DRAWING NUMBER 002154

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07540

DayBreak

Plat "A"

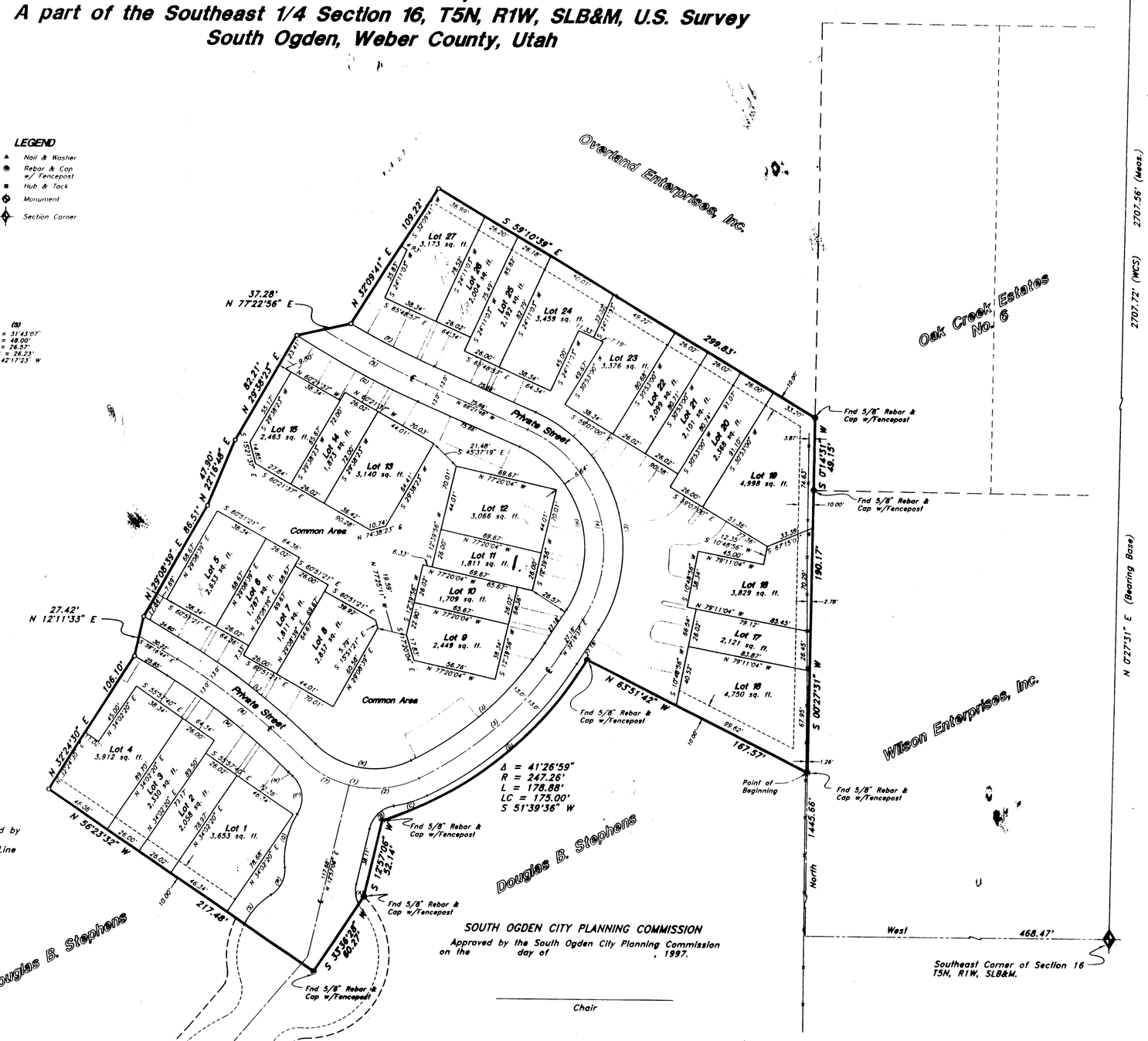
A Planned Unit Development

A part of the Southeast 1/4 Section 16, T5N, R1W, SLB&M, U.S. Survey
South Ogden, Weber County, Utah

Scale : 1" = 40'

LEGEND

- Nail & Washer
- Rebar & Cap w/ Fencepost
- Hub & Tack
- Monument
- Section Corner



Curve Table

(A)	(B)	(J)	(K)	(R)
A = 40°47'35"	A = 98°41'25"	A = 31°56'16"	A = 2°39'44"	A = 31°43'07"
R = 19.50'	R = 101.50'	R = 217.50'	R = 93.51'	R = 48.00'
L = 13.89'	L = 174.83'	L = 121.24'	L = 3.68'	L = 26.57'
LC = 13.59'	LC = 154.01'	LC = 119.68'	LC = 3.68'	LC = 26.23'
S 72°26'52" E	N 17°01'05" W	N 48°20'40" E	S 47°18'03" E	S 42°17'23" W

(B)	(F)	(N)	(P)
A = 67°36'52"	A = 63°35'37"	A = 69°19'33"	A = 80°13'16"
R = 20.00'	R = 552.50'	R = 57.50'	R = 20.00'
L = 23.60'	L = 63.58'	L = 69.91'	L = 28.01'
LC = 22.26'	LC = 63.55'	LC = 65.68'	LC = 25.78'
S 46°45'32" W	S 63°03'59" E	S 80°47'47" E	N 83°07'17" W

(C)	(G)	(L)	(Q)
A = 14°12'05"	A = 91°18'06"	A = 13°05'40"	A = 37°41'46"
R = 83.51'	R = 378.50'	R = 453.50'	R = 56.50'
L = 23.62'	L = 93.92'	L = 110.92'	L = 37.17'
LC = 23.54'	LC = 83.81'	LC = 110.68'	LC = 36.51'
N 72°27'53" E	S 61°42'45" E	N 52°32'16" W	S 12°46'28" W

(D)	(H)	(M)	(R)
A = 31°56'26"	A = 98°41'25"	A = 13°05'31"	A = 64°13'21"
R = 243.52'	R = 75.50'	R = 457.50'	R = 19.50'
L = 135.76'	L = 130.05'	L = 104.94'	L = 21.86'
LC = 134.00'	LC = 114.56'	LC = 104.71'	LC = 20.73'
N 48°20'36" E	N 17°01'05" W	N 52°12'12" W	N 26°02'16" E

Curve Table

(1)	(3)	(5)	(7)
A = 69°39'54"	A = 31°56'28"	A = 7°58'43"	A = 30°12'55"
R = 20.50'	R = 230.50'	R = 565.50'	R = 70.50'
L = 25.72'	L = 128.50'	L = 78.91'	L = 37.18'
LC = 24.16'	LC = 126.84'	LC = 78.85'	LC = 36.75'
S 80°47'57" E	N 48°20'41" E	S 62°21'56" E	S 61°04'24" E

(2)	(4)	(6)
A = 39°27'03"	A = 98°41'25"	A = 13°06'41"
R = 70.50'	R = 88.50'	R = 470.50'
L = 48.54'	L = 152.44'	L = 107.94'
LC = 47.59'	LC = 134.28'	LC = 107.71'
N 84°05'37" E	N 17°01'05" W	N 52°32'17" W

NOTE:

10' Utility and Drainage Easements as indicated by dashed lines unless otherwise shown.
Dimensions given from Lot Corner to Propery Line unless otherwise shown.

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of DayBreak Plat "A" in South Ogden City, Utah 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, and of a survey made on the ground.

Signed this 18th day of April, 1997.

166484
License No.

Mark E. Babbitt
Mark E. Babbitt

REGISTERED LAND SURVEYOR MARK E. BABBITT No. 166484 STATE OF UTAH

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the hereon described tract of land, do hereby set apart and subdivide the same into lots, private streets and common areas as shown on this plat and name said tract "DayBreak Plat "A", do hereby dedicate and reserve unto themselves, their heirs, grantees and assigns, a right of way to be used in common with all others within said subdivision on, over and across all those portions or parts of said tract of land designated on said Plat as Private Streets as access to the individual lots, to be maintained by a Home Owners Association consisting of said owners, their grantees, successors or assigns, also grant and convey to the Home Owners Association all those parts or portions of said tract of land designated as Common Areas to be used for recreational and open space purposes and grant and dedicate to South Ogden City a perpetual Open Space Right and Easement on and over the Common Areas to guarantee that said Common Areas remain forever open and undeveloped except for approved purposes, also dedicate, grant and convey to South Ogden City a perpetual right and easement over, upon and under the lands designated on the plat as Common Area, Private Streets 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 service lines and storm drainage facilities, the same to be maintained and managed by the Home Owners Association. The terms and conditions of said dedications are set forth in the Declaration of Covenants, Conditions and Restrictions recorded concurrently herewith.

Kier Corporation

James E. Kier, President

ACKNOWLEDGEMNT

State of Utah
County of } ss

On the day of A.D., 1997, personally appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, who after being duly sworn, acknowledged to me that James E. Kier – President, of Kier Corporation, a Utah Corporation, and that James E. Kier signed the Owners Dedication freely and voluntarily for and in behalf of the corporation for the purposes therein mentioned and that the corporation executed the same.

11/6/2000
Commission Expires

Shawn B. Johnson
Notary Public

Residing At: Weber County

SHAWN B. JOHNSON NOTARY PUBLIC - STATE of UTAH 3910 QUINCY AVE OGDEN, UT 84405 COMM. EXP. 11-06-2000

ACKNOWLEDGMENT

State of Utah
County of } ss

On the day of A.D., 1997, personally appeared before me, the undersigned Notary Public in and for said County of Weber, in the State of Utah, who after being duly sworn, acknowledged to me that of and that signed the Owners Dedication freely and voluntarily for and in behalf of the corporation for the purposes therein mentioned and that the corporation executed the same.

Commission Expires

Notary Public

BOUNDARY DESCRIPTION

Beginning at a point on the West line of the Wilson Enterprises, Inc., Property, said point being West 468.47 feet and North 1445.66 feet from the Southeast corner of Section 16, Township 5 North, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing North 0°27'31" East from said corner to the East Quarter Corner of Section 16); and running thence North 63°51'42" West 167.57 feet; thence Southwesterly along the arc of a 247.26 foot radius curve to the right a distance of 178.88 feet (Central Angle equals 41°26'59" and Long Chord bears South 51°39'36" West 175.00 feet); thence South 12°57'06" West 52.14 feet; thence South 33°36'28" West 60.27 feet; thence North 56°23'32" West 217.48 feet; thence North 32°24'30" East 106.10 feet; thence North 12°11'33" East 27.42 feet; thence North 29°08'39" East 86.51 feet; thence North 22°16'48" East 47.90 feet; thence North 29°38'23" East 82.21 feet; thence North 77°22'56" East 37.28 feet; thence North 32°09'41" East 109.22 feet to a point on the Overland Enterprises, Inc., Southwesterly Property Line; thence South 59°10'39" East 299.83 feet along said Property line to a point on the West Property line of Oakcreek Estates No. 6, South Ogden City, Weber County, Utah; thence South 01°14'31" West 49.15 feet along said property line to the Northwest Corner of said Wilson Enterprises, Inc., Property; thence South 0°27'31" West 190.17 feet along the Westerly line of said Wilson Enterprises, Inc., Property to the point of beginning.

Contains 3.350 Acres

RECEIVED
FEB 16 1999
Weber County Surveyo

SOUTH OGDEN CITY PLANNING COMMISSION

Approved by the South Ogden City Planning Commission on the day of , 1997.

Chair

SOUTH OGDEN CITY PUBLIC WORKS DIRECTOR

I have examined the foregoing plat of DayBreak Plat "A" as it pertains to the improvement standards and Ordinances now in force, and in my opinion, complies with such development requirements.

Signed this 21 day of April, 1997.

Public Works Director

SOUTH OGDEN CITY ATTORNEY

I have examined the foregoing plat and description of DayBreak Plat "A", and in my opinion it conforms with the City Ordinances applicable thereto and now in force and effect.

Signed this 23 day of Apr, 1997.

Signature

SOUTH OGDEN CITY ENGINEER

I have examined the foregoing plat of DayBreak Plat "A" and concur with the legal description and lines of Survey as they are presented. In my opinion this plat meets the applicable ordinances prerequisite to approval by the South Ogden City Council.

Signed this day of , 1997.

City Engineer

SOUTH OGDEN CITY APPROVAL

This is to certify that this plat and dedication of this plat along with the dedication of all streets, easements and Public Improvement Guarantee were duly approved and accepted by the City Council of South Ogden City, Utah this day of , 1997.

Attest Diana B. Pollard
Title City Recorder

Mayor

WEBER COUNTY RECORDER

ENTRY NO. 1470414 FEE PAID $21.00 FILED FOR RECORD AND RECORDED 03-MAY-97 AT 11:04 AM IN BOOK 44 OF OFFICIAL RECORDS, PAGE 61 RECORDED FOR SOUTH OGDEN CITY

DOUG CROPER
WEBER COUNTY RECORDER
BY: Carrie Ulrich
DEPUTY

GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS and SURVEYORS
3544 Lincoln Avenue, Ogden, Utah, 84401
P.O. Box 9307, Ogden, Utah, 84409
Ogden (801)394-4515 Salt Lake City (801)521-8529 Fax (801)393-7544

002154