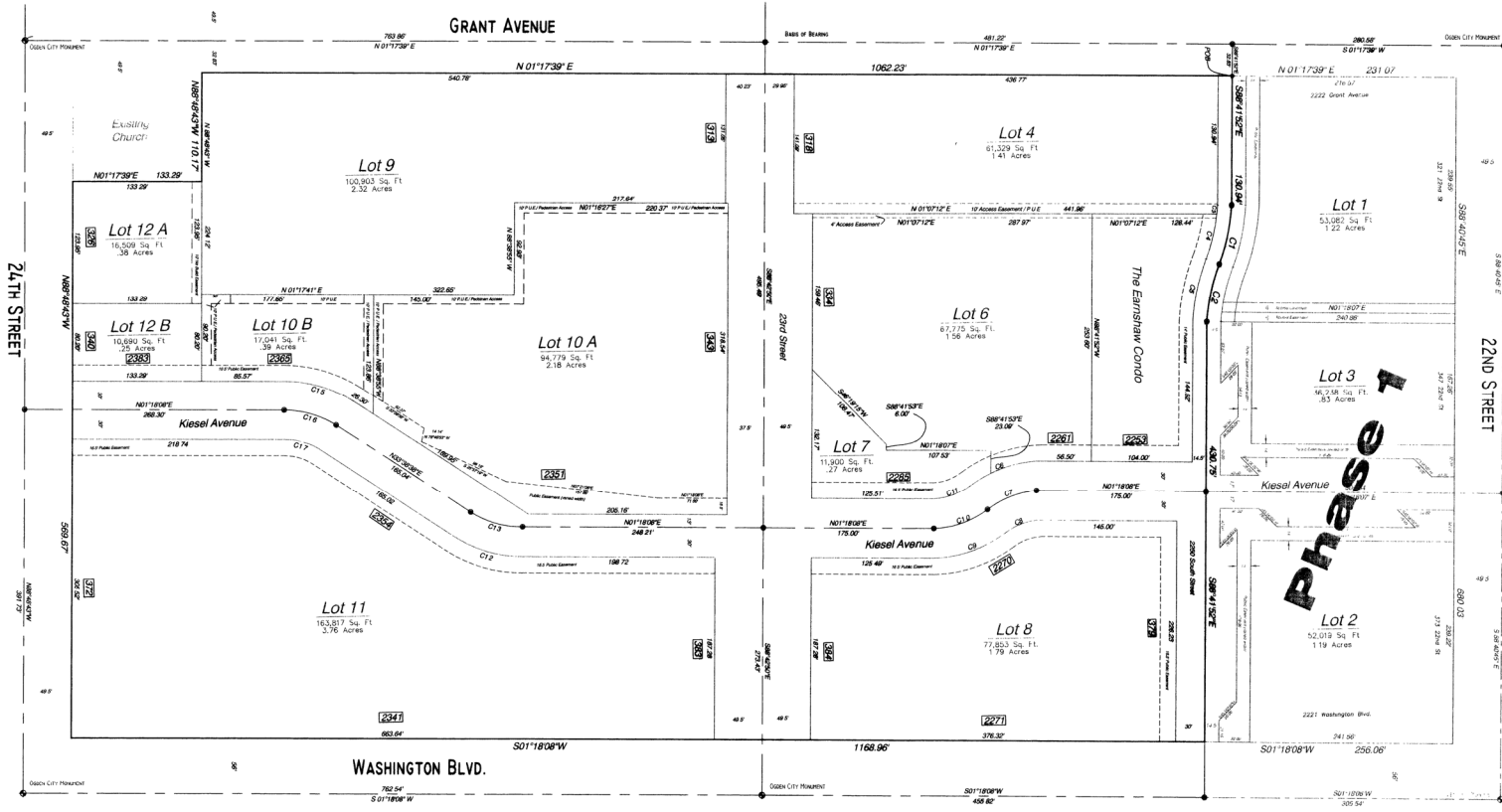


OGDEN CITY ENTERTAINMENT SUBDIVISION - PHASE 2 (AMENDED)

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

SCALE: 1"=60'



- 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.
 - Sidewalks, street trees and streetlights within the public easement area 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.
 - Dashed lines are used to depict all easements, including public easements, public utility easements (P.U.E.), pedestrian access easements and access easements. Public easements are typically 16.5 ft in width unless otherwise noted. Other easements are 10 feet in width unless otherwise noted.
 - The 10' no-build easement depicted on Lot 12A is required in order to meet building code requirements relative to the existing parking structure located on Lot 9.
 - A portion of Kiesel Avenue described hereon as "Vocated Portion of Kiesel" is hereby vacated and made a part of Lot 10A by the recording of this plat and Ogden City hereby relinquishes and conveys all of its right, title and interest in said vacated portion to the corner of Lot 10A. This plat also depicts and incorporates the vacation of a portion of 23rd Street west of Kiesel Avenue, as previously approved by Resolution 2006-10 of the Ogden City Council.

Legal Description for Kiesel Vacation

A portion of Kiesel Avenue, as recorded on the subdivision plat, Ogden City Entertainment Subdivision, phase 2, Ogden City, Weber County, Utah. The basis of bearing is between the centerline intersection of 23rd Street and Grant Avenue, and the centerline intersection of 23rd Street and Kiesel Avenue, which is North 88°42'50" West 495.49 feet, more particularly described:

Beginning at a point, which is North 88°42'50" West 30.00 feet and South 01°18'08" West 37.50 feet from the centerline intersection of 23rd Street and Kiesel Avenue.

THENCE South 88°42'50" East 17.00 feet,
 thence South 01°18'08" West 205.15 feet,
 thence South 33°38'38" West 51.07 feet to the point of curve,
 thence along a 70.00 foot curve to the left, having an arc length of 39.51 feet (chord bearing of North 16°39'09" East 39.99 feet),
 thence North 01°18'08" East 210.70 feet to the point of beginning.

Contains: 3,754 sq.ft.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C1	60.72	200.00	60.48	27°40'08" E
C2	60.72	200.00	60.48	27°40'08" E
C3	12.89	185.50	12.88	58°20'17" E
C4	42.58	185.50	42.49	27°43'11" E
C5	65.98	214.50	65.70	27°48'04" E
C6	73.80	150.00	72.81	21°03'52" E
C7	54.75	100.00	54.07	21°48'31" E
C8	35.73	70.00	35.34	22°12'31" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIR
C9	78.71	130.00	77.52	N17°46'31" W
C10	59.64	100.00	58.78	N16°04'58" W
C11	49.57	70.00	49.01	N12°24'38" W
C12	73.24	130.00	72.27	N12°29'26" E
C13	59.40	100.00	55.70	N12°24'32" E
C14	73.24	130.00	72.27	S17°00'18" W
C15	59.40	100.00	55.70	S12°24'32" E
C16	56.45	100.00	55.70	S12°24'32" E
C17	39.68	70.00	39.15	S12°43'17" W

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

I HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF OGDEN CITY, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAT, AS REVIEWED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION AND THE MAJOR OF OGDEN CITY, PREREQUISITE TO FINAL PLAT APPROVAL, BY THE MAJOR OF OGDEN CITY.

SIGNED THIS 14 DAY OF October 2006

[Signature]
 MAJOR OF OGDEN CITY

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 TIES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 14 DAY OF October 2006

[Signature]
 OGDEN CITY ENGINEER

OGDEN CITY APPROVAL

THIS PLAT, THE PARTIAL STREET VACATIONS AND THE DEDICATIONS OFFERED HEREIN, ARE APPROVED AND ACCEPTED BY THE MAJOR OF OGDEN CITY THIS 14 DAY OF October 2006.

[Signature]
 MAJOR OF OGDEN CITY

CITY ATTORNEY'S OFFICE

APPROVED BY THE CITY ATTORNEY'S OFFICE THIS 14 DAY OF October 2006

[Signature]
 CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, STEVE A. PORTER, A REGISTERED LAND SURVEYOR IN THE STATE OF UTAH, HOLDING A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, DO HEREBY CERTIFY THAT THIS PLAT OF OGDEN CITY ENTERTAINMENT SUBDIVISION - PHASE 2 (AMENDED), WHICH IS IN WEBER COUNTY, UTAH, HAS BEEN SURVEYED AND DESCRIBED ON THE PLAT IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN MEASUREMENTS HAVE BEEN VERIFIED AND CORRECTLY DRAWN TO SCALE, AND THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE ON THE GROUND, AND IS A TRUE AND CORRECT REPRESENTATION OF THE FOLLOWING DESCRIPTION OF LANDS INCLUDED IN SAID SUBDIVISION, IN ACCORDANCE WITH THE RECORDS IN THE WEBER COUNTY RECORDERS OFFICE AND OGDEN CITY ENGINEERS OFFICE.

SIGNED THIS 29 DAY OF September 2006

P.L.S. # 378071

[Signature]
 SURVEYOR

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND DEDICATE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND HAVE SAID TRACT OGDEN CITY ENTERTAINMENT SUBDIVISION - PHASE 2 (AMENDED) AND DO HEREBY DEDICATE GRANT AND CONVEY TO OGDEN CITY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OR LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO DEDICATE GRANT AND CONVEY TO OGDEN CITY, UTAH, CERTAIN STRIPS DESIGNATED HEREON AS PUBLIC EASEMENTS, THE SAME TO BE USED AS PERMANENT EXCLUSIVE EASEMENTS FOR THE PURPOSES SPECIFICALLY DESCRIBED HEREON, AND ALSO DEDICATE GRANT AND CONVEY TO OGDEN CITY, UTAH, CERTAIN STRIPS DESIGNATED AS PUBLIC UTILITY EASEMENTS (P.U.E.), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND FACILITIES AS MAY BE AUTHORIZED BY OGDEN CITY, WITH LIMITED RIGHTS TO AUTHORIZE THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY FACILITIES THAT ARE INCIDENTAL AND NECESSARY TO THE OPERATION OF SAID SERVICE LINES AND WILL NOT INTERFERE WITH ACCESS OR OPERATION OF SAID EASEMENT AREAS, AND ALSO DEDICATE GRANT AND CONVEY TO OGDEN CITY, UTAH, CERTAIN STRIPS DESIGNATED AS PEDESTRIAN ACCESS EASEMENTS THE SAME TO BE USED AS PERMANENT, NON-EXCLUSIVE EASEMENTS FOR PEDESTRIAN ACCESS TO AND EGRESS FROM THE PARKING FACILITIES CONSTRUCTED ON LOT 9.

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 at a point on the east right of way line of vacated Grant Avenue, said point is South 01°17'38" West 295.58 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 130.94 feet to a point of curve to the right which has a radius of 200 feet and an arc length of 60.72 feet (chord bearing is South 76°40'08" East 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 west right of way line of Washington Blvd., thence South 01°18'08" West 1168.86 feet along the west right of way line of Washington Blvd. to the north right of way line of 24th Street, thence North 88°41'43" West 589.67 feet along the north right of way line of 24th Street, thence North 01°17'38" 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 North 01°17'38" East 1062.23 feet along said east right of way line to the point of beginning.

Contains: 785,331 sq. ft. / 18.03 Acres

ACKNOWLEDGMENT

STATE OF UTAH)
 COUNTY OF WEBER)

On this 14th day of October 2006, personally appeared before me, Matthew B. Godfrey and Craig Mansell, whose identity is personally known to me, or proved to me on the basis of satisfactory evidence, the following persons, all of whom are of legal age, respectively, the undersigned, who are the owners of the above described real estate, to-wit: David C. Berntsen, Lee Ann Peterson, and David G. Berntsen, who are the owners of the above described real estate, and they acknowledged to me that said Ogden City Redevelopment Agency and they acknowledged to me that said Ogden City Redevelopment Agency executed the foregoing instrument.

[Signatures]
 NOTARY PUBLIC

STATE OF UTAH)
 COUNTY OF WEBER)

On this 14th day of October 2006, personally appeared before me, David C. Berntsen, whose identity is personally known to me, or proved to me on the basis of satisfactory evidence, the following persons, all of whom are of legal age, respectively, the undersigned, who are the owners of the above described real estate, to-wit: Lee Ann Peterson, and David G. Berntsen, who are the owners of the above described real estate, and they acknowledged to me that said Ogden City Redevelopment Agency executed the foregoing instrument.

[Signatures]
 NOTARY PUBLIC

BOUNDARY DESCRIPTION

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THENCE South 88°41'52" East 130.94 feet to a point of curve to the right which has a radius of 200 feet and an arc length of 60.72 feet (chord bearing is South 76°40'08" East 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 west right of way line of Washington Blvd., thence South 01°18'08" West 1168.86 feet along the west right of way line of Washington Blvd. to the north right of way line of 24th Street, thence North 88°41'43" West 589.67 feet along the north right of way line of 24th Street, thence North 01°17'38" 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 North 01°17'38" East 1062.23 feet along said east right of way line to the point of beginning.

Contains: 785,331 sq. ft. / 18.03 Acres

NARRATIVE

This survey and amended plat was done at the request of Business & Economic Development Department of Ogden City. The purpose of this survey is to update the plat and to show the boundaries of the two blocks of downtown that are being developed as a multiple lot subdivision.

Basis of Bearing is between the Ogden City Monument at 22nd and Grant and 24th and Grant, which is (NAD 83 State Plane Bearing) S11°39'W 1525.67 feet.

• Existing Ogden City Monuments
 • No new monuments to be set

OGDENE
 It's all within reach

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

COUNTY RECORDER

ENTRY NO 226219 FEE PAID
 FILED FOR RECORD
 IN THE OFFICE OF THE COUNTY CLERK
 AT 12:31 PM OCT 16 2006
 OFFICE OF RECORDS, PAGE 78
 FOR OGDEN CITY

[Signature]
 DEPUTY