

8/26

THE COMMONS AT OGDEN - THIRD AMENDMENT

AMENDING LOT 6, THE COMMONS AT OGDEN - SECOND AMENDMENT
A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE
NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
OGDEN CITY, WEBER COUNTY, UTAH
SHEET 2 OF 2

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6431156 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.



Michael L. Wangemann
Michael L. Wangemann, PLS
Date of Plat or Map: September 11, 2023
PLS# 6431156-2201

LEGAL DESCRIPTION

BEGINNING AT POINT ON THE WEST RIGHT-OF-WAY LINE OF WALL AVENUE, SAID POINT BEING NORTH 01°17'50" EAST 221.70 FEET AND NORTH 88°42'10" WEST 425.28 FEET FROM THE CENTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING SOUTH 01°17'50" WEST ALONG THE CENTERLINE OF WALL AVENUE 777.92 FEET AND NORTH 88°43'38" WEST 46.74 FEET FROM THE FOUND OGDEN CITY SURVEY MONUMENT IN THE INTERSECTION OF WALL AVENUE AND 12TH STREET; AND RUNNING THENCE NORTH 88°42'10" WEST 4.02 FEET; THENCE SOUTH 00°04'43" EAST 48.83 FEET; THENCE NORTH 88°42'10" WEST 317.30 FEET; THENCE SOUTH 01°17'50" WEST 152.77 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 14TH STREET; THENCE NORTH 88°42'10" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 245.08 FEET; THENCE NORTH 01°35'30" EAST 156.20 FEET; THENCE SOUTH 88°27'48" EAST 100.43 FEET; THENCE SOUTH 01°32'12" WEST 15.48 FEET; THENCE SOUTH 88°27'48" EAST 20.67 FEET; THENCE NORTH 01°32'12" EAST 15.48 FEET; THENCE SOUTH 88°27'48" EAST 134.32 FEET; THENCE NORTH 01°32'12" EAST 21.99 FEET; THENCE SOUTH 88°24'30" EAST 49.98 FEET; THENCE NORTH 01°35'30" EAST 350.70 FEET; THENCE NORTH 88°24'30" WEST 191.50 FEET (RECORD-191.49 FEET); THENCE NORTH 01°35'30" EAST 76.20 FEET (RECORD-76.24 FEET); THENCE NORTH 88°24'30" WEST 295.89 FEET; THENCE NORTH 01°17'50" EAST 141.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 12TH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTH 87°03'35" EAST 210.62 FEET; THENCE SOUTH 84°50'29" EAST 166.47 FEET TO A POINT ON A 10,066.92 FOOT RADIUS NORTH-TANGENT CURVE (WHICH RADIUS POINT BEARS NORTH 00°34'31" EAST); THENCE EASTERLY 150.19 FEET (RECORD-150.16 FEET) ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°51'17" (WHICH LONG CHORD BEARS SOUTH 83°1'08" EAST 150.19 FEET (RECORD-150.17 FEET)); THENCE SOUTH 01°35'30" WEST 190.95 FEET (RECORD-190.94 FEET); THENCE SOUTH 88°24'27" EAST 222.33 FEET TO THE WEST RIGHT-OF-WAY LINE OF WALL AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: SOUTH 02°36'32" WEST 3.33 FEET; THENCE NORTH 86°31'45" WEST 4.01 FEET TO A POINT ON A 8,412.49 FOOT RADIUS CURVE; THENCE SOUTHERLY 158.44 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°4'45" (WHICH LONG CHORD BEARS SOUTH 04°04'54" WEST 158.45 FEET) TO A POINT ON A 8,406.12 FOOT RADIUS CURVE; THENCE SOUTHERLY 212.48 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°26'58" (WHICH LONG CHORD BEARS SOUTH 01°26'18" WEST 212.48 FEET); THENCE SOUTH 25°45'22" EAST 8.97 FEET; THENCE SOUTH 00°09'37" WEST 168.25 FEET TO THE POINT OF BEGINNING.
CONTAINS 288,729.93 SQ/FT OR 6.63 ACRES

LENDER CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.
DATED THIS 21 DAY OF October, 2023.
BAYVANGUARD BANK
Timothy Prindle
BY: Timothy Prindle
ITS: Co-President and CEO
ACKNOWLEDGEMENT
STATE OF Maryland
COUNTY OF Baltimore
ON THE 20th DAY OF October, 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Timothy Prindle WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE CO-CEO AND CEO OF BAYVANGUARD BANK, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION.
Smorodina Marie Fealty
NOTARY PUBLIC
My Commission Expires Sept. 30, 2024

LENDER CONSENT

THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.
DATED THIS 21 DAY OF September, 2023.
AMELITAS COOP
AMERITAS LIFE INSURANCE COOP, A NEBRASKA CORPORATION
BY: [Signature]
ITS: [Signature]
ACKNOWLEDGEMENT
STATE OF Ohio
COUNTY OF Hamilton
ON THE 21 DAY OF September, 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, [Signature] WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE AMELITAS COOP OF AMERITAS LIFE INSURANCE CORP., A NEBRASKA CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION.
Justin Lincoln
NOTARY PUBLIC, State of Ohio
My Commission Expires 09-12-2024

ACKNOWLEDGEMENT

COUNTY OF _____
STATE OF UTAH _____
ON THE _____ DAY OF _____, 2023, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ MEMBER OF CAP WARNICK PARTNERS, LLC, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS A MEMBER OF CAP WARNICK PARTNERS, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC, BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.
NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____
SEE SHEET 2 OF 2 FOR SIGNATURE

ACKNOWLEDGEMENT

COUNTY OF _____
STATE OF UTAH _____
ON THE _____ DAY OF _____, 2023, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ MEMBER OF NIKI AAP, LLC, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS A MEMBER OF NIKI AAP, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC, BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.
NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____
SEE SHEET 2 OF 2 FOR SIGNATURE

ACKNOWLEDGEMENT

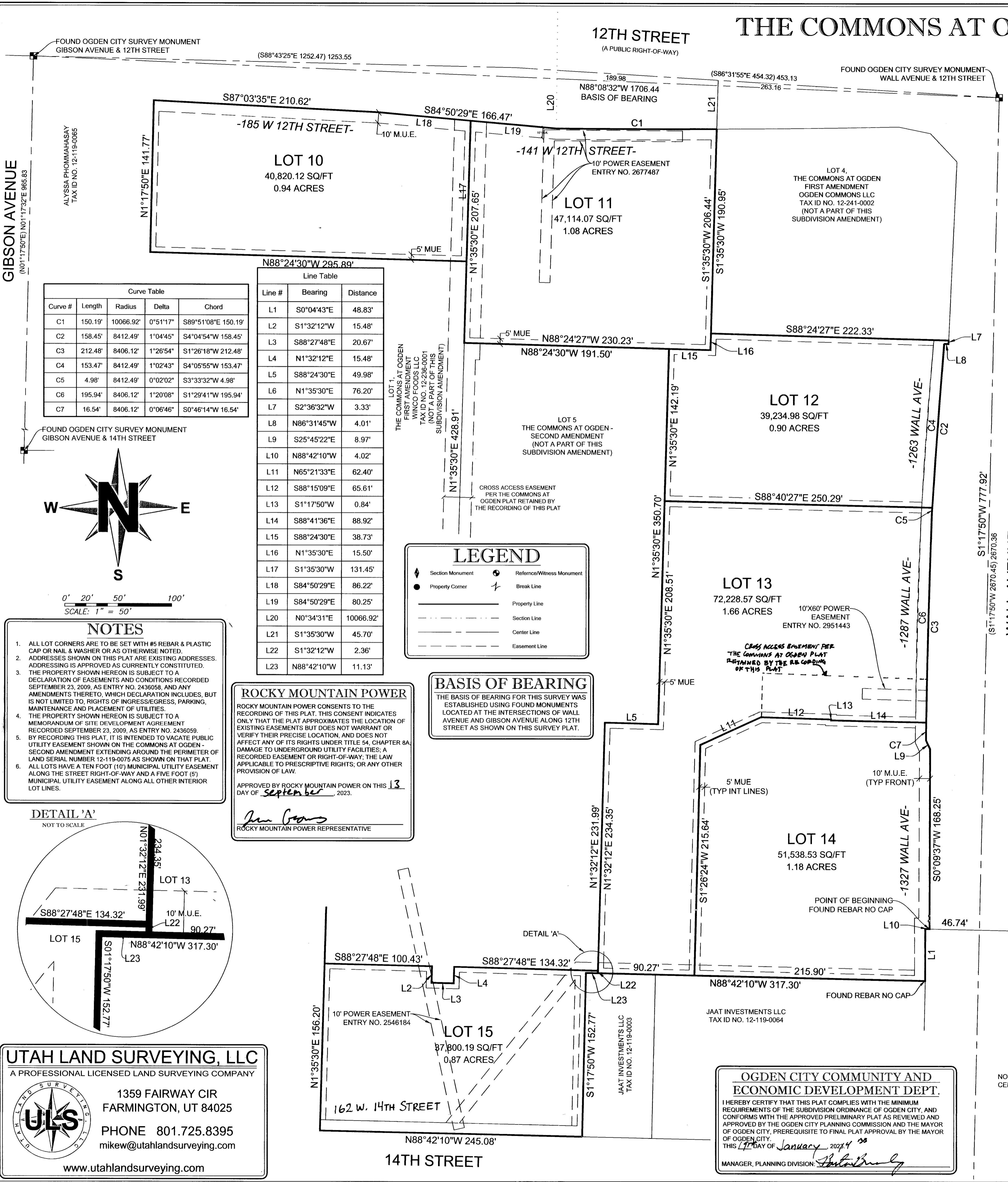
COUNTY OF Davis
STATE OF UTAH _____
ON THE 13 DAY OF September, 2023, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Erica Williams MEMBER OF OGDEN COMMONS, LLC, A UTAH LIMITED LIABILITY COMPANY, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS A MEMBER OF OGDEN COMMONS, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC, BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.
NOTARY PUBLIC: Erica Williams
RESIDENCE: Davis
MY COMMISSION EXPIRES: 5/11/2027

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 2nd DAY OF February, 2023.
CITY ENGINEER: [Signature]

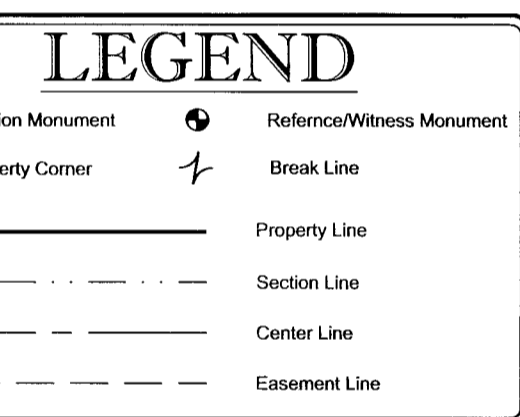
OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPT.

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 17th DAY OF January, 2024
MANAGER, PLANNING DIVISION: [Signature]



Curve #	Length	Radius	Delta	Chord
C1	150.19'	10066.92'	0°51'17"	S89°51'08"W 150.19'
C2	158.45'	8412.49'	1°04'45"	S4°04'54"W 158.45'
C3	212.48'	8406.12'	1°26'54"	S1°26'18"W 212.48'
C4	153.47'	8412.49'	1°02'43"	S4°05'55"W 153.47'
C5	4.98'	8412.49'	0°02'02"	S3°33'32"W 4.98'
C6	195.94'	8406.12'	1°20'08"	S1°29'41"W 195.94'
C7	16.54'	8406.12'	0°06'46"	S0°46'14"W 16.54'

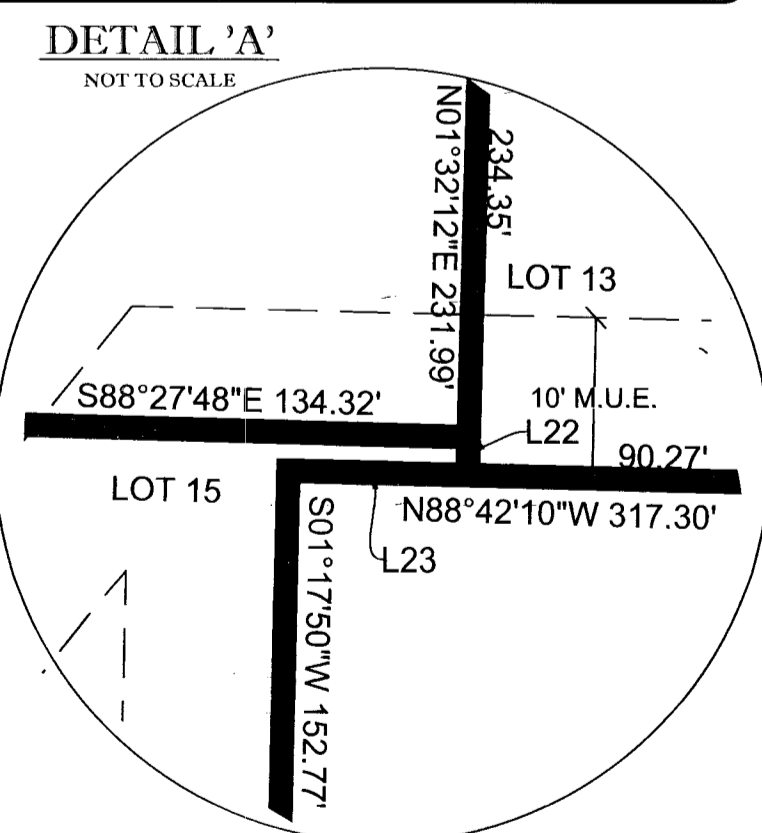
Line #	Bearing	Distance
L1	S0°04'43"E	48.83'
L2	S1°32'12"W	15.48'
L3	S88°27'48"E	20.67'
L4	N1°32'12"E	15.48'
L5	S88°24'30"E	49.98'
L6	N1°35'30"E	76.20'
L7	S2°36'32"W	3.33'
L8	N86°31'45"W	4.01'
L9	S25°45'22"E	8.97'
L10	N88°42'10"W	4.02'
L11	N65°21'33"E	62.40'
L12	S88°15'09"E	65.61'
L13	S1°17'50"W	0.84'
L14	S88°41'36"E	88.92'
L15	S88°24'30"E	38.73'
L16	N1°35'30"E	15.50'
L17	S1°35'30"W	131.45'
L18	S84°50'29"E	86.22'
L19	S84°50'29"E	80.25'
L20	N0°34'31"E	10066.92'
L21	S1°35'30"W	45.70'
L22	S1°32'12"W	2.36'
L23	N88°42'10"W	11.13'



BASIS OF BEARING
THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE INTERSECTIONS OF WALL AVENUE AND GIBSON AVENUE ALONG 12TH STREET AS SHOWN ON THIS SURVEY PLAT.

ROCKY MOUNTAIN POWER
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.
APPROVED BY ROCKY MOUNTAIN POWER ON THIS 13 DAY OF September, 2023.
Jim Gross
ROCKY MOUNTAIN POWER REPRESENTATIVE

- NOTES**
- ALL LOT CORNERS ARE TO BE SET WITH #5 REBAR & PLASTIC CAP OR NAIL & WASHER OR AS OTHERWISE NOTED.
 - ADDRESSES SHOWN ON THIS PLAT ARE EXISTING ADDRESSES. ADDRESSING IS APPROVED AS CURRENTLY CONSTITUTED.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO A DECLARATION OF EASEMENTS AND CONDITIONS RECORDED SEPTEMBER 23, 2009, AS ENTRY NO. 2436058, AND ANY AMENDMENTS THERETO, WHICH DECLARATION INCLUDES, BUT IS NOT LIMITED TO, RIGHTS OF INGRESS/EGRESS, PARKING, MAINTENANCE AND PLACEMENT OF UTILITIES.
 - THE PROPERTY SHOWN HEREON IS SUBJECT TO A MEMORANDUM OF SITE DEVELOPMENT AGREEMENT RECORDED SEPTEMBER 23, 2009, AS ENTRY NO. 2436059.
 - BY RECORDING THIS PLAT, IT IS INTENDED TO VACATE PUBLIC UTILITY EASEMENT SHOWN ON THE COMMONS AT OGDEN - SECOND AMENDMENT EXTENDING AROUND THE PERIMETER OF LAND SERIAL NUMBER 12-119-0075 AS SHOWN ON THAT PLAT.
 - ALL LOTS HAVE A TEN FOOT (10') MUNICIPAL UTILITY EASEMENT ALONG THE STREET RIGHT-OF-WAY AND A FIVE FOOT (5') MUNICIPAL UTILITY EASEMENT ALONG ALL OTHER INTERIOR LOT LINES.



UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
mikew@utahlandsurveying.com
www.utahlandsurveying.com

OWNERS DEDICATION

THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND HEREBY SETS APART AND SUBDIVIDES THE SAME TRACT INTO LOTS AS SHOWN ON THIS PLAT, AND ASSIGNS THE LANDS INCLUDED IN THIS PLAT THE NAME OF **THE COMMONS AT OGDEN - THIRD AMENDMENT**, AND HEREBY DEDICATES, GRANTS AND CONVEYS TO OGDEN CITY ALL THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS MUNICIPAL UTILITY EASEMENTS (MUE), 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 ERRECTED WITHIN SUCH EASEMENTS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 13 DAY OF September, 2023.
Spencer H. Wright
OGDEN COMMONS LLC, A UTAH LIMITED LIABILITY COMPANY
OGDEN COMMONS LLC, A UTAH LIMITED LIABILITY COMPANY
BY: Spencer H. Wright (PRINT NAME)
ITS: MANAGER

ACKNOWLEDGEMENT

COUNTY OF Davis
STATE OF UTAH _____
ON THE 13 DAY OF September, 2023, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Erica Williams MEMBER OF OGDEN COMMONS, LLC, A UTAH LIMITED LIABILITY COMPANY, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS A MEMBER OF OGDEN COMMONS, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC, BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.
NOTARY PUBLIC: Erica Williams
RESIDENCE: Davis
MY COMMISSION EXPIRES: 5/11/2027

CITY ATTORNEY'S OFFICE

APPROVED BY THE CITY ATTORNEY'S OFFICE ON THIS 2nd DAY OF February, 2024.
OGDEN CITY ATTORNEY: [Signature]

OGDEN CITY APPROVAL

THIS AMENDED PLAT, TOGETHER WITH ANY EASEMENTS/VACATIONS DESCRIBED OR REFERENCED HEREIN AND ANY DEDICATIONS OFFERED HEREIN, ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY ON THIS 21st DAY OF February, 2023.
ATTEST: [Signature]
OGDEN CITY RECORDER
MAYOR: [Signature]

WEBER COUNTY RECORDER

ENTRY NO. 324049 FEE PAID \$112
FILED FOR RECORD AND RECORDED THIS 09 DAY OF FEB, 2024 AT 8:49 AMPM
IN BOOK 97 AT PAGE FB-19
COUNTY RECORDER LEANN H KILTS
BY: [Signature] DEPUTY

97-16

