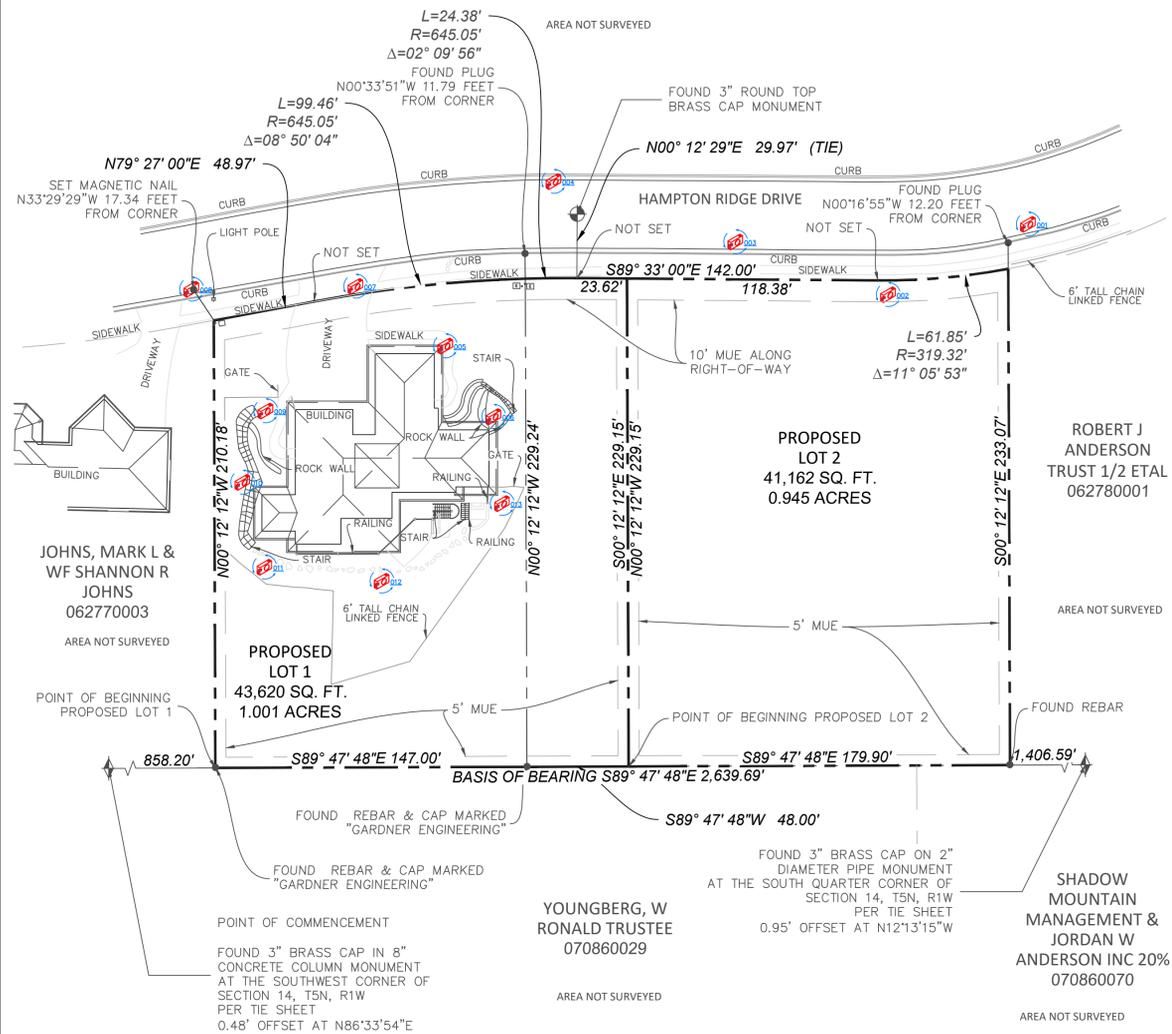


THE HAMPTONS PHASE 2 PRUD, LOTS 30 AND 31, FIRST AMENDMENT

LOTS 30 AND 31, PHASE 2 OF "THE HAMPTONS" PRUD,
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, T5N, R1W OF THE SLB&M,
WEBER COUNTY, UTAH



VICINITY MAP



SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO REESTABLISH PROPERTY LINES FOR PAUL LIT AND SHIRL SCHAFFER AS WELL AS CREATE DESCRIPTIONS FOR A LOT LINE ADJUSTMENT ON THEIR PROPERTIES SHOWN HEREON.

THE PROPERTY LINES WERE ESTABLISHED FROM EXISTING DEEDS, THE PRUD PLAT MAP, AND SECTION CORNERS. PROPERTY CORNERS WERE FOUND FOR THE SUBJECT LOT AND NEIGHBOR LOTS AND THESE WE USED TO ESTABLISH THE BOUNDARY. THE LOT WAS SPLIT PER THE OWNERS DIRECTION AS SHOWN ON THIS MAP.

MONUMENTS FOUND OR SET, THE BASIS OF BEARING, AND ANY ENCROACHMENTS ARE AS SHOWN HERON.

NOTES

- ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA 3D. ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON CAN BE OBTAINED FROM THE COUNTY OFFICES. THIS DRAWING DOES NOT GUARANTEE THE EXISTENCE OR ABSENCE OF ADDITIONAL EASEMENTS OR BOUNDARIES WITHIN THE PROJECT AREA.

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, COMMON AREA, AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT THE HAMPTONS PHASE 2 PRUD, LOTS 30 AND 31, FIRST AMENDMENT, AND HEREBY DEDICATE, GRANT AND CONVEY TO OGDEN CITY ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; AND ALSO DEDICATE, GRANT AND CONVEY TO OGDEN CITY AN EASEMENT FOR THOSE CERTAIN STRIPS DESIGNATED HEREON AS MUNICIPAL UTILITY AND DRAINAGE EASEMENTS (MUE), 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 DEDICATE, GRANT AND CONVEY TO OGDEN CITY A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED AS COMMON AREA ON THE PLAT AS MUNICIPAL UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE, AS MAY BE AUTHORIZED BY OGDEN CITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS; AND ALSO GRANT AND CONVEY TO THE HAMPTONS OWNERS' ASSOCIATION, A UTAH NON-PROFIT CORPORATION, THE ASSOCIATION OF LOT OWNERS, 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 OWNERS AS MEMBERS OF SUCH ASSOCIATION, SUBJECT TO THOSE EASEMENT RIGHTS GRANTED TO OGDEN CITY HEREIN.

SIGNED THIS ____ DAY OF _____, 2022

PAUL A. LIT SHIRL LOUISE SCHAFFER

ACKNOWLEDGEMENT

STATE OF _____

: S.S.

COUNTY OF _____

ON THIS ____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, PAUL A. LIT AND SHIRL LOUISE SCHAFFER, THE SIGNERS OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC

LEGAL DESCRIPTION PROPOSED LOT 1:

LOT 30 AND A PORTION OF LOT 31, PHASE 2 OF "THE HAMPTONS" PRUD, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 14, WHENCE A FOUND BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 89°47'48" EAST A DISTANCE OF 2639.69 FEET, SAID LINE FORMING THE BASIS OF BEARINGS OF THIS DESCRIPTION;

THENCE NORTH 89°47'48" EAST A DISTANCE OF 858.20 FEET ALONG SAID LINE TO THE POINT BEGINNING;

THENCE NORTH 00°12'12" WEST A DISTANCE OF 210.18 FEET;
THENCE NORTH 79°27'00" EAST A DISTANCE OF 48.97 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT HAVING CENTRAL ANGLE OF 10°59'59" A RADIUS OF 645.05 FEET, AN ARC LENGTH OF 123.84 FEET AND A CHORD BEARING OF NORTH 84°57'00" EAST A DISTANCE OF 123.65 FEET;
THENCE SOUTH 89°33'00" EAST A DISTANCE OF 23.62 FEET;
THENCE SOUTH 00°12'12" EAST A DISTANCE OF 229.15 FEET;
THENCE SOUTH 89°47'48" WEST A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 43,620 SQUARE FEET OR 1.001 ACRES.

LEGAL DESCRIPTION PROPOSED LOT 2:

A PORTION OF LOT 31, PHASE 2 OF "THE HAMPTONS" PRUD, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 14, WHENCE A FOUND BRASS CAP MONUMENT AT THE SOUTH QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 89°47'48" EAST A DISTANCE OF 2639.69 FEET, SAID LINE FORMING THE BASIS OF BEARINGS OF THIS DESCRIPTION;

THENCE NORTH 89°47'48" EAST A DISTANCE OF 1,053.20 FEET ALONG SAID LINE TO THE POINT BEGINNING;

THENCE NORTH 00°12'12" WEST A DISTANCE OF 229.15 FEET;
THENCE SOUTH 89°33'00" EAST A DISTANCE OF 118.29 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT HAVING CENTRAL ANGLE OF 11°05'53" A RADIUS OF 319.32 FEET, AN ARC LENGTH OF 61.85 FEET AND A CHORD BEARING OF NORTH 84°54'03" EAST A DISTANCE OF 61.76 FEET;
THENCE SOUTH 00°12'12" EAST A DISTANCE OF 233.07 FEET;
THENCE SOUTH 89°47'48" WEST A DISTANCE OF 179.90 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 41,162 SQUARE FEET OR 0.945 ACRES.

SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, LICENSE NO. 11072412-2201, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC



LEGEND:

- BOUNDARY LINE
- NEIGHBOR BOUNDARY LINE
- FENCE
- PANORAMIC PHOTO LOCATION
- LIGHT POLE
- SET LOT AND SUBDIVISION CORNERS WITH 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND MONUMENT AS NOTED



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.

SIGNED THIS ____ DAY OF _____, 2022

OGDEN CITY ENGINEER

OGDEN CITY APPROVAL

THIS PLAT AND ANY DEDICATION OFFERED HEREIN ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY THIS ____ DAY OF _____, 2022.

ATTEST: _____
MICHAEL P. CALDWELL, MAYOR CITY RECORDER

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.

SIGNED THIS ____ DAY OF _____, 2022

MANAGER, PLANNING DIVISION

OGDEN CITY ATTORNEY'S OFFICE

APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE THIS ____ DAY OF _____, 2022.

OGDEN CITY ATTORNEY

COUNTY RECORDER

ENTRY NO. _____
RECORDED NO. _____
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____ COUNTY DEPUTY RECORDER

PROJECT INFORMATION

PAUL LIT AND SHIRL SCHAFFER
2011 AND 2033 HAMPTON RIDGE DRIVE, OGDEN
AMEND SUBDIVISION PLAT

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 22-RE-067	Sheet 1
DATE JULY-2022	1
HORIZONTAL SCALE 1"=40'	1

SCALE MEASURES 1-INCH ON FULL SIZE (36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS