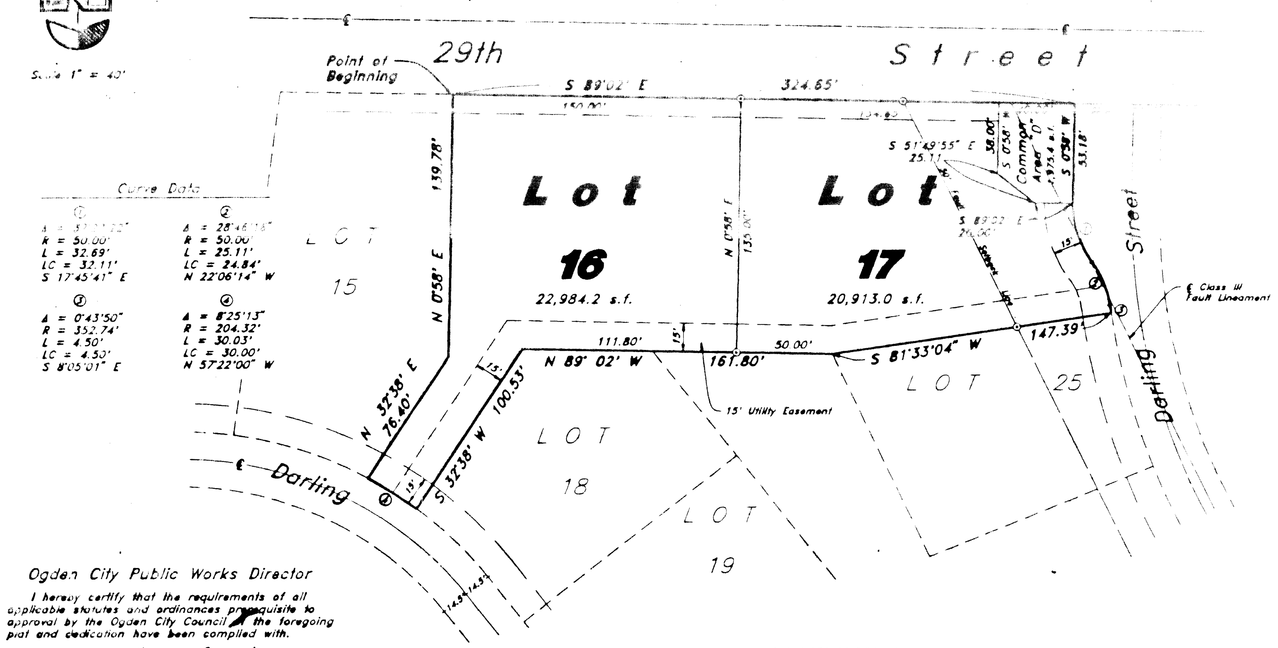
Amended Plat of Lots 16, 17, 26 and Common Area "D"

EAST BENCH at 29th

A PLANNED RESIDENTIAL UNIT DEVELOPMENT

LOCATED IN THE SE 1/4 OF SEC. 34, T6N, R1W, SLB & M, U.S. SURVEY
OGDEN CITY, WEBER COUNTY, UTAH



Ogden City Public Works Director

I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the Ogden City Council of the foregoing plat and dedication have been complied with.

Signed this 4th day of August, 1994.

Signature

Ogden City Planning Commission

Approved by the Planning Commission of Ogden City on the 15 day of June, 1994.

Chairman

Ogden City Approval

This is to certify that this plat and dedication of this plat were duly approved and accepted by the Mayor of Ogden City, Utah this 11th day of July, 1994.

Attest
Title City Recorder

Mayor

CITY OF OGDEN INCORPORATED 6 FEBRUARY 1851

PREPARED BY:
GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS
OGDEN & SALT LAKE CITY, UTAH

SURVEYORS CERTIFICATE

I, Gary L. Newman, a registered Utah Land Surveyor holding License No. 4778 do hereby certify that I have surveyed the Weber County, Utah tract of real property shown hereon, the external boundaries of which are as follows:

A part of the Southeast Quarter of Section 34, Township 6 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the South line of 29th Street said point being the Northwest Corner of Lot 15 as platted in the East Bench at 29th, a Planned Residential Unit Development, Ogden City, Weber County, Utah and running thence South 89°02' East 324.65 feet along said South line of said 29th Street to the West line of Darling Street as platted in said East Bench at 29th; thence four (4) courses along said West line of Darling Street as follows: South 0°58' West 53.18 feet Southeasterly along the arc of a 50.00 foot radius curve to the left 32.69 feet (Long Chord bears South 17°45'41" East 32.11 feet); Southeasterly along the arc of a 50.00 foot radius curve to the right 25.11 feet (Long Chord bears South 22°06'14" East 24.85 feet); Southeasterly along the arc of a 352.74 foot radius curve to the left 4.50 feet (Long Chord bears South 8°05'01" East 4.50 feet) to the Northeast Corner of Lot 25 of said East Bench at 29th; thence South 81°33'04" West along the North line of said Lot 25, 147.39 feet to the Northwest Corner thereof, thence along the Southerly line of Lot 17 of said East Bench at 29th the following two (2) courses: North 89°02' West 161.80 feet; South 32°38' West 100.53 feet to the North line of said Darling Street, said point also being the Southwest Corner of Lot 18 of said East Bench at 29th; thence Northwesterly along the arc of a 204.32 foot radius curve to the left 30.03 feet (Long Chord bears North 57°22'00" West 30.00 feet); to the Southwest Corner of said Lot 16, thence along the Westerly lines of Lot 16 the following two (2) courses: North 32°38' East 76.40 feet; North 0°58' East 139.78 feet to the point of beginning.

Contains 1.053 Acres

I further certify that the reference markers shown on this subdivision plat are located as indicated and are sufficient to readily re-trace or re-establish this survey; that the information shown hereon is sufficient to accurately establish the lateral boundaries of the above described tract of real property and of each of the Lots located on said tract and this subdivision plat complies with the provisions of the Subdivision Regulations of Ogden City.

5-4-94
Date

Gary L. Newman, Utah License No. 4778

REGISTERED No. 4778 LAND SURVEYOR GARY L. NEWMAN State of Utah

OWNERS DEDICATION

We the undersigned, having heretofore obtained the consent and authority from a majority of the Owners of that portion of land within East Bench at 29th, a Planned Residential Unit Development, do hereby set apart and subdivide the hereon described land into lots and common area as shown on this plat and name said tract Amended Plat of Lots 16, 17, 26, and Common Area "D", East Bench at 29th and do hereby grant and convey to the Subdivision Home Owners Association, all those parts or portions of said tract of land designated as common area to be used for recreational and open space purposes and grant and dedicate to Ogden City a perpetual open space right and easement on and over the common area to guarantee that said common area remain forever open and undeveloped except for approved purposes, also dedicate, grant and convey to Ogden City a perpetual right and easement over, upon and under the Lands designated on the plat as Common Area and Easements for public utility and drainage purposes as indicated hereon, the same to be used for the installation, maintenance and operation of public utility services lines and storm drainage facilities, the same to be maintained and managed by the Home Owners Association.

Signed this 27th day of June, 1994.

San Juan Land Company Incorporated

George E. Hall, President

Pamela J. Hall, Secretary

East Bench at 29th Condominium Phase

John B. Lemke, Chairman

Lowell Dee Warner, President

Claudia M. Cook

ACKNOWLEDGEMENT

State of Utah
County of Weber

On the 27th day of June, 1994, personally appeared before me Lowell Dee Warner, who being by me duly sworn did say that he is President of East Bench at 29th, Owners Association and that the above Owners Dedication was signed in behalf of said Association by a resolution of it's Board of Directors and Lowell Dee Warner acknowledged to me that said association executed the same.

10/11/96
Commission Expires

Notary Public

ACKNOWLEDGEMENT

State of Utah
County of Weber

On the 27th day of June, 1994, personally appeared before me John B. Lemke, who being by me duly sworn did say that he is Chairman of the Management Committee of East Bench at 29th Condominium Phase and that the above Owners Dedication was signed in behalf of said Committee by a resolution of it's Board of Directors and acknowledged to me that said committee executed the same.

10/11/96
Commission Expires

Notary Public

ACKNOWLEDGEMENT

State of Utah
County of Weber

On the 27th day of June, 1994, personally appeared before me George E. Hall and Pamela J. Hall, who being duly sworn did say that they are President and Secretary of San Juan Land Company, Inc., and that the above Owners Dedication was signed on behalf of said Corporation by a resolution of it's Board of Directors and George E. Hall and Pamela J. Hall, acknowledged to me that said Corporation executed the same.

10/11/96
Commission Expires

Notary Public

Legend

⊙ Set Rebar and cap

NOTES:

1. 10' Utility and Drainage Easement on each side of Property Line as indicated by dashed lines unless otherwise shown.
2. All Common Area and Private Streets are considered to be an Easement for Public Utility and Drainage Purposes.
3. The Common Area will be Owned, Managed, and Maintained by the East Bench at 29th Street Owners Association, a Utah Non-Profit Organization.

Ogden City Engineer

I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the land embraced therein, and find them to be correct and to agree with the lines and monuments on record in this office.

Signed this 1st day of August, 1994.

Signature

WEBER COUNTY RECORDER
ENTRY NO. 1301535 FEE PAID $ 23.00 FILED FOR RECORD AND RECORDED AUG 10, 1994 AT 2:21 PM IN BOOK 38 OF OFFICIAL RECORDS, PAGE 61 RECORDED FOR BRIAN ANDERSEN
DOUG CROFTS
WEBER COUNTY RECORDER
BY: Kayla Rasmussen DEPUTY

38-61