

PART OF THE SE 1/4, SEC. 5, T.5N., R.1W., S.L.B. & M.  
CITY CENTER AT SOUTH OGDEN COMMERCIAL SUBDIVISION

LOTS 3-6

TAXING UNIT: 298

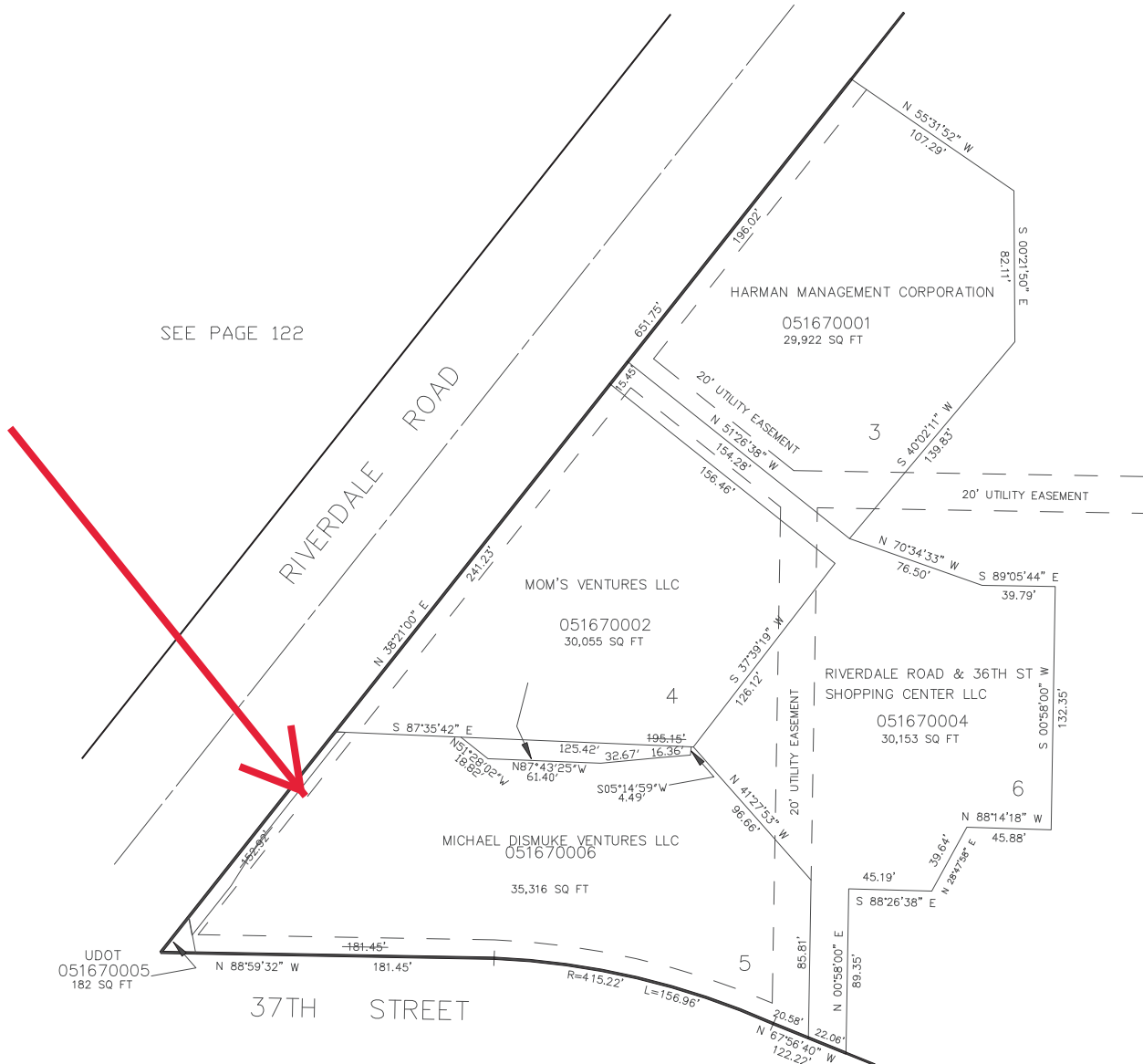
IN SOUTH OGDEN CITY

SCALE 1" = 50'

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SEE PAGE 122

SEE PAGE 166



10' UTILITY & DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINES AS INDICATED BY DASHED LINES EXCEPT AS OTHERWISE SHOWN.

FOR COMPLETE ENG DATA SEE ORIGINAL DEDICATION PLAT IN BOOK 40, PAGE 92 OF RECORDS.

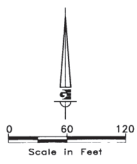
SEE PAGE 129

# CITY CENTER AT SOUTH OGDEN COMMERCIAL SUBDIVISION REPLAT OF BLOCKS 22, 23, & 24 LAKE VIEW ADDITION

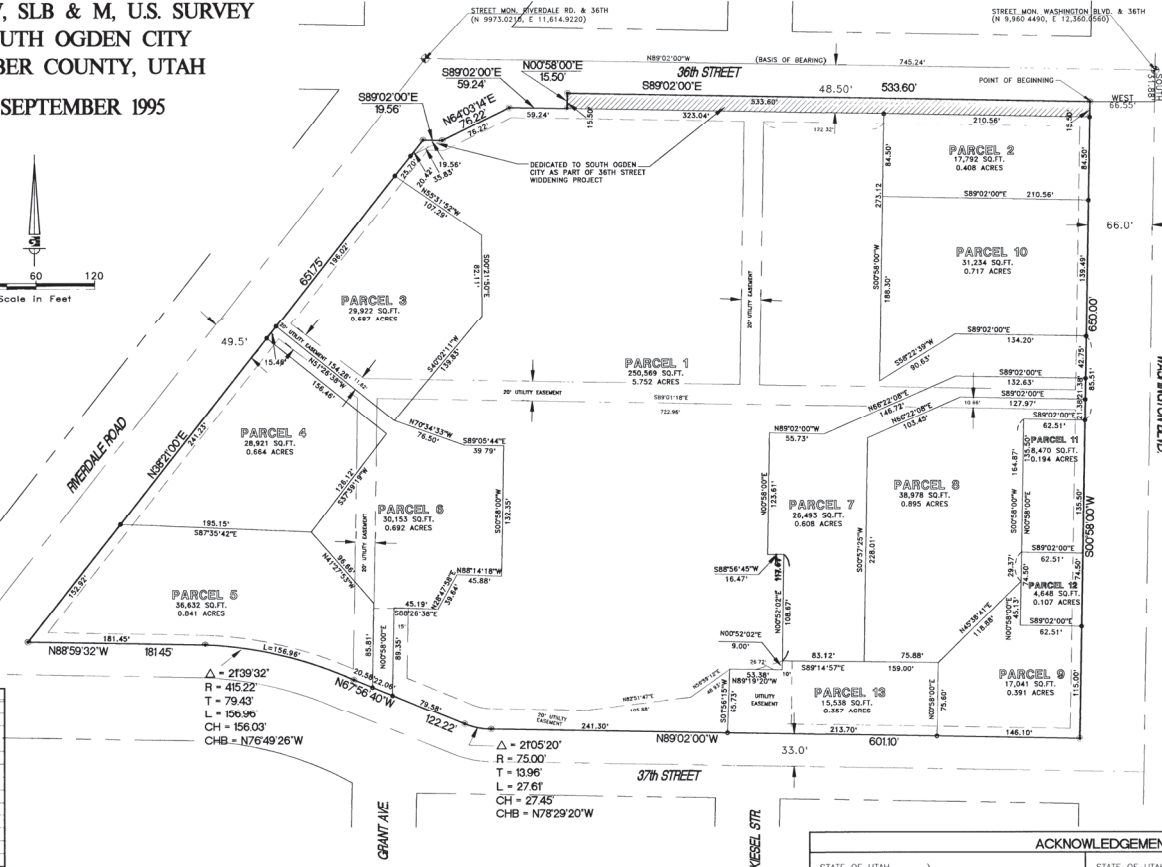
PART OF THE SE 1/4 OF SECTION 5  
T5N, R1W, SLB & M, U.S. SURVEY  
SOUTH OGDEN CITY  
WEBER COUNTY, UTAH

SEPTEMBER 1995

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NOTE: #5 REBAR WITH YELLOW PLASTIC SURVEY CAP SET AT PROPERTY CORNERS WITH #1 STEEL TIE POSTS  
10" UTILITY EASEMENTS AS SHOWN UNLESS OTHERWISE NOTED



#	ADDRESSES
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

### SURVEYOR'S CERTIFICATE

I, KEN E. GARDNER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 134270, 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 RE-ESTABLISH 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", L=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 64°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

9/95 DATE

SIGNATURE: *Ken E. Gardner*  
K. 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 Goodell* GEORGE GOODELL, CHAIRMAN THE DEVELOPMENT AGENCY OF SOUTH OGDEN CITY  
*Richard A. Haws* RICHARD A. HAWS, MANAGER SOUTH OGDEN CITY CENTER, LLC A UTAH LIMITED LIABILITY COMPANY

### ACKNOWLEDGEMENTS

STATE OF UTAH COUNTY OF WEBER } SS  
 ON THIS 1st DAY of Sept, 1995, I, *Barbara Sullivan*, COUNTY CLERK, DO HEREBY CERTIFY THAT 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.

STATE OF UTAH COUNTY OF WEBER } SS  
 ON THIS 9 DAY of October, 1995, I, *Yuen Leo*, COUNTY CLERK, DO HEREBY CERTIFY THAT 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.

STATE OF UTAH COUNTY OF WEBER } SS  
 ON THIS 1st DAY of Sept, 1995, I, *Barbara Sullivan*, COUNTY CLERK, DO HEREBY CERTIFY THAT 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.

STATE OF UTAH COUNTY OF WEBER } SS  
 ON THIS 27 DAY of Oct, 1995, I, *Wally B. Coats*, COUNTY CLERK, DO HEREBY CERTIFY THAT 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.

### 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  
*George Goodell* MAYOR  
ATTEST: *Susan Chapman* CITY RECAURULER

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

**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.  
*Donna J. Wells* 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  
*Fredrick J. Chantrel* 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.  
 OCT 27 1995  
*John L. Hill* CITY ENGINEER

Prepared By: *Gardner Engineering LLC*

**COUNTY RECORDER**  
 ENTRY NO. 134270-66 PAID \$40.00 FILED FOR RECORD AND RECORDED IN BOOK 92 OF OFFICIAL RECORDS, PAGE 92, RECORDED FOR FOUNDERS' TITLE  
 DON COATS COUNTY RECORDER  
 BY: *Don Coats* CLERK

7150 SOUTH WASHINGTON BLVD. OGDEN, UT 84405 (801)476-0202

K:\DRAWINGS\CITY\_CEN\PLAT