

86-58

MACU Ogden River Subdivision

A part of Lot 19, Block 7, Five Acre Plat A, Ogden City Survey
A Part of the Southeast Quarter of Section 20, T6N, R1W, SLB&M, U.S. Survey
Ogden City, Weber County, Utah
June 2018

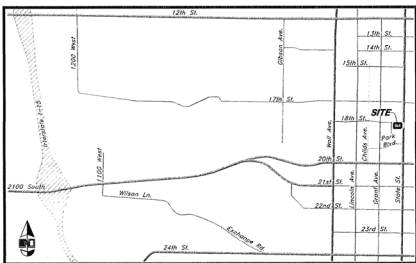
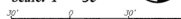
SURVEYOR'S CERTIFICATE

I, Bruce D. Pimper, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of MACU Ogden River Subdivision in Weber County, Utah has been correctly drawn to the designated scale 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 Recorder's Office, and of a survey made on the ground.

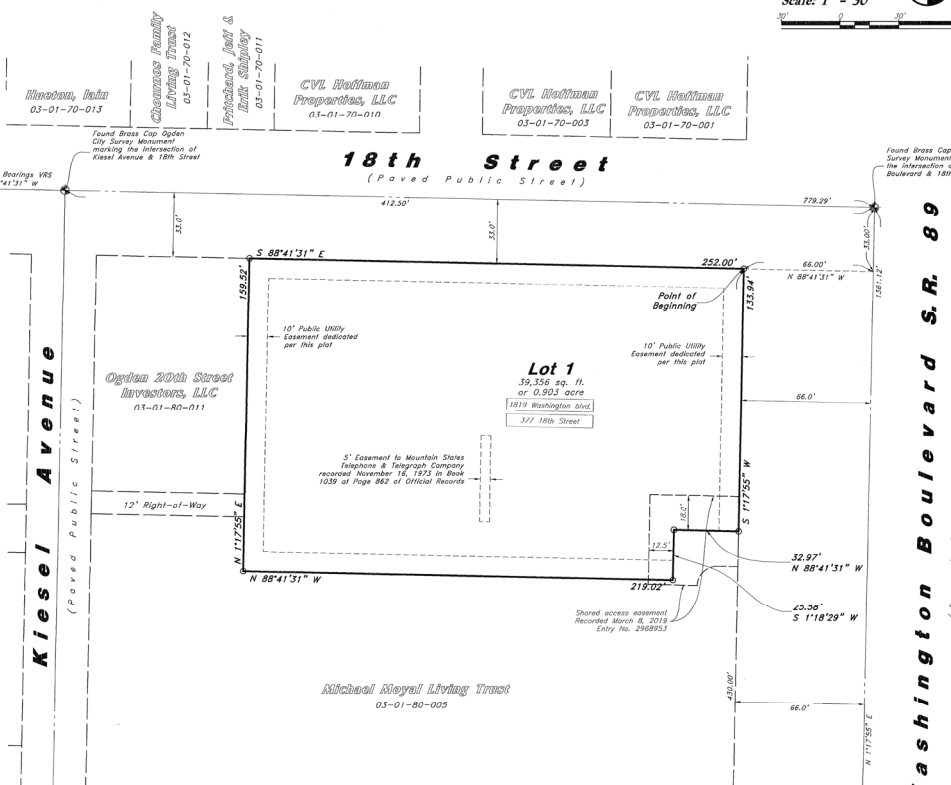
Signed this 15th day of July, 2019.

362256
License No. BRUCE D. PIMPER
Bruce D. Pimper

Scale: 1" = 30'



Vicinity Map
Not to Scale



Narrative

This Survey and Subdivision was requested by Mountain America Credit Union to create 1 lot.

This Survey retraces and honors the control of the 2006 Ogden River Drive Subdivision extended Northerly to 18th Street and the underlying five Acre Plat "A" of the Ogden City Survey.

A line between Ogden City Survey monuments recovered along 18th Street in the intersections of Grant Avenue, Kiesel Avenue and Washington Boulevard was assigned the bearing of North 88°41'31" West as the Basis of Bearings which matches the extended subdivision control and places the survey on the State Plane Datum.

The Centerline monuments recovered could not be reconciled with the original Ogden City Engineering Plat bearings.

Cardinal directions called within the surrounding deed descriptions were held to the Ogden City standard of being parallel to the controlling monument and Lot lines.

Property Corners were placed as shown hereon.

Owner/Developer

Mountain America Federal Credit Union
7181 South Campus View Drive
West Jordan, Utah 84084
801.325.6229
www.macu.com

Michael Moyal Living Trust
03-01-80-005

Legend

- Monument
- Adjusting Lot Line
- Property Line
- Easement Line
- Shared Access Easement Line
- Sat 5/8"x24" Rebar & Cap or Nail & Washer attached AWA of property corners
- Monhole
- Catch Basin
- Fire Hydrant
- Water Valve
- Sanitary Sewer Line
- Culinary Water Line
- Storm Drain Line
- Overhead Power
- Power Pole

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT APPROVAL

I hereby certify that this plat complies with the minimum requirements of the subdivision ordinance of Ogden City, and conforms to the approved preliminary plat, as reviewed and approved by the Ogden City Planning Commission and the Mayor of Ogden City, prerequisite to the final plat approval by the Mayor of Ogden City.

Signed this 22nd day of July, 2019.

City Manager/Signifying Division

OGDEN CITY ENGINEER

I hereby certify that this plat complies with the minimum conditions of the Ogden City ordinances this office is required to review and approve.

Signed this 22nd day of July, 2019.

City Engineer

OGDEN CITY ATTORNEY

Approved by the Ogden City Attorney's Office this 23rd day of July, 2019.

City Attorney

OGDEN CITY APPROVAL

This plat and any dedications offered herein, are approved and granted by the Mayor of Ogden City this 22nd day of July, 2019.

Mayor

Altest Ogden City Recorder

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.

OWNER'S DEDICATION

The undersigned owners of the herein described tract of land hereby set apart and subdivide the same tract into lots and streets as shown on this plat, and assign the lands included in this plat the name of MACU Ogden River Subdivision, and hereby dedicate, grant and convey to Ogden City those certain strips designated herein as public utility easements (PUE), the same to be used for drainage purposes and the installation, maintenance, and operation of public utilities as may be authorized by Ogden City with no buildings or structures being erected within such easements.

Signed this 15th day of July, 2019.

Mountain America Credit Union

By: Nathan Shepherd, AC, PMP
Its: Construction Project Manager II

ACKNOWLEDGMENT

State of Utah
County of Weber
On the 19th day of July, 2019, personally appeared before me, the undersigned Notary Public, Nathan Shepherd, who being by me duly sworn did say that he/she is the Project Manager, Mountain America Credit Union and is authorized to execute the foregoing Dedication in its behalf and that he executed it in such capacity.

Notary Public Full Name:

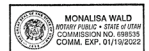
Commission Number:

My Commission Expires:

A Notary Public Commissioned in Utah

If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 103.

Notary Public



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Mayor

Altest Ogden City Recorder



WEBER COUNTY RECORDER
 ENTRY NO. 2993210
 \$50.00 FEE PAID
 FILED FOR RECORD AND
 RECORDED JUL 23 2019 AT
 10:24 AM IN ROOM 08 OF OFFICE
 RECORDS, PAGE 8
 RECORDED FOR MONALISA WALD
 LOHAN H. KELLS
 WEBER COUNTY RECORDER
 DEPUTY