

MIDTOWN VILLAGE

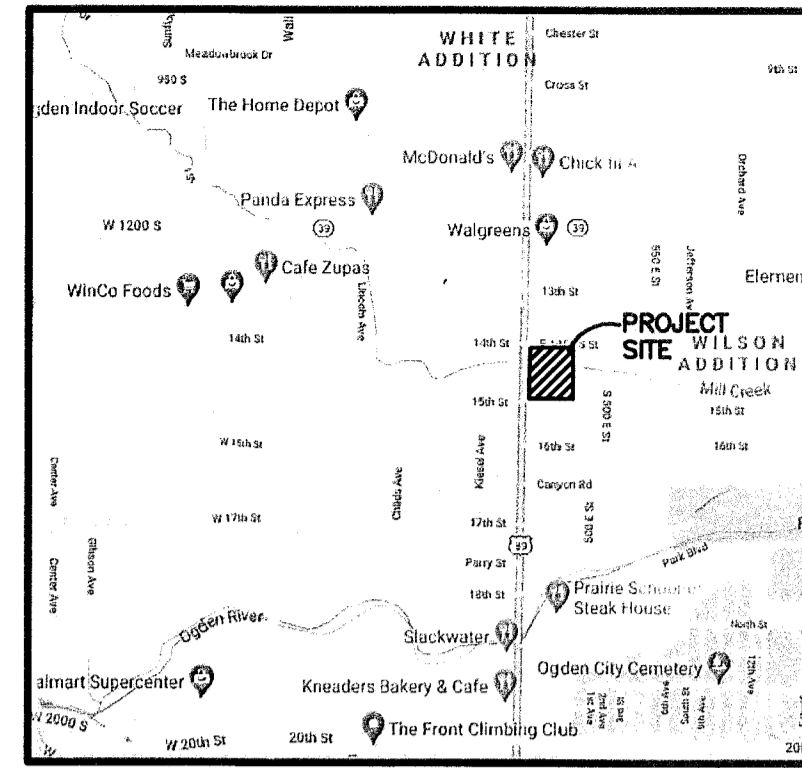
PART OF LOT 3, BLOCK 66, PLAT "C", OGDEN CITY SURVEY
OGDEN CITY, WEBER COUNTY, UTAH
NOVEMBER, 2022

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	25.00'	30.77'	28.87'	17.68'	S55°49'32"W	70°31'43"
C2	30.00'	43.34'	39.67'	26.44'	S61°57'04"W	82°46'47"
C3	100.00'	49.84'	49.32'	25.45'	S89°03'49"W	28°33'17"
C4	25.00'	10.90'	10.81'	5.54'	S87°16'24"W	24°58'27"
C5	25.00'	4.22'	4.21'	2.11'	N85°04'14"W	9°39'42"
C6	10.00'	2.96'	2.95'	1.49'	S58°42'10"W	18°59'05"
C7	22.16'	51.91'	40.83'	52.44'	N64°42'03"W	134°10'38"
C8	20.00'	13.21'	12.97'	6.86'	N16°32'09"W	37°50'49"
C9	20.00'	26.59'	24.68'	15.68'	N02°37'52"E	76°10'50"

LINE	BEARING	DISTANCE
L1	N89°02'00"W	8.23'
L2	S20°33'41"W	6.74'
L3	S74°47'11"W	30.24'
L4	N80°14'23"W	20.11'
L5	N89°54'05"W	11.19'
L6	S65°11'42"W	5.17'
L7	N35°27'34"W	10.84'
L8	N40°43'17"E	7.48'
L9	S89°02'00"E	14.00'
L10	N85°36'44"E	15.27'
L11	N00°58'00"E	15.27'
L12	N00°58'00"E	12.28'
L13	N00°58'00"E	16.32'
L14	N00°58'00"E	11.18'

LEGEND

- SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- FOUND CENTERLINE MONUMENT
- BOUNDARY LINE
- - - ADJOINING PROPERTY
- - - EASEMENTS
- - - ROAD CENTERLINE
- ▨ BUILDING PAD
- ▨ MILLCREEK/STORM DRAIN EASEMENT DIMENSIONS



VICINITY MAP

NOT TO SCALE

NOTES

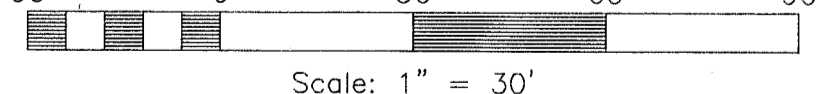
- THE BASIS OF BEARINGS FOR THIS PLAT IS THE MONUMENT LINE BETWEEN TWO FOUND OGDEN CITY MONUMENTS AT THE INTERSECTION OF 14TH STREET AND WASHINGTON BOULEVARD AND 15TH STREET. SHOWN HEREON AS: S00°58'00"W
- ALL AREA NOT LABELED AS BUILDING PAD OR PRIVATE ROAD TO BE CONSIDERED COMMON AREA.
- ALL COMMON AREA TO BE CONSIDERED MUNICIPAL UTILITY EASEMENT.
- ALL BUILDING PAD TIES ARE PERPENDICULAR TO BOUNDARY AND CENTERLINES
- ALL WATERLINE PAST ONE FOOT BACK OF OGDEN CITY CURB AND GUTTER IS PRIVATE WATERLINE. ANY AND ALL CONNECTIONS TO PRIVATE WATERLINES MUST COMPLY WITH OGDEN CITY STANDARDS AND NEEDS TO BE INSPECTED BY OGDEN CITY.
- ALL UTILITIES WITHIN DEVELOPMENT ARE TO BE PRIVATE AND OGDEN CITY WILL ASSUME NO MAINTENANCE OR OWNERSHIP OF SAID UTILITIES.
- ALL CULINARY WATER INFRASTRUCTURE WITHIN THE PROJECT IS PRIVATELY OWNED AND MAINTAINED BY THE ASSOCIATION FOR THE BENEFIT OF THE UNITS

ADDRESSES

UNIT	ADDRESS	UNIT	ADDRESS
1	422 E 35 1446 S	10	460 E 43 1440 S
2	426 E 36 1450 S	11	464 E 45 1444 S
3	430 E 37 1454 S	12	417 E 41 1443 S
4	436 E 38 1458 S	13	421 E 47 1452 S
5	440 E 39 1455 S	14	425 E 48 1456 S
6	444 E 40 1451 S	15	429 E 49 1457 S
7	448 E 41 1447 S	16	433 E 50 1453 S
8	452 E 42 1443 S	17	439 E 51 1449 S
9	456 E 43 1439 S	18	443 E 52 1445 S
10	460 E 44 1440 S	19	447 E 53 1441 S
11	464 E 45 1444 S	20	1421 S 54 1458 S
12	417 E 41 1443 S	21	1425 S 55 1454 S
13	421 E 47 1452 S	22	1429 S 56 1450 S
14	425 E 48 1456 S	23	1433 S 57 1446 S
15	429 E 49 1457 S	24	454 E 58 1442 S
16	433 E 50 1453 S	25	450 E 59 1438 S
17	439 E 51 1449 S	26	446 E 60 1434 S
18	443 E 52 1445 S	27	442 E 61 1430 S
19	447 E 53 1441 S	28	438 E 62 1426 S
20	1421 S 54 1458 S	29	434 E 63 1422 S
21	1425 S 55 1454 S	30	430 E 64 1418 S
22	1429 S 56 1450 S	31	424 E 65 1414 S
23	1433 S 57 1446 S	32	420 E 66 1410 S
24	454 E 58 1442 S	33	416 E 67 1406 S
25	450 E 59 1438 S	34	1442 S 68 1402 S
26	446 E 60 1434 S		
27	442 E 61 1430 S		
28	438 E 62 1426 S		
29	434 E 63 1422 S		
30	430 E 64 1418 S		
31	424 E 65 1414 S		
32	420 E 66 1410 S		
33	416 E 67 1406 S		
34	1442 S 68 1402 S		

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO BUILDING PADS, PRIVATE ROADS, AND COMMON AREA. ALL PROPERTY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".



BOUNDARY DESCRIPTION

PART OF LOT 3, BLOCK 66, PLAT "C", OGDEN CITY SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 14TH STREET, SAID POINT BEING S00°58'00"W 29.70 FEET FROM THE NORTHEAST CORNER OF LOT 3, BLOCK 66, PLAT "C" AND SAID POINT ALSO BEING S00°58'00"W 21.30 FEET AND S89°02'00"E 66.00 FEET FROM A FOUND OGDEN CITY CENTERLINE MONUMENT IN THE INTERSECTION OF 14TH STREET AND WASHINGTON BOULEVARD (SAID MONUMENT BEING N00°58'00"E 540.39 FEET FROM A FOUND OGDEN CITY CENTERLINE MONUMENT IN THE INTERSECTION OF 15TH STREET AND WASHINGTON BOULEVARD); THENCE S89°02'00"E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 14TH STREET, 525.95 FEET; THENCE S00°58'00"W 225.04 FEET; THENCE S89°02'00"E 2.25 FEET; THENCE S00°58'00"W 186.90 FEET; THENCE N89°02'00"W 198.20 FEET; THENCE S00°58'00"W 21.46 FEET; THENCE N89°02'00"W 330.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON BOULEVARD; THENCE N00°58'00"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 413.40 FEET TO THE POINT OF BEGINNING.
CONTAINING 213,598 SQUARE FEET OR 4.904 ACRES MORE OR LESS.

OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF OGDEN CITY, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAT, AS REVIEWED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY, PREREQUISITE TO FINAL PLAT APPROVAL BY THE MAYOR OF OGDEN CITY.
THIS 8TH DAY OF November, 2022
Beth Brundage
MANAGER, PLANNING 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
THIS 9TH DAY OF December, 2022
Justin Anderson
OGDEN CITY ENGINEER

OGDEN CITY ATTORNEYS OFFICE

APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE
THIS 9TH DAY OF December, 2022
James Gunn
OGDEN CITY ATTORNEY

OGDEN CITY APPROVAL

THIS PLAT AND ANY DEDICATIONS OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY
THIS 13TH DAY OF December, 2022
Michael P. Caldwell
MAYOR

Webster County Recorder

Entry No. 2107010. Fee Paid 1440. Filed For Record And Recorded, 15 DEC 2022 At 11:53 In Book 94 Of The Official Records, Page 87
Recorded For: HERITAGE LAND HOLDINGS
LEAH H. PILLS
Webster County Recorder
SARA J.
Deputy.

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF MIDTOWN VILLAGE IN OGDEN CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF OGDEN CITY, WEBER COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.
SIGNED THIS 1ST DAY OF November, 2022.
9239283
UTAH LICENSE NUMBER
Jason T. Felt
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

THE UNDERSIGNED OWNERS OF THE HEREOF-DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, COMMON AREA, AND PRIVATE STREETS AND RIGHTS OF WAY AS SHOWN ON THIS PLAT, AND NAME SAID TRACT MIDTOWN VILLAGE, AND HEREBY DEDICATES, GRANTS AND CONVEYS TO MIDTOWN VILLAGE TOWNHOME HOA, INC., A UTAH NONPROFIT CORPORATION, THE ASSOCIATION OF LOT OWNERS, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREOF AS PRIVATE STREETS AND RIGHTS OF WAY, THE SAME TO BE MAINTAINED AND REPAIRED BY THE ASSOCIATION; AND ALSO DEDICATE, GRANT AND CONVEY TO OGDEN CITY AN EASEMENT FOR THOSE CERTAIN STRIPS DESIGNATED HEREOF AS MUNICIPAL UTILITY AND DRAINAGE EASEMENTS THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY OGDEN CITY; AND DEDICATE, GRANT AND CONVEY AN EASEMENT OVER THE COMMON AREAS TO OGDEN CITY GUARANTEEING THAT THE COMMON AREAS REMAIN FOREVER OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES; AND ALSO GRANT AND CONVEY TO MIDTOWN VILLAGE TOWNHOME HOA, INC., A UTAH NONPROFIT CORPORATION ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREA, TO BE USED FOR THE COMMON USE AND ENJOYMENT OF THE LOT (UNIT) OWNERS AS MEMBERS OF SUCH ASSOCIATION, SUBJECT TO THOSE EASEMENT RIGHTS GRANTED TO OGDEN CITY HEREIN.
SIGNED THIS 2ND DAY OF Nov, 2022.
FOR: HERITAGE LAND HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY
Jason T. Felt
NAME/TITLE 11/02/2022
DATE

ACKNOWLEDGMENT

STATE OF UTAH (SS) COUNTY OF *Wasatch*
ON THE 2ND DAY OF November, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Jay Stealing* (AND *Jason T. Felt*) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE MANAGER OF HERITAGE LAND HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.
11-6-2024
COMMISSION EXPIRES
Joan Chadwick
NOTARY PUBLIC

LENDER CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREOF DESCRIBED PROPERTY AND ANY DEDICATIONS PROVIDED HEREIN.
DATED THIS 4TH DAY OF November, 2022.
ACADEMY CONSTRUCTION LENDING, L.C., A UTAH LIMITED LIABILITY COMPANY
BY: *Matt Auer*
NAME/TITLE: *Matt Auer, Manager*

ACKNOWLEDGMENT

STATE OF UTAH (SS) COUNTY OF *Wasatch*
ON THE 4TH DAY OF November, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, *Matt Auer*, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE MANAGER OF ACADEMY CONSTRUCTION LENDING, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID ENTITY.
February 02, 2026
COMMISSION EXPIRES
Christine Taylor
NOTARY PUBLIC

ROCKY MOUNTAIN POWER CONSENTS

ROCKY MOUNTAIN POWER CONSENTS TO THE RECORDING OF THIS PLAT. THIS CONSENT INDICATES ONLY THAT THE PLAT APPROXIMATES THE LOCATION OF EXISTING EASEMENTS BUT DOES NOT WARRANT OR VERIFY THEIR PRECISE LOCATION, AND DOES NOT AFFECT ANY OF ITS RIGHTS UNDER TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES; A RECORDED EASEMENT OR RIGHT-OF-WAY; THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS; OR ANY OTHER PROVISION OF LAW.
Rat. Auer DATE: 11-8-2022