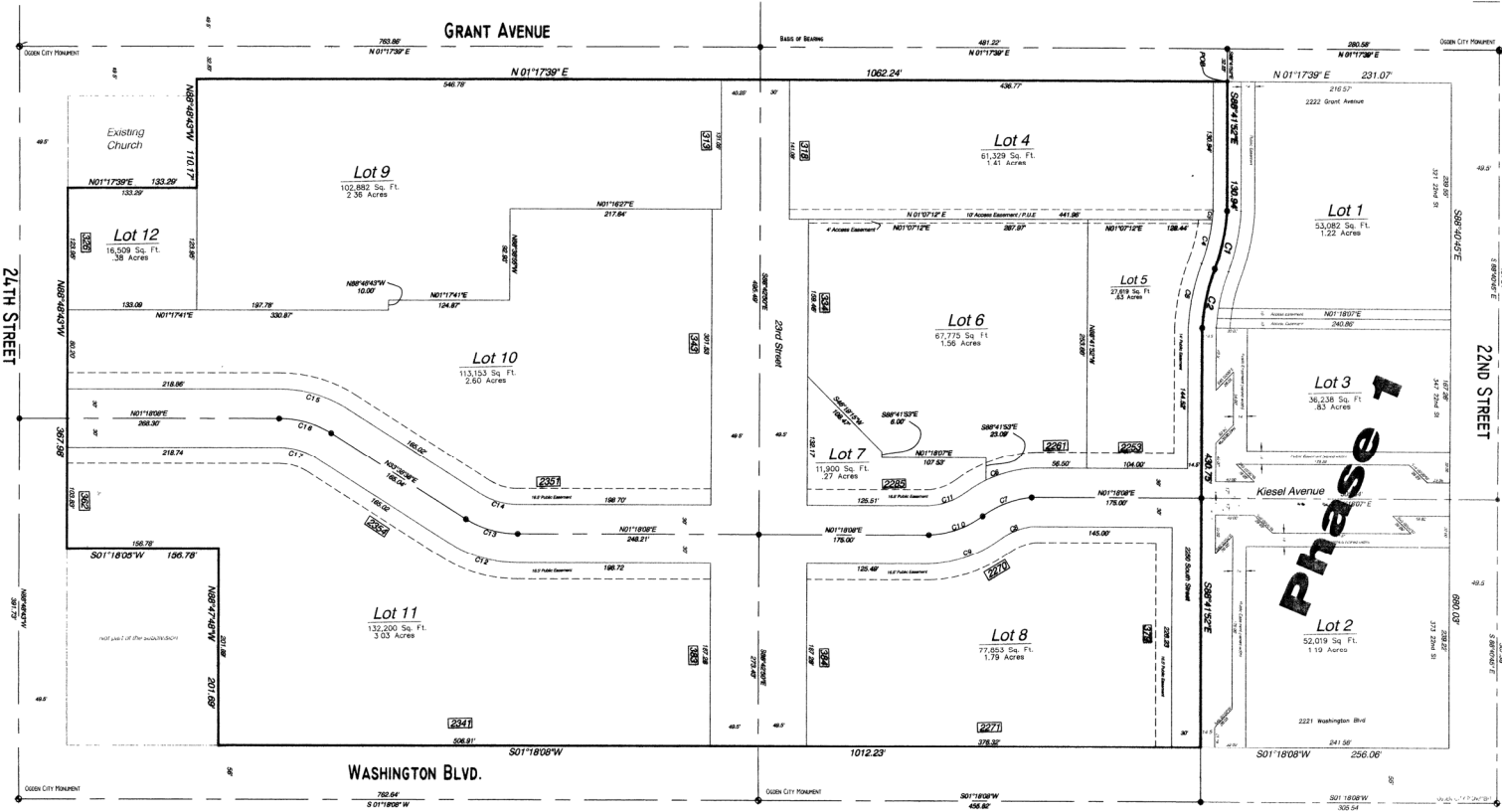


06-19

# OGDEN CITY ENTERTAINMENT SUBDIVISION - PHASE 2

PART OF BLOCKS 32 & 39, PLAT "A", OGDEN CITY SURVEY, OGDEN CITY, WEBER COUNTY, UTAH

SCALE: 1"=60'



**SURVEYOR'S CERTIFICATE**

I, STEVE A. PORTER, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, HOLDING A LICENSE IN ACCORDANCE WITH TITLE 36, CHAPTER 23, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, DO HEREBY CERTIFY THAT THIS PLAT OF OGDEN CITY ENTERTAINMENT SUBDIVISION - PHASE 2, WHICH IS IN WEBER COUNTY, UTAH, HAS BEEN SURVEYED AND DRAWN ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17. ALL MEASUREMENTS HAVE BEEN VERIFIED AND CORRECTLY DRAWN TO SCALE, AND MONUMENTS HAVE BEEN PLACED AS REPRESENTED ON THE PLAT FROM A SURVEY MADE ON THE GROUND, AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, BASED ON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND OGDEN CITY ENGINEERS OFFICE.

SIGNED THIS 16 DAY OF JUNE 2005

P.L.S. # 376071

STATE OF UTAH

**OWNER'S DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND DEDICATE TO THE PUBLIC THE SAME AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT "OGDEN CITY ENTERTAINMENT SUBDIVISION - PHASE 2" AND DO HEREBY DEDICATE, GRANT AND CONVEY TO OGDEN CITY, UTAH, THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, HIGHWAYS AND ALSO ALLEYS, GRANT AND CONVEY TO OGDEN CITY THOSE CERTAIN STRIPS DESIGNATED HEREON AS PUBLIC EASEMENTS, THE SAME TO BE USED AS PUBLIC UTILITY EXCLUSIVE EASEMENTS AS MORE PARTICULARLY DESCRIBED HEREON, AND ALSO INSTALL, GRANT AND CONVEY TO OGDEN CITY THOSE CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR PUBLIC UTILITY INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND FACILITIES AS MAY BE AUTHORIZED BY OGDEN CITY, WITH LIMITED EXCEPTIONS AS SET FORTH HEREIN, AND HEREBY AUTHORIZE OGDEN CITY TO TAKE SUCH ACTIONS AS ARE INCIDENTAL AND NECESSARY TO OPERATION OF SAID PUBLIC UTILITY LINES AND SHALL NOT INTERFERE WITH ACCESS OVER OR ABOVE SUCH EASEMENT AREA.

Open City Redevelopment Agency,  
a public body and political subdivision of the State of Utah,  
formerly known as the Ogden Neighborhood Development Agency

By: *Matthew R. Godfrey*  
Matthew R. Godfrey, Executive Director

ATTEST:  
*Anna Barrett*  
Anna Barrett, City Recorder

APPROVED AS TO FORM:  
*Jeff*  
Jeff, Attorney

STATE OF UTAH  
COUNTY OF WEBER

**ACKNOWLEDGMENT**

On this 16 day of June, 2005, personally appeared before me, Matthew R. Godfrey and Anna Barrett, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence) and who by the duly sworn (or affirmed) del way that they, respectively, the Executive Director and the Open City Recorder of Open City Redevelopment Agency, formerly known as the Ogden City Neighborhood Development Agency, a public body, corporate and political subdivision of the State of Utah, and the foregoing Agency, are signed by them on behalf of said Open City Redevelopment Agency and the aforementioned to the present Open City Redevelopment Agency and the aforementioned to the present Open City Redevelopment Agency executed the same.

*Jacqui Hansen*  
Jacqui Hansen, Notary Public

**BOUNDARY DESCRIPTION**

Part of Blocks 32 and 39, Plat "A", Ogden City Survey, Ogden City, Weber County, Utah and that portion of Grant Avenue that was vacated by ordinance #52-78. More particularly described:

Beginning of a point on the east right of way line of vacated Grant Avenue, said point is South 01°17'39" West 285.52 feet and South 88°41'52" East 32.83 feet from the monumented intersection of 22nd Street and Grant Avenue.

THENCE South 88°41'52" East 130.84 feet to a point of curve to the right which has a radius of 200 feet and an arc bearing of 60.72 feet (chord bearing is South 78°40'08" East 60.48 feet) and a chord bearing of 60.48 feet; THENCE to a point of reverse curve to the left which has a radius of 200 feet and an arc length of 60.72 feet (chord bearing of South 78°40'08" East 60.48 feet), THENCE South 88°41'52" East 430.75 feet to the east right of way line of Washington Blvd, thence South 01°18'08" West 1012.23 feet along the west right of way line of Washington Blvd, thence North 88°41'52" West 201.59 feet, thence South 01°18'08" West 156.78 feet to the north right of way line of 24th Street, thence North 88°41'52" West 387.38 feet along the north right of way line of 24th Street, thence North 01°17'39" East 133.29 feet, thence North 88°48'43" West 110.17 feet to the east right of way line of vacated Grant Avenue, thence South 01°17'39" East 158.24 feet along said east right of way line to the point of beginning.

Contains: 753,744 sq. ft. / 17.30 Acres

**NARRATIVE**

This survey was done at the request of Business & Economic Development so that these two blocks of entertainment could be redeveloped as a multiple use area.

Base of Bearing is between the Ogden City Monument at 22nd & Grant and 24th & Grant, which is (MAD 83 State Plane bearing) S117°39'W 1525.67 feet.

• = Existing Open City Monuments  
• = New monuments to be set

**OGDENE**  
it's all within reach

**OGDEN CITY ENGINEERING**  
2549 WASHINGTON BLVD, SUITE 610  
OGDEN, UT 84401

COUNTY RECORDER  
2004042 FEE PAID  
ENTERED IN FILED RECORD  
AT OGDEN, UTAH  
RECORDED JULY 2005  
AT 1:34 PM  
BY OFFICIAL RECORDER PAGE 90  
FOR LARSEN, LARRY

DAVID CROFTS  
COUNTY RECORDER

*Jacqui Hansen*  
Notary Public

**CITY ATTORNEY'S OFFICE**

APPROVED BY THE CITY ATTORNEY'S OFFICE  
THIS 16 DAY OF JUNE 2005

*Matthew R. Godfrey*  
Matthew R. Godfrey, City Attorney

**OGDEN CITY ENGINEER**

I HEREBY CERTIFY THAT I CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN, AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE RECORDS AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 16 DAY OF JUNE 2005

*Anna Barrett*  
Anna Barrett, City Engineer

**OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF OGDEN CITY, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAT, AS REVISED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY, PREVIOUSLY TO FINAL PLAT APPROVAL BY THE MAYOR OF OGDEN CITY.

SIGNED THIS 16 DAY OF JUNE 2005

*Matthew R. Godfrey*  
Matthew R. Godfrey, Manager/Planning Division

**OGDEN CITY APPROVAL**

THIS PLAT, AND THE DEDICATIONS OFFERED HEREIN, ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY THIS 16 DAY OF JUNE 2005.

*Matthew R. Godfrey*  
Matthew R. Godfrey, Mayor

ATTEST: *Anna Barrett*  
Anna Barrett, City Recorder



- Notes**
- The public easements designated hereon are dedicated for the following purposes:
    - Public utility easements to be used for the installation, maintenance and operation of public utility service lines and facilities, as may be authorized by Ogden City.
    - Pedestrian access for the benefit of the general public, subject to reasonable time, place and manner regulation by Ogden City.
    - Installation and maintenance of street trees, streetlights, street signs, and traffic control signs and devices as authorized or required by Ogden City.
    - The free and uninterrupted enjoyment and public use of light, view and air, over, across and through the public easement, except as otherwise authorized by ordinance of Ogden City.
  - Streetlights, street trees and streetlights within the public easement are to be constructed by either the Ogden City Redevelopment Agency or the property owner in conjunction with the development of the adjacent lots.
  - The access easement depicted on Lots 4,5 and 6 is established by separate declaration of owner recorded concurrently herewith.

CURVE	LENGTH	CURVE TABLE		
		RADIUS	CHORD	CHORD DIR
C1	60.72	200.00	60.48	S78°40'08"E
C2	60.72	200.00	60.48	S78°40'08"E
C3	12.89	185.50	12.89	S89°09'17"E
C4	43.58	185.50	42.69	S74°31'14"E
C5	65.96	214.50	65.70	S78°46'04"E
C6	72.80	130.00	72.81	S174°01'31"E
C7	54.75	100.00	54.07	S174°48'11"E
C8	35.73	70.00	35.34	S21°20'33"E
C9	38.73	136.00	77.56	N17°46'07"E
C10	59.84	100.00	58.78	N17°03'30"E
C11	40.57	70.00	40.01	N18°34'58"E
C12	73.24	130.00	72.57	N18°59'50"E
C13	56.45	100.00	55.70	N18°53'52"E
C14	39.88	70.00	39.19	N16°43'17"E
C15	73.24	130.00	72.57	S17°39'52"E
C16	56.45	100.00	55.70	S18°23'52"E
C17	39.88	70.00	39.19	S18°43'17"E

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