

KOTTER SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
NORTH OGDEN CITY, WEBER COUNTY, UTAH
JULY 2025

BOUNDARY DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ELBERTA DRIVE BEING LOCATED SOUTH 00°31'02" WEST 304.04 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND NORTH 90°00'00" WEST 919.44 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 29; RUNNING THENCE SOUTH 09°22'02" WEST 542.00 FEET; THENCE NORTH 82°31'24" WEST 196.34 FEET; THENCE NORTH 85°52'19" WEST 135.91 FEET; THENCE NORTH 17°35'26" EAST 97.71 FEET; THENCE NORTH 84°28'16" WEST 46.78 FEET; THENCE NORTH 07°41'18" EAST 610.81 FEET TO SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SOUTH 60°05'13" EAST 408.13 FEET TO THE POINT OF BEGINNING. CONTAINING 5.209 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS KOTTER SUBDIVISION IN ACCORDANCE WITH SECTION 17-73-504 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 11TH DAY OF AUGUST, 2025.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

KOTTER SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO NORTH OGDEN CITY, WEBER COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, 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 WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY NORTH OGDEN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2026.

DAVID & CHRISTINA KOTTER FAMILY TRUST

TRUSTEE: _____

SIGNED THIS _____ DAY OF _____, 2026.

GERALD L KOTTER & DORIS H KOTTER JOINT & MUTUAL TRUST

TRUSTEE: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 20____, personally appeared before me _____ (SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEE (TITLE) OF DAVID & CHRISTINA KOTTER FAMILY TRUST (CORP/TRUST), and that said document was signed by him/her in behalf of said TRUST by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ (SIGNER) acknowledged to me that said TRUST executed the same.

STAMP

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

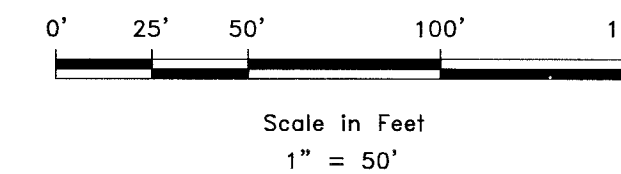
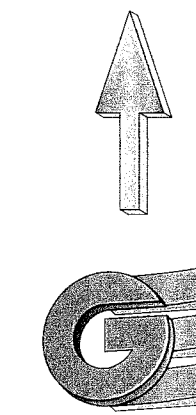
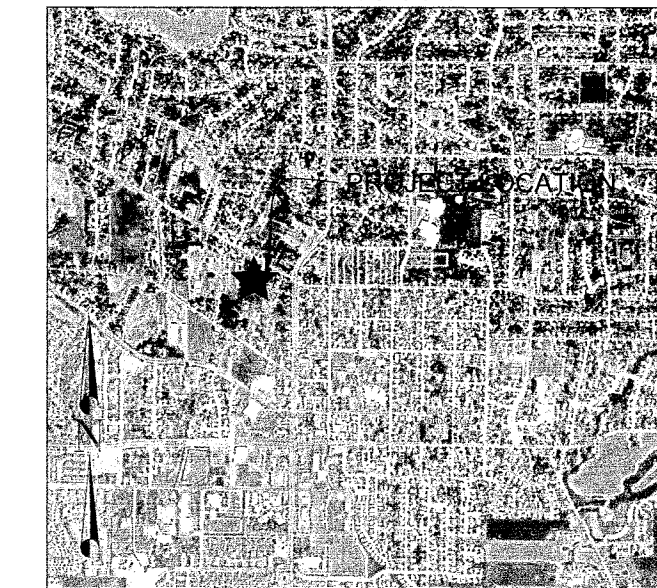
On this _____ day of _____, 20____, personally appeared before me _____ (SIGNER), whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the TRUSTEE (TITLE) OF GERALD L KOTTER & DORIS H KOTTER JOINT & MUTUAL TRUST (CORP/TRUST), and that said document was signed by him/her in behalf of said TRUST by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ (SIGNER) acknowledged to me that said TRUST executed the same.

STAMP

NOTARY PUBLIC

VICINITY MAP

NOT TO SCALE

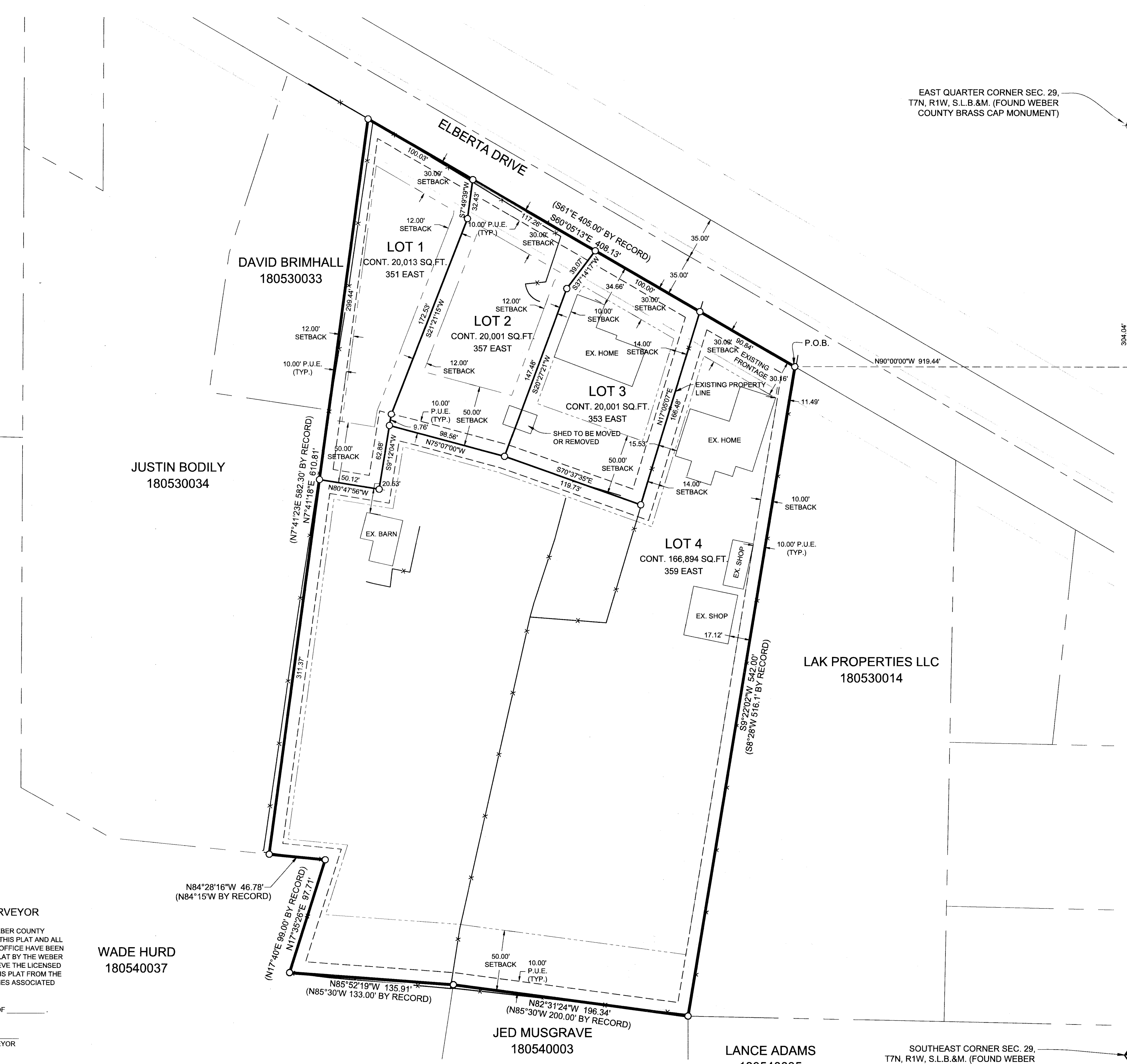
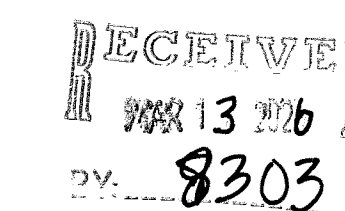


LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- X — EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- ⊙ EXISTING WATER METER
- ⊕ EXISTING WATER MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING STORM MANHOLE
- ⊕ EXISTING CATCH BASIN
- ⊕ EXISTING SEWER MANHOLE

NOTES

- ZONE (RE-20) CURRENT YARD SETBACKS: FRONT 30', SIDE 10' MINIMUM WITH TOTAL OF TWO SIDE YARDS BEING 24', REAR 50'.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0203E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.



WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2026.

WEBER COUNTY SURVEYOR

NORTH OGDEN CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF KOTTER SUBDIVISION AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 2026.

CITY ATTORNEY

NORTH OGDEN CITY ENGINEER AND COMMUNITY DEVELOPMENT

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE COMMUNITY DEVELOPMENT DIRECTOR.

DATE _____, 2026 CITY ENGINEER

DATE _____, 2026 COMMUNITY DEV. DIR.

NORTH OGDEN CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PUBLIC IMPROVEMENTS GUARANTEED WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY OF NORTH OGDEN CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 2026.

LAND USE AUTHORITY CHAIR
LAND USE AUTHORITY SECRETARY

NORTH OGDEN CITY ASSURANCE STATEMENT

ASSURANCE IN THE FORM OF A _____ ISSUED FROM _____ IN THE AMOUNT OF \$ _____ HAS BEEN DEPOSITED WITH THE CITY TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

SIGNED THIS _____ DAY OF _____, 2026.

OWNER

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOUR LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE FRONTAGE OF LOT 4 IS BASED ON THE ORIGINAL WIDTH OF PARCEL 180530015. THE SURVEY WAS ORDERED BY DAVE KOTTER. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING WEBER COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 00°31'02" WEST WEBER COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

EAST QUARTER CORNER SEC. 29, T7N, R1W, S.L.B.&M. (FOUND WEBER COUNTY BRASS CAP MONUMENT)

SOUTHEAST CORNER SEC. 29, T7N, R1W, S.L.B.&M. (FOUND WEBER COUNTY BRASS CAP MONUMENT)

R:\2021 - MISC SURVEYS\252 KOTTER SUBDIVISION\SURVEY\DWG\KOTTER SUBDIVISION.DWG

DEVELOPER: DAVE KOTTER 359 EAST ELBERTA DRIVE NORTH OGDEN, UT 84414 801-725-1929	S1	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____ IN BOOK _____ OF OFFICIAL _____ RECORDS, PAGE _____ RECORDED _____ FOR _____ COUNTY RECORDER _____ BY: _____
GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 1580 W 2100S, WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066		