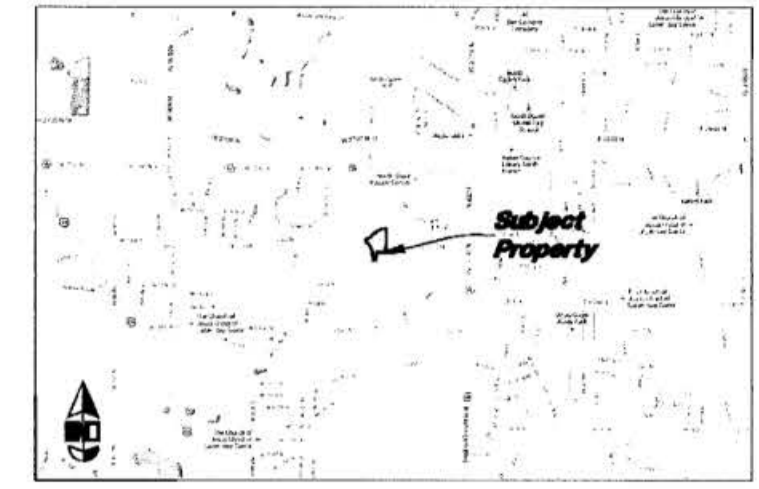# Towns at Patriot Pointe - Phase 1B
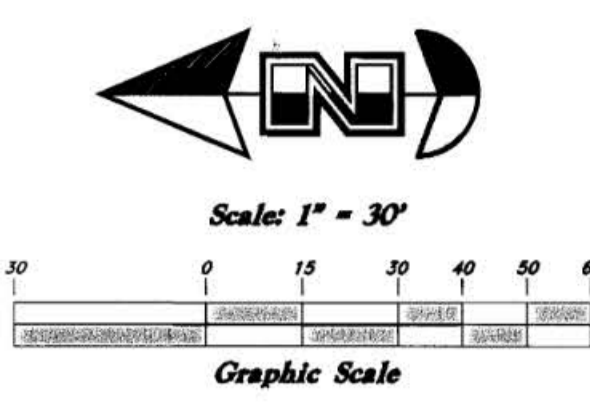
A part of Lots 1 and 2, Patriot Pointe Subdivision - Phase A and A part of Section 32, T7N, R1W, SLB&M, U.S. Survey
North Ogden City, Weber County, Utah
May 2022

Legend
- ● Set Nail & Washer
- ■ Set Rebar & Cap w/ Fencepost
- ● Set Hub & Tack
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- (W.C.S.) Weber County Surveyor
- Int. Intersection
- — — Public Utility Easement
- — — Building Setback Line
- ○ Set 5/8" x 24" Long Rebar & Cap w/ Lathe
- ◆ Northeast Corner of Section 32, T7N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument)
- △ Monument to be found

VICINITY MAP Not to Scale — Subject Property

Scale: 1" = 30' — Graphic Scale

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 - Phase 1B in North Ogden City, Weber County, Utah and that it 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. Monuments have been found or placed as represented on this plat.

Signed this 29th day of August, 2022.

License No. 6242920 — Andy Hubbard

OWNER'S DEDICATION

We, the undersigned owner of the herein described tract of land, hereby set apart and subdivide the same into Lots, Common Areas and Streets as shown on this plat, and name said tract Towns at Patriot Pointe – Phase 1B, and hereby dedicate, grant, and convey to the Owners Association, all those parts or portions of said tract of land, designated as Common Area. I also hereby dedicate to North Ogden City, Weber County, Utah all those portions of said tract of land designated as Streets, the same to be used as public thoroughfares forever, and also hereby dedicate and grant to North Ogden City those parts of portions of said tract designated as Common Area for public utility, drainage, and stormwater management purposes as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines, drainage and stormwater detention, as may be authorized by North Ogden City.

Signed this 29 day of August, 2022.

Patriot Pointe, LLC
John W Hansen – Manager   Ken R. Crockett – Manager

North Ogden City
S. Neal Berube – Mayor

ACKNOWLEDGMENT

State of Utah, County of Weber } ss

The foregoing instrument was acknowledged before me this 29 day of August, 2022 by John W. Hansen & Ken R. Crockett - Managers
Residing At: Weber County
Commission Number: 720080
Commission Expires: 08/30/2025
Leisha Lund Maw — Print Name
A Notary Public commissioned in Utah

ACKNOWLEDGMENT

State of Utah, County of } ss

The foregoing instrument was acknowledged before me this 1st day of September, 2022 by S. Neal Berube - Mayor
Residing At: Weber County
Commission Number: 710193
Commission Expires: January 23, 2024
Susan Nance — Print Name
A Notary Public commissioned in Utah

DESCRIPTION

A part of Lots 1 and 2, Patriot Pointe Subdivision – Phase A, in North Ogden City; and a part of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of Towns at Patriot Pointe – Phase 1A, being a point on an existing fence line said point being 383.28 feet South 89°55'37" East along the Quarter Section line to the East Boundary Line of said Patriot Pointe Subdivision – Phase A and (10.08 feet South 1°10'19" West along said East Boundary Line from the East Quarter corner of said Section; and running thence three (3) courses along the North and West Boundary Line of said Towns at Patriot Pointe – Phase 1A as follows; (1) thence North 88°50'24" West 202.76 feet; (2) thence South 00°17'25" East 75.80 feet to a point of a 10.00 foot radius curve to the left; (3) thence Southeasterly along said curve a distance of 15.47 feet (Central Angle equals 88°38'29" and Long Chord bears South 44°36'39" East 13.97 feet to the point on the Northerly Line of 2225 North Street Right of Way; thence South 88°55'35" West 75.78 feet to the Western Boundary line of Towns at Patriot Pointe – Phase 2; thence two (2) courses along said Western Boundary Line as follows; (1) North 00°17'25" West 91.07 feet to a point of a 417.00 foot radius point to the left; and (2) Northwesterly along said curve a distance of 270.73 feet (Central Angle equals 37°11'52" and Long Chord bears North 18°53'21" West 266.00 feet) and along said curve extended; thence North 56°39'58" East 10.73 feet; thence North 49°33'33" East 262.23 feet to a point of a 299.32 foot radius point to the right; thence Northeasterly along said curve a distance of 217.64 feet (Central Angle equals 41°39'39" and Long Chord bears North 70°23'23" East 212.88 feet) to the East Boundary line of said Patriot Pointe Subdivision Phase A, thence South 1°09'37" West 565.81 feet along said East Boundary Line to the point of beginning.
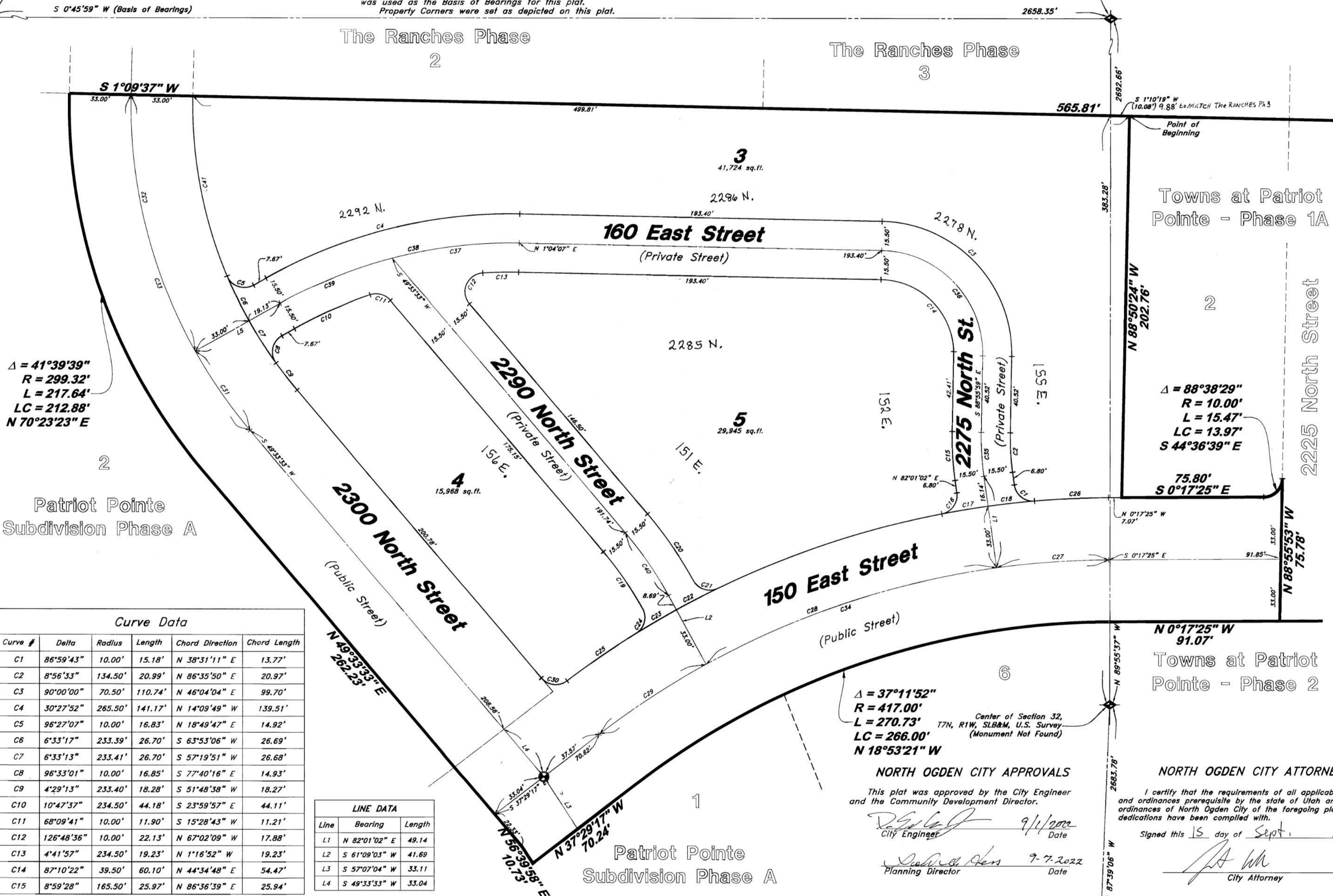
Contains 3.839 Acres

NOTES:

1. In accordance with Appendix B of the 2012 International Fire Code, Homes with a fire-flow calculation area greater than 6,200 square feet will be required to install an internal fire sprinkler system.
2. Private Streets and Private Utilities will be owned and maintained by Owners Association of this development.
3. Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the "Public Utility Easements," "Common Area" and "Private Roads" as identified on this plat as may be necessary or desirable in providing utility services within and without the lots identified herein. This may include the right of access to such facilities.
4. At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without the prior written approval of the utilities which the utility may require the lot owner to remove all structures within the P.U.E. at the lot owner's expense without their written approval.
5. A Geotechnical Report prepared by CMT Engineering Laboratories, dated July 17, 2019 (CMT Project #12870) has been prepared for this property and it has been provided to North Ogden City.

NORTH OGDEN CITY APPROVALS

This plat was approved by the City Engineer and the Community Development Director.

City Engineer — 9/1/2022 Date
Planning Director — 9-7-2022 Date

NORTH OGDEN CITY ATTORNEY

I certify that the requirements of all applicable statutes and ordinances prerequisite by the state of Utah and the ordinances of North Ogden City of the foregoing plat and dedications have been complied with.

Signed this 15 day of Sept., 2022.
City Attorney

LAND USE AUTHORITY

This is to certify that this plat and the dedication of this plat along with the dedication of all easements were duly approved and accepted by the Land Use Authority of North Ogden City this 7 day of Sept. 2022.

Chairman
Secretary

Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	86°59'43"	10.00	15.18	N 38°31'11" E	13.77
C2	8°56'33"	134.50	20.99	N 86°35'50" E	20.97
C3	90°00'00"	70.50	110.74	N 46°04'04" E	99.70
C4	30°27'52"	265.50	141.17	N 14°09'49" W	139.51
C5	96°27'07"	10.00	16.83	N 18°49'47" E	14.92
C6	6°33'17"	233.39	26.70	S 63°53'06" W	26.69
C7	6°33'13"	233.41	26.70	S 57°19'51" W	26.68
C8	96°33'01"	10.00	16.85	S 77°40'16" E	14.93
C9	4°29'13"	233.40	18.28	S 51°48'38" W	18.27
C10	10°47'37"	234.50	44.18	S 23°59'57" E	44.11
C11	68°09'41"	10.00	11.90	S 12°08'43" W	11.21
C12	126°48'36"	10.00	22.13	N 67°02'09" W	17.88
C13	4°41'57"	234.50	19.23	N 1°16'52" W	19.23
C14	87°10'22"	39.50	60.10	N 44°34'48" E	54.47
C15	8°59'28"	165.50	25.97	N 86°53'39" E	25.94

Line Data

Line	Bearing	Length
L1	N 82°01'02" E	49.14
L2	S 61°09'03" W	41.69
L3	S 57°07'04" W	33.11
L4	S 49°33'33" W	33.04

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C16	87°03'25"	10.00	15.20	S 54°26'43" E	13.78
C17	2°57'56"	483.00	25.00	N 9°25'50" W	25.00
C18	2°57'51"	483.00	24.99	N 6°27'36" W	24.98
C19	11°22'44"	184.50	36.64	S 55°14'55" W	36.58
C20	11°26'14"	215.31	42.98	S 55°16'22" W	42.91
C21	86°52'21"	9.99	15.15	S 17°35'28" W	13.74
C22	2°57'47"	483.00	24.98	N 27°22'03" W	24.98
C23	2°57'54"	483.00	25.00	N 30°19'54" W	24.99
C24	87°14'52"	10.00	15.23	N 75°26'17" W	13.80
C25	5°17'39"	483.00	44.63	N 34°27'41" W	44.61
C26	4°41'16"	483.00	39.52	N 2°38'03" W	39.51
C27	7°38'56"	450.00	60.07	S 4°06'53" E	60.03
C28	20°54'36"	450.00	164.23	S 18°23'39" E	163.32
C29	8°38'20"	450.00	67.85	S 33°10'07" E	67.79
C30	86°22'33"	10.03	15.12	N 6°13'32" E	13.72
C31	11°02'42"	266.32	51.34	S 55°04'54" W	51.26
C32	15°33'29"	266.32	142.34	S 75°54'58" W	140.65
C33	41°40'07"	266.32	193.68	S 70°23'37" W	189.44
C34	37°11'52"	450.00	292.15	S 18°53'21" E	287.05
C35	8°56'54"	150.00	23.43	N 86°35'40" E	23.40
C36	89°59'55"	55.00	86.39	N 46°04'04" E	77.78
C37	15°33'29"	250.00	68.32	S 6°45'36" E	68.11
C38	30°27'52"	250.00	132.93	N 14°09'49" W	131.37
C39	14°48'26"	250.00	64.61	S 21°59'32" E	64.43
C40	11°35'30"	200.00	40.46	S 55°21'18" W	40.39

ENGINEER:
Great Basin Engineering Inc
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84403
(801) 394-4515

DEVELOPER:
John W. Hansen & Associates
c/o John Hansen
3730 South 1475 East
Ogden, Utah 84405
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