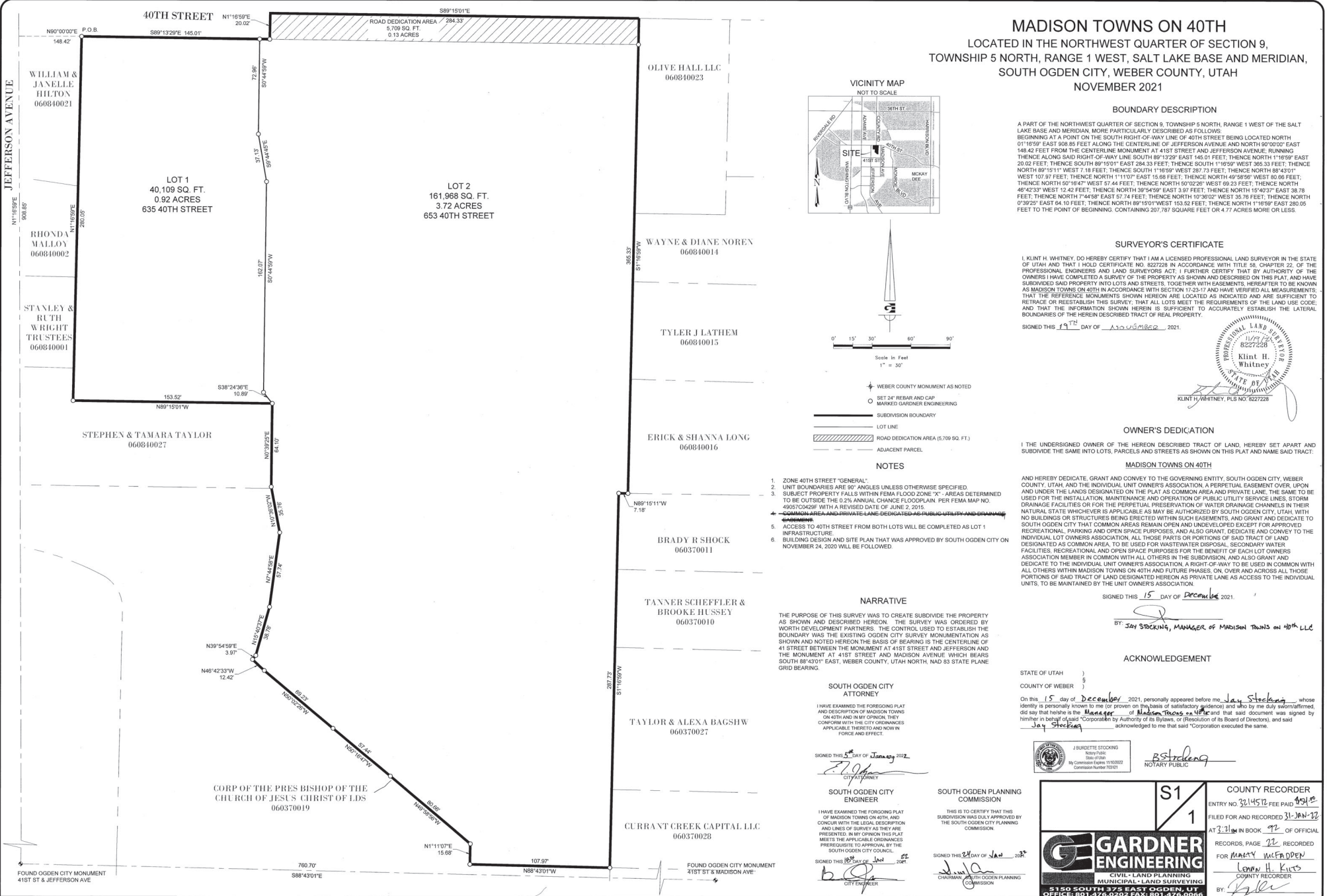
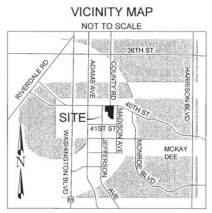


22-26



**MADISON TOWNS ON 40TH**  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 9,  
 TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,  
 SOUTH OGDEN CITY, WEBER COUNTY, UTAH  
 NOVEMBER 2021

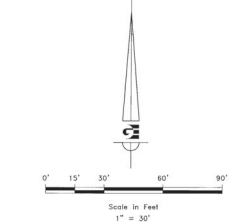
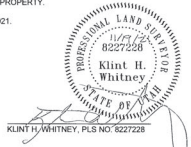


**BOUNDARY DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 40TH STREET BEING LOCATED NORTH 01°10'59" EAST 508.85 FEET ALONG THE CENTERLINE OF JEFFERSON AVENUE AND NORTH 90°00'00" EAST 148.42 FEET FROM THE CENTERLINE MONUMENT AT 41ST STREET AND JEFFERSON AVENUE, RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 89°13'29" EAST 145.01 FEET, THENCE NORTH 1°16'59" EAST 20.02 FEET, THENCE SOUTH 89°15'01" EAST 284.33 FEET, THENCE SOUTH 1°16'59" WEST 365.33 FEET, THENCE NORTH 89°15'01" WEST 7.18 FEET, THENCE SOUTH 1°16'59" WEST 297.73 FEET, THENCE NORTH 89°43'01" WEST 107.97 FEET, THENCE NORTH 1°11'07" EAST 15.68 FEET, THENCE NORTH 49°58'58" WEST 80.68 FEET, THENCE NORTH 50°54'49" WEST 51.44 FEET, THENCE NORTH 50°52'26" WEST 92.23 FEET, THENCE NORTH 46°42'33" WEST 12.42 FEET, THENCE NORTH 39°54'59" EAST 3.97 FEET, THENCE NORTH 15°40'37" EAST 38.78 FEET, THENCE NORTH 7°44'58" EAST 51.74 FEET, THENCE NORTH 10°36'02" WEST 35.76 FEET, THENCE NORTH 0°32'02" EAST 54.10 FEET, THENCE NORTH 86°17'01" WEST 153.52 FEET, THENCE NORTH 1°16'59" EAST 295.95 FEET TO THE POINT OF BEGINNING, CONTAINING 207,787 SQUARE FEET OR 4.77 ACRES MORE OR LESS.

**SURVEYOR'S CERTIFICATE**

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS MADISON TOWNS ON 40TH IN ACCORDANCE WITH THE REQUIREMENTS OF SAID ACT AND HAVE VERIFIED ALL MEASUREMENTS, THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.



- WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP
- MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ROAD DEDICATION AREA (5,709 SQ. FT.)
- ADJACENT PARCEL

**NOTES**

1. ZONE 40TH STREET "GENERAL"
2. UNIT BOUNDARIES ARE 90° ANGLES UNLESS OTHERWISE SPECIFIED.
3. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C02420F WITH A REVISED DATE OF JUNE 2, 2015.
4. COMMON AREA AND PRIVATE LANE DESIGNATED AS PUBLIC UTILITY AND DRAINAGE easement.
5. ACCESS TO 40TH STREET FROM BOTH LOTS WILL BE COMPLETED AS LOT 1 INFRASTRUCTURE.
6. BUILDING DESIGN AND SITE PLAN THAT WAS APPROVED BY SOUTH OGDEN CITY ON NOVEMBER 24, 2020 WILL BE FOLLOWED.

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO CREATE SUBDIVIDE THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WORTH DEVELOPMENT PARTNERS. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING OGDEN CITY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE CENTERLINE OF 41ST STREET BETWEEN THE MONUMENT AT 41ST STREET AND JEFFERSON AND THE MONUMENT AT 41ST STREET AND MADISON AVENUE, WHICH BEARS SOUTH 88°43'01" EAST, WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

**SOUTH OGDEN CITY ATTORNEY**

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF MADISON TOWNS ON 40TH AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 15<sup>TH</sup> DAY OF January 2022  
*J. J. [Signature]*  
 CITY ATTORNEY

**SOUTH OGDEN CITY ENGINEER**

I HAVE EXAMINED THE FOREGOING PLAT OF MADISON TOWNS ON 40TH AND CONCUR WITH THE LEGAL DESCRIPTION AND LINES OF SURVEY AS HEREIN PRESENTED. IN MY OPINION THIS PLAT MEETS THE REQUIREMENTS AND PRELIMINARY REQUIREMENTS PREVIOUSLY TO APPROVAL BY THE SOUTH OGDEN CITY COUNCIL.

SIGNED THIS 15<sup>TH</sup> DAY OF Jan 2022  
*[Signature]*  
 CITY ENGINEER

**SOUTH OGDEN PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE SOUTH OGDEN CITY PLANNING COMMISSION.

SIGNED THIS 22<sup>ND</sup> DAY OF Jan 2022  
*[Signature]*  
 CHAIRMAN WITH OGDEN PLANNING COMMISSION

**OWNER'S DEDICATION**

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

**MADISON TOWNS ON 40TH**

AND HEREBY DEDICATE, GRANT AND CONVEY TO THE GOVERNING ENTITY, SOUTH OGDEN CITY, WEBER COUNTY, UTAH, AND THE INDIVIDUAL UNIT OWNERS ASSOCIATION, A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS COMMON AREA AND PRIVATE LANE. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHEREBY IS APPLICABLE AS MAY BE AUTHORIZED BY SOUTH OGDEN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND GRANT AND DEDICATE TO SOUTH OGDEN CITY THAT COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES, AND ALSO GRANT, DEDICATE AND CONVEY TO THE INDIVIDUAL LOT OWNERS ASSOCIATION, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREA, TO BE USED FOR WASTEWATER DISPOSAL, SECONDARY WATER FACILITIES, RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH LOT OWNER ASSOCIATION MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION, AND ALSO GRANT AND DEDICATE TO THE INDIVIDUAL UNIT OWNERS ASSOCIATION, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN MADISON TOWNS ON 40TH AND FUTURE PHASES, ON, OVER AND ACROSS ALL THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS PRIVATE LANE AS ACCESS TO THE INDIVIDUAL UNITS, TO BE MAINTAINED BY THE UNIT OWNERS ASSOCIATION.

SIGNED THIS 15<sup>TH</sup> DAY OF December 2021.

BY *[Signature]*  
 JAY STOCKING, MANAGER OF MADISON TOWNS ON 40TH LLD

**ACKNOWLEDGEMENT**

STATE OF UTAH )  
 ) S )  
 COUNTY OF WEBER )

On this 15<sup>th</sup> day of December 2021, personally appeared before me, Jay Stocking, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Manager of Madison Towns on 40th LLD and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Jay Stocking acknowledged to me that said Corporation executed the same.

JOURDETTE STOCKING  
 Notary Public  
 State of Utah  
 My Commission Expires 10/30/2022  
 Commission Number 70391

*[Signature]*  
 NOTARY PUBLIC

 <b>GARDNER ENGINEERING</b> CIVIL-LAND PLANNING MUNICIPAL-LAND SURVEYING 5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066	<b>S1</b> <b>1</b>	<b>COUNTY RECORDER</b> ENTRY NO. 3214512, FEE PAID 894.00 FILED FOR AND RECORDED 31-JAN-22 AT 3:21 PM IN BOOK 92 OF OFFICIAL RECORDS, PAGE 22, RECORDED FOR MARY WILFADEN LORAN H. KILTS COUNTY RECORDER
	SIGNED BY <i>[Signature]</i>	

92-22