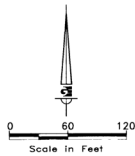


CITY CENTER AT SOUTH OGDEN COMMERCIAL SUBDIVISION

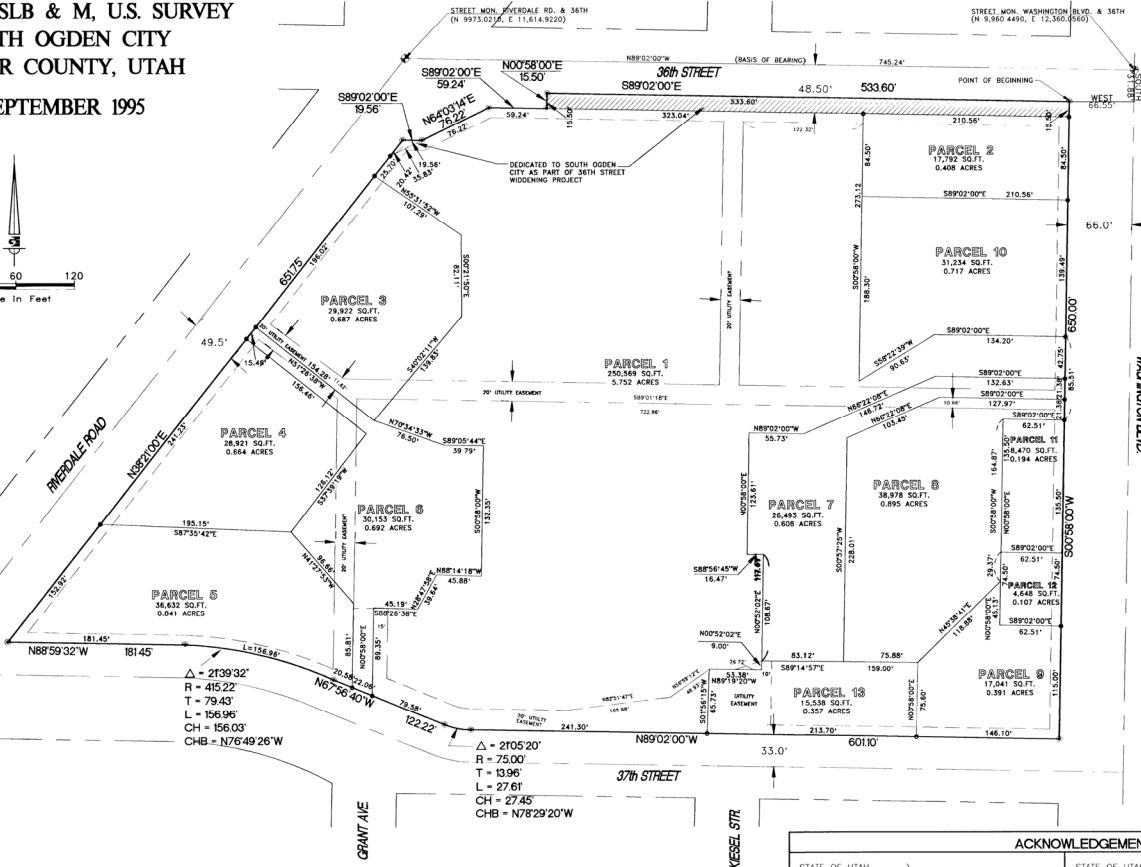
REPLAT OF BLOCKS 22, 23, & 24
LAKE VIEW ADDITION

PART OF THE SE 1/4 OF SECTION 5
T5N, R1W, SLB & M, U.S. SURVEY
SOUTH OGDEN CITY
WEBER COUNTY, UTAH

SEPTEMBER 1995



NOTE: AS BEAR WITH YELLOW PLASTIC SURVEY CAP SET AT PROPERTY CORNERS WITH 3" STEEL TEE POSTS
10" UTILITY EASEMENTS AS SHOWN UNLESS OTHERWISE NOTED



ADDRESS
1
2
3
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10
11
12

$\Delta = 2139'32''$
 $R = 415.22'$
 $T = 79.43'$
 $L = 156.96'$
 $CH = 156.03'$
 $CHB = N76'49'26''W$

$\Delta = 2105'20''$
 $R = 75.00'$
 $T = 13.96'$
 $L = 27.61'$
 $CH = 27.45'$
 $CHB = N78'29'20''W$

SURVEYOR'S CERTIFICATE

I, KEN E. GARDNER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 144270, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND THAT THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY. THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND OF EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE ORIGINAL SUBDIVISION REGULATIONS OF SOUTH OGDEN CITY.

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 5, T5N, R1W, SLB&M, U.S. SURVEY, BEGINNING AT A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD AND THE SOUTH LINE OF 36TH STREET SAID POINT BEING 31.88 FEET SOUTH AND 66.55 FEET WEST OF THE STREET MONUMENT AT THE INTERSECTION OF WASHINGTON AND 36TH STREETS (BASIS OF BEARING OF 36TH STREET, N 89°02'00" W, BETWEEN MONUMENTS), THENCE

S 00°58'00" W	650.00 FT	TO THE NORTH LINE OF 37TH STREET, THENCE
N 89°02'00" W	601.10 FT	TO A TANGENT CURVE TO THE RIGHT
NORTHWEST	27.61 FT	R=75.00', DELTA=21°05'20", T=13.96'
		CH=27.45', CHB=N78'29'20"W, THENCE
N 67°56'40" W	122.22 FT	TO A NON-TANGENT CURVE TO THE LEFT
NORTHWEST	156.96 FT	R=415.22', DELTA=21°39'32", T=79.43'
		CH=156.03', CHB=N76'49'26"W, THENCE
N 88°59'32" W	181.45 FT	TO THE EAST LINE OF RIVERDALE ROAD, THENCE
N 38°21'00" E	651.75 FT	THENCE;
S 89°02'00" E	19.56 FT	THENCE;
N 84°03'14" E	76.22 FT	THENCE;
S 89°02'00" E	59.24 FT	THENCE;
N 00°58'00" E	15.50 FT	TO THE SOUTH LINE OF 36TH STREET, THENCE
S 89°02'00" E	533.60 FT	TO THE POINT OF BEGINNING.

CONTAINS: 544,300 SF/12.495 AC

9/195
DATE

SIGNATURE
 KEN E. GARDNER
 STATE OF UTAH

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

CITY CENTER AT SOUTH OGDEN COMMERCIAL SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH 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 DEDICATE TO SOUTH OGDEN CITY THOSE CERTAIN STRIPS AS EASEMENTS 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 SOUTH OGDEN CITY, WITH CROSS TRAFFIC AND DRAINAGE EASEMENTS AS AUTHORIZED BY SOUTH OGDEN CITY.

SIGNED THIS 26 DAY OF October, 1995

GEORGE SPITTEL, CHAIRMAN
 THE DEVELOPMENT AGENCY OF
 SOUTH OGDEN CITY

RICHARD A. HAWS, MANAGER
 SOUTH OGDEN CITY CENTER, LLC,
 A UTAH LIMITED LIABILITY COMPANY

GORDON Y. LEO
 YUEN LEO
 HUSBAND AND WIFE AS JOINT TENANTS

ACKNOWLEDGEMENTS

STATE OF UTAH COUNTY OF WEBER } SS ON THIS 14 th DAY OF Sept, 1995, I, <u>Barbara Sullivan</u> , Notary Public in and for said County of Weber in said State of Utah, personally appeared before me the undersigned notary public in and for said County of Weber in said State of Utah, GEORGE L. LEO and YUEN LEO, HUSBAND AND WIFE AS JOINT TENANTS, SOLE MEMBERS OF THE ABOVE OWNERS' DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED SAID INSTRUMENT AND FOR THE USES AND PURPOSES THEREIN SET FORTH.	STATE OF UTAH COUNTY OF WEBER } SS ON THIS 9 th DAY OF <u>NOVEMBER</u> , 1995, I, <u>Barbara Sullivan</u> , Notary Public in and for said County of Weber in said State of Utah, personally appeared before me the undersigned notary public in and for said County of Weber in said State of Utah, GEORGE SPITTEL, CHAIRMAN, RICHARD A. HAWS, MANAGER, GORDON Y. LEO, HUSBAND AND WIFE AS JOINT TENANTS, SOLE MEMBERS OF THE ABOVE OWNERS' DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED SAID INSTRUMENT AND FOR THE USES AND PURPOSES THEREIN SET FORTH.
STATE OF UTAH COUNTY OF WEBER } SS ON THIS 14 th DAY OF Sept, 1995, I, <u>Barbara Sullivan</u> , Notary Public in and for said County of Weber in said State of Utah, personally appeared before me the undersigned notary public in and for said County of Weber in said State of Utah, GARY T. CROMPTON, PRESIDENT, GEORGE SPITTEL, CHAIRMAN, RICHARD A. HAWS, MANAGER, GORDON Y. LEO, HUSBAND AND WIFE AS JOINT TENANTS, SOLE MEMBERS OF THE ABOVE OWNERS' DEDICATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED SAID INSTRUMENT AND FOR THE USES AND PURPOSES THEREIN SET FORTH.	STATE OF UTAH COUNTY OF WEBER } SS ON THIS 27 th DAY OF <u>OCT</u> , 1995, I, <u>Barbara Sullivan</u> , Notary Public in and for said County of Weber in said State of Utah, personally appeared before me the undersigned notary public in and for said County of Weber in said State of Utah, GEORGE SPITTEL, CHAIRMAN, THE DEVELOPMENT AGENCY OF SOUTH OGDEN CITY, A UTAH CORPORATION, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED SAID INSTRUMENT AND FOR THE USES AND PURPOSES THEREIN SET FORTH.

SOUTH OGDEN CITY PLANNING COMMISSION APPROVAL
APPROVED THIS 22 DAY OF JUNE, A.D., 1995 BY THE SOUTH OGDEN CITY PLANNING COMMISSION.

SOUTH OGDEN CITY PUBLIC WORKS DIRECTOR
I HAVE EXAMINED THE FOREGOING PLAT OF CITY CENTER AT SOUTH OGDEN COMMERCIAL SUBDIVISION, AS IT PERTAINS TO THE IMPROVEMENT STANDARDS AND ORDINANCES NOW IN FORCE AND IN MY OPINION, IT COMPLIES WITH SUCH DEVELOPMENT REQUIREMENTS.
Bruce J. Webb OCT 27 1995
SOUTH OGDEN CITY PUBLIC WORKS DIRECTOR

SOUTH OGDEN CITY ATTORNEY
I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF CITY CENTER AT SOUTH OGDEN COMMERCIAL SUBDIVISION AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
OCT 26 1995
Richard J. Cantel
CITY ATTORNEY

SOUTH OGDEN CITY ENGINEER
I HAVE EXAMINED THE FOREGOING PLAT OF CITY CENTER AT SOUTH OGDEN COMMERCIAL SUBDIVISION AND CONCUR WITH THE LEGAL DESCRIPTION AND LINES OF SURVEY AS THEY ARE PRESENTED. IN MY OPINION THIS PLAT MEETS THE APPLICABLE ORDINANCES PREREQUISITE TO APPROVAL BY THE SOUTH OGDEN CITY COUNCIL.
OCTOBER 27, 1995
James J. Hill
CITY ENGINEER

SOUTH OGDEN CITY APPROVAL AND ACCEPTANCE
THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENT GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH
THIS 26 DAY OF October 1995

MAYOR
ATTEST: Sharon Humphreys
CITY RECORDER

Prepared By:

5150 SOUTH WASHINGTON BLVD.
OGDEN, UT 84405
(801)476-0202

COUNTY RECORDER
ENTRY NO. 123456 FEE PAID
FILED FOR RECORD AND
RECORDED IN BOOK 02, PAGE 02, AT
12:58 PM, IN BOOK 02, OF OFFICIAL
RECORDS, PAGE 02, RECORDED
FOR FOUNDERS' TITLE
Doris Coates
COUNTY RECORDER
BY: J. DePuy

K:\DRAWINGS\CITY_CEN\PLAT