MOUNTAIN GROVE ESTATES

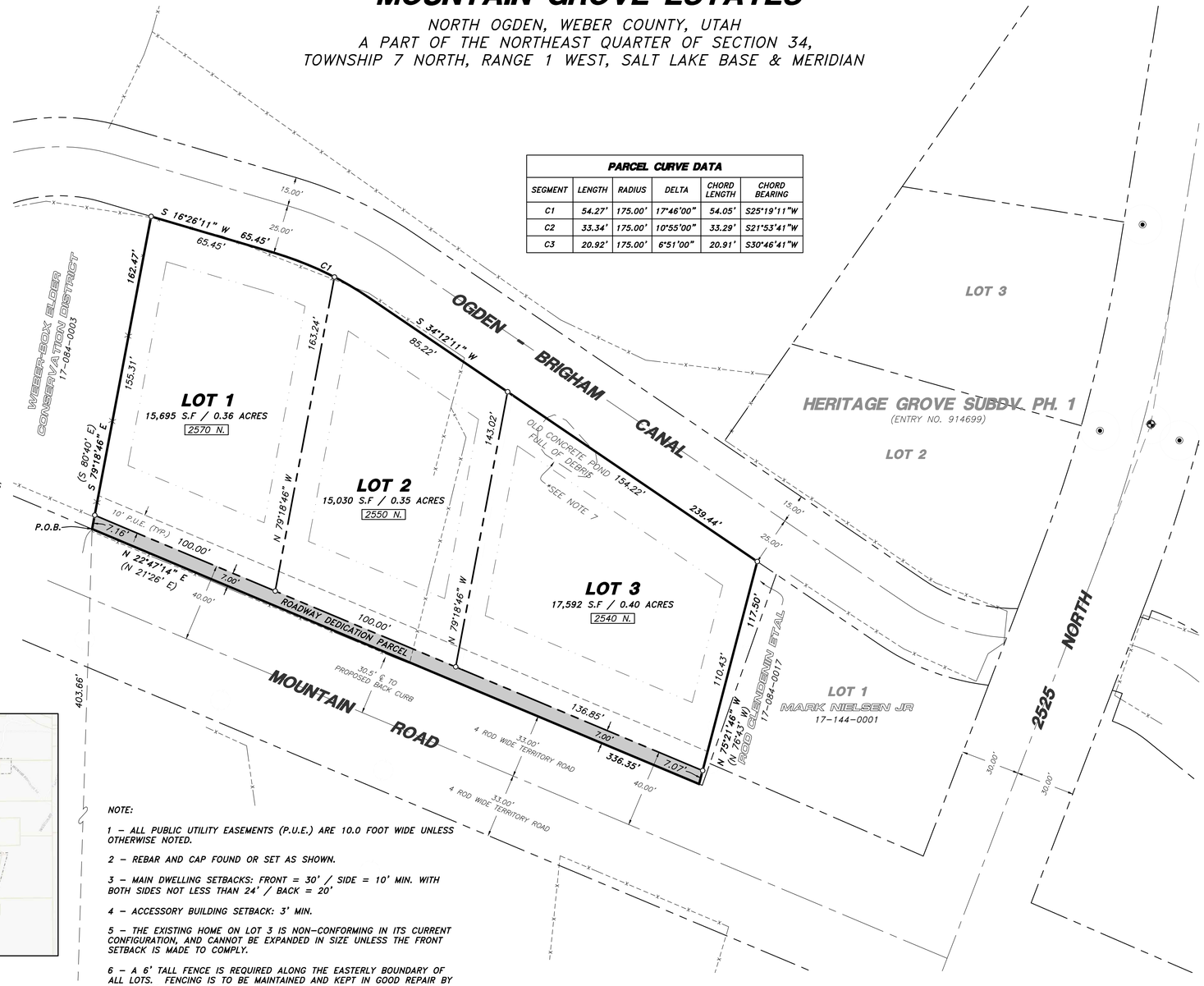
NORTH OGDEN, WEBER COUNTY, UTAH
A PART OF THE NORTHEAST QUARTER OF SECTION 34,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

SCALE: 1" = 30'

0 30 60
Scale in Feet
(Data in Parentheses is Record)

LEGEND

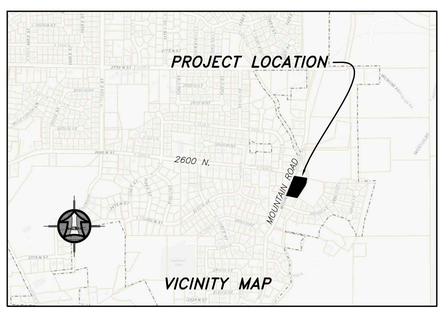
- SUBJECT PROPERTY LINE
- INTERIOR LOT LINES
- ADJOINING PROPERTY LINE
- CENTERLINE
- PUBLIC UTILITY EASEMENT (PUE)
- FENCE LINE
- STREET MONUMENT
- FOUND SURVEY MARKER SET BY OTHERS
- SET 5/8"X24" REBAR WITH CAP
- SECTION CORNER



PARCEL CURVE DATA

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	54.27'	175.00'	17°46'00"	54.05'	S25°19'11"W
C2	33.34'	175.00'	10°55'00"	33.29'	S21°53'41"W
C3	20.92'	175.00'	6°51'00"	20.91'	S30°46'41"W

DEVELOPER:
RICHARD DALLEY
48 WEST 300 SOUTH #2505
SLC, UTAH 84101
801-448-2031



NOTE:

1 – ALL PUBLIC UTILITY EASEMENTS (P.U.E.) ARE 10.0 FOOT WIDE UNLESS OTHERWISE NOTED.

2 – REBAR AND CAP FOUND OR SET AS SHOWN.

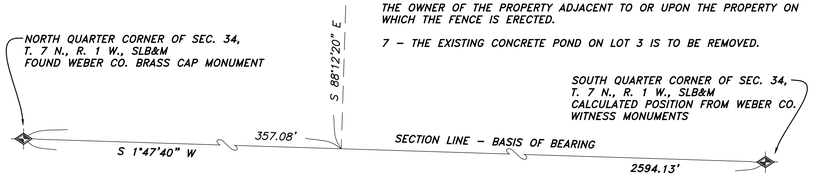
3 – MAIN DWELLING SETBACKS: FRONT = 30' / SIDE = 10' MIN. WITH BOTH SIDES NOT LESS THAN 24' / BACK = 20'

4 – ACCESSORY BUILDING SETBACK: 3' MIN.

5 – THE EXISTING HOME ON LOT 3 IS NON-CONFORMING IN ITS CURRENT CONFIGURATION, AND CANNOT BE EXPANDED IN SIZE UNLESS THE FRONT SETBACK IS MADE TO COMPLY.

6 – A 6' TALL FENCE IS REQUIRED ALONG THE EASTERLY BOUNDARY OF ALL LOTS. FENCING IS TO BE MAINTAINED AND KEPT IN GOOD REPAIR BY THE OWNER OF THE PROPERTY ADJACENT TO OR UPON THE PROPERTY ON WHICH THE FENCE IS ERECTED.

7 – THE EXISTING CONCRETE POND ON LOT 3 IS TO BE REMOVED.



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO ESTABLISH AND SET THE PROPERTY CORNERS OF THE THREE LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THIS SURVEY WAS ORDERED BY RICHARD DALLEY. THE CONTROL USED TO ESTABLISH THE PROPERTY CORNERS WAS THE EXISTING WEBER COUNTY SURVEYOR MONUMENTATION SURROUNDING SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B.&M.

MOUNTAIN ROAD R/W WAS DETERMINED FROM TERRITORY ROAD WIDTH OF 4 RODS AND BEING CENTERED ON THE EXISTING ASPHALT ROADWAY, WHICH FALLS IN HARMONY WITH AN EXISTING FENCE LINE ALONG THE EASTERLY R/W. THERE IS ANOTHER EXISTING FENCE LINE ON THE EASTERLY R/W NORTH OF THIS SUBDIVISION, WHICH FALLS IN HARMONY WITH AN 80' R/W CENTERED ON THE EXISTING ASPHALT ROADWAY.

THE BASIS OF BEARING IS THE NORTH / SOUTH CENTER SECTION LINE OF SAID SECTION WHICH BEARS SOUTH 1°47'40" WEST, UTAH NORTH, STATE PLANE, CALCULATED N.A.D.83 BEARING.

SURVEYOR'S CERTIFICATE

I, ROGER C. SLADE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT: AND 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 HAVE HEREBY SUBDIVIDED SAID TRACT INTO THREE (3) LOTS, KNOW HEREAFTER AS MOUNTAIN GROVE ESTATES LOCATED IN NORTH OGDEN, WEBER COUNTY, UTAH, AND HAS BEEN CORRECTLY DRAWN TO THE DESIGNATED SCALE AND IS 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 FURTHER HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF NORTH OGDEN CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 13TH DAY OF FEBRUARY, 2025.

ROGER C. SLADE, P.L.S.
UTAH LAND SURVEYOR LICENSE NO. 11386802

PROFESSIONAL LAND SURVEYOR 11386802 Roger C. Slade 2/13/25 STATE OF UTAH

SUBDIVISION BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF AN EXISTING FENCE LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF MOUNTAIN ROAD LOCATED 357.08 FEET SOUTH 01°47'40" WEST ALONG THE NORTH / SOUTH CENTER SECTION LINE AND 403.66 FEET SOUTH 88°12'20" EAST FROM THE NORTH QUARTER CORNER OF SAID SECTION 34;

RUNNING THENCE SOUTH 79°18'46" EAST (SOUTH 80°40' EAST BY RECORD) 162.47 FEET ALONG SAID EXISTING FENCE LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF THE OGDEN-BRIGHAM CANAL; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 16°26'11" WEST 65.45 FEET; (2) SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE, A DISTANCE OF 54.27 FEET, CHORD BEARS SOUTH 25°19'11" WEST 54.05 FEET, HAVING A CENTRAL ANGLE OF 17°46'00"; AND (3) SOUTH 34°12'11" WEST 239.44 FEET; THENCE NORTH 75°21'46" WEST (NORTH 76°43' WEST BY RECORD) 117.50 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 22°47'14" EAST 336.35 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 1.17 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BARLEY, LLC, AS OWNERS, HAVE SUBDIVIDED UNDER THE NAME OF MOUNTAIN GROVE ESTATES, LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, NORTH OGDEN, WEBER COUNTY, UTAH SURVEY AS SHOWN PLATTED HEREON, AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID MOUNTAIN GROVE ESTATES, AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF ALL LOTS, EASEMENTS, TRACTS AND STREETS CONSTITUTING THE SAME, AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOW BY THE NUMBER, LETTER AND NAME GIVEN EACH RESPECTIVELY, AND THAT BARLEY, LLC, AS OWNERS, HEREBY DEDICATES TO NORTH OGDEN CITY THOSE PARTS OR PORTIONS DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO HEREBY DEDICATE TO NORTH OGDEN CITY THE DRAINAGE AND PUBLIC UTILITY EASEMENTS AS SHOWN ON SAID PLAT. IN WITNESS, BARLEY, LLC, AS OWNERS, HAS HEREUNTO CAUSED ITS NAME TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURES OF RICHARD DALLEY JR.

_____
BARLEY, LLC
BY: RICHARD DALLEY JR.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
&
COUNTY OF)

ON THIS ___DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME, RICHARD DALLEY JR., WHO BEING BY ME DULY SWORN DID SAY AND ACKNOWLEDGE THAT HE IS A MANAGER OF BARLEY, LLC, A UTAH CORPORATION, WHICH CORPORATION IS THE OWNER OF THE REAL PROPERTY LISTED HEREIN, AND EXECUTED THE FOREGOING INSTRUMENT AS THE AUTHORIZED AGENT OF THE CORPORATION, AND THAT SAID AUTHORIZATION TO SIGN ON BEHALF OF THE CORPORATION CAME PURSUANT TO A RESOLUTION OF THE BOARD OF DIRECTORS, THE ARTICLES OF INCORPORATION, AND/OR THE CORPORATE BYLAWS.

STATE OF UTAH NOTARY PUBLIC _____

COMMISSION NUMBER _____

NOTARY PRINTED NAME _____

MY COMMISSION EXPIRES _____

RECEIVED
APR 23 2025
FILE # 8031

COUNTY RECORDER

ENTRY NO. _____ FEE PAID
_____ FILED FOR RECORD AND
RECORDED _____, AT
_____ IN BOOK_____ OF OFFICIAL
RECORDS, PAGE _____

_____
COUNTY RECORDER

BY _____
DEPUTY

NORTH OGDEN CITY APPROVALS

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.

BY: _____ _____
CITY ENGINEER DATE

BY: _____ _____
PLANNING DIRECTOR DATE

LAND USE AUTHORITY

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY ON NORTH OGDEN CITY THIS _____DAY OF_____ A.D., 2025.

BY: _____ _____
CHAIRMAN DATE

ATTEST: _____ _____
SECRETARY DATE

NORTH OGDEN CITY ATTORNEY

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF NORTH OGDEN CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS____DAY OF_____ A.D., 2025.

BY: _____ _____
ATTORNEY/CITY ADMINISTRATOR DATE

HANSEN & ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
538 North Main Street, Brigham, Utah 84302
Visit us at www.haies.net
Brigham City (435) 723-3491 Ogden (801) 399-4905 Logan (435) 752-8272
Celebrating over 68 Years of Business

24-3-203 24-3-203v19.dwg 02/13/2025 RS

N:\2024\24-3-203 Richard Dalley\Drawings\24-3-203v19.dwg, 2/13/2025 6:15:39 AM, DWG To PDF.pc3