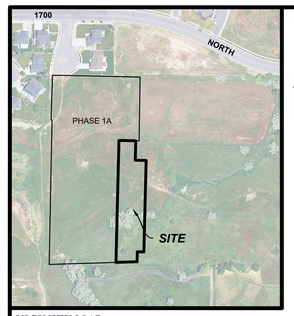


VICINITY MAP
NTS

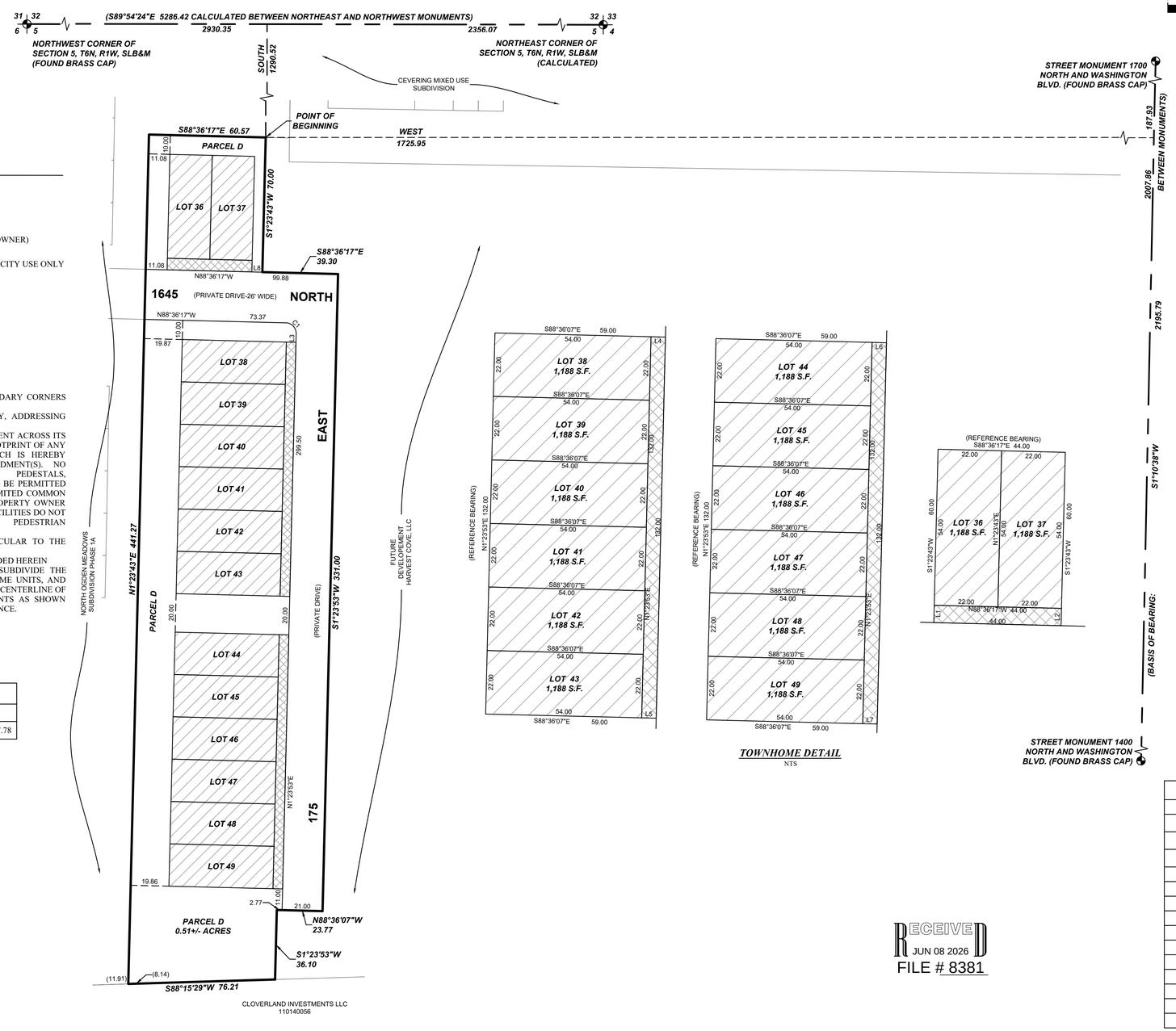
DATE OF PREPARATION
November 13, 2025
REVISED: March 31, 2026
PROJECT #25-012

OWNER INFORMATION
NORTH OGDEN MEADOWS LLC
1950 NORTH 2200 WEST, SUITE 9
SALT LAKE CITY, UT 84116

ENGINEER & SURVEYOR
CIVIL SOLUTIONS GROUP, INC.
MICHAEL TAYLOR, PE
CURTIS BOWN, PLS
498 WEST 100 SOUTH
PROVIDENCE, UTAH 84322
435-213-3762

FINAL PLAT
OF
NORTH OGDEN MEADOWS
PHASE 1B
LOCATED IN THE NE1/4 OF SECTION 5, T6N, R1W, SLB&M
NORTH OGDEN, UTAH

SCALE: 1" = 30'



TOWNHOME DETAIL
NTS

LEGEND

	PRIVATE OWNERSHIP
	LIMITED COMMON AREA
	COMMON AREA (RETAINED BY OWNER)
	DASH LINE DISTANCES ARE FOR CITY USE ONLY
BEARING/DISTANCE	BOUNDARY LINE DIMENSION
BEARING/DISTANCE	INTERIOR LINE DIMENSION
(BEARING/DISTANCE)	EASEMENT LINE DIMENSION

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL MAJOR EXTERIOR BOUNDARY CORNERS AND ANGLE POINTS.
2. THE PRIVATE DRIVES ARE SHOWN FOR CONVENIENCE ONLY, ADDRESSING PURPOSES, AND ARE NOT FOR DIVISION OF PROPERTY.
3. PARCELS D IS SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT ACROSS ITS ENTIRETY WITH THE EXCEPTION OF THE AREA WITHIN THE FOOTPRINT OF ANY FUTURE BUILDINGS CONSTRUCTED ON SAID PARCEL, WHICH IS HEREBY CREATED AND IS SUBJECT TO FUTURE PLAT AMENDMENT(S). NO ABOVE-GROUND UTILITY STRUCTURES, CABINETS, PEDESTALS, TRANSFORMERS, VAULTS, OR OTHER APPURTENANCES SHALL BE PERMITTED WITHIN DRIVEWAYS, ACCESS AISLES, PARKING AREAS, OR LIMITED COMMON AREAS, EXCEPT WHERE SPECIFICALLY APPROVED BY THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION, AND THEN ONLY IF SUCH FACILITIES DO NOT MATERIALLY INTERFERE WITH VEHICULAR ACCESS, PEDESTRIAN CIRCULATION, OR REQUIRED PARKING.
4. ALL BUILDING WALLS ARE PARALLEL WITH, OR PERPENDICULAR TO THE REFERENCE BEARING SHOWN HERON.
5. THERE ARE ADDITIONAL NON-DIRECTIONAL DISTANCED PROVIDED HEREIN
6. ***SURVEY NARRATIVE:*** THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTIES SHOWN AND DESCRIBED HEREON INTO TOWNHOME UNITS, AND COMMON AREAS. THE BASIS OF BEARING FOR THIS PLAT IS THE CENTERLINE OF WASHINGTON BOULEVARD BETWEEN TWO FOUND MONUMENTS AS SHOWN HEREON, WHICH BEARS S01°10'38"W. FOR THE CITY'S CONVENIENCE.

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	5.50	90°00'09"	8.64	N43°36'12"W 7.78

LINE TABLE

LINE #	BEARING	DISTANCE
L1	S1°23'43"W	6.00
L2	N1°23'43"E	6.00
L3	S1°23'53"W	4.50
L4	S88°36'07"E	5.00
L5	N88°36'07"W	5.00
L6	S88°36'07"E	5.00
L7	N88°36'07"W	5.00

ADDRESS TABLE

LOT #	ADDRESS
36	1645 N 170 E
37	1645 N 170 E
38	1639 N 175 E
39	1639 N 175 E
40	1639 N 175 E
41	1639 N 175 E
42	1639 N 175 E
43	1639 N 175 E
44	1629 N 175 E
45	1629 N 175 E
46	1629 N 175 E
47	1629 N 175 E
48	1629 N 175 E
49	1629 N 175 E

RECEIVED
JUN 08 2026
FILE # 8381

SURVEYOR'S CERTIFICATE

I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12606452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-73-504 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

PROFESSIONAL LAND SURVEYOR No.12606452-2201 CURTIS BOWN STATE OF UTAH

CURTIS BOWN DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

BOUNDARY DESCRIPTION

A portion of land that located in the North 1/2 of Section 5, Township 6 North, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the boundary of ORCHARD BEND AT NORTH OGDEN, Phase 1A, according to the Official Plat thereof on file in the office of the Weber County Recorder, located S89°54'24"E along the north line of Section 5, 2930.35 feet and South 1290.52 feet from the Northwest Corner of Section 5, T6N, R1W, SLB&M, said point also being located S1°10'38"W along a monument line 187.93 feet from the street monument located at the intersection of 1700 North and Washington Blvd. and West 1725.95 feet; (Basis of Bearing S1°10'38"W between the two street monuments at the intersection of 1700 North and Washington Blvd, and at the intersection of 1400 North and Washington Blvd); thence S1°23'43"W 70.00 feet; thence S88°36'17"E 39.30 feet; thence S1°23'53"W 331.00 feet; thence N88°36'07"W 23.77 feet; thence S1°23'53"W 36.10 feet to an existing fence line; thence S88°15'29"W 76.21 feet to the boundary of ORCHARD BEND AT NORTH OGDEN, Phase 1A; thence along said subdivision the following 2 (two) bearings and distances: (1) thence N1°23'43"E 441.27 feet; (2) thence S88°36'17"E 60.57 feet to the point of beginning.

Contains: 0.92 +/- acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOW AS:

NORTH OGDEN MEADOWS
PHASE 1B

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL STREETS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY AND DEDICATE COMMON AREA PARCELS D, AND OTHER COMMON AREAS TO THE NORTH OGDEN MEADOWS HOME OWNER'S ASSOCIATION.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20____.

_____(SIGNATURE)
NORTH OGDEN MEADOWS, LLC

BY: WESTATES DEVELOPMENT MANAGEMENT
ITS: MANAGER

BY: TRAVIS S. TAYLOR
ITS: AUTHORIZED SIGNER

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME TRAVIS S. TAYLOR, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORE/AFFIRMED, DID SAY THAT HE/SHE IS THE AUTHORIZED SIGNER OF NORTH OGDEN MEADOWS, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC (SIGNATURE)

RESIDING IN _____ COUNTY

MY COMMISSION No. _____ _____
PRINTED FULL NAME OF NOTARY

NORTH OGDEN CITY APPROVALS

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

BY:_____
CITY ENGINEER DATE

BY:_____
PLANNING DIRECTOR DATE

FINAL PLAT
OF
NORTH OGDEN MEADOWS
PHASE 1B
LOCATED IN THE NE1/4 OF SECTION 5, T6N, R1W, SLB&M
NORTH OGDEN, UTAH

RECORDED # _____
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF:
_____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

$_____ _____
FEE WEBER COUNTY RECORDER

WEBER COUNTY SURVEYOR APPROVAL

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 RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS_____DAY OF_____, 20_____.

_____
WEBER COUNTY SURVEYOR

NORTH OGDEN ATTORNEY APPROVAL

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_____, 20_____.

BY:_____
CITY ATTORNEY

LAND USE AUTHORITY APPROVAL

I CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL EASEMENTS WRE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY OF NORTH OGDEN CITY THIS_____DAY OF_____, 20_____.

BY:_____
LAND USE AUTHORITY CHAIR DATE

ATTEST:_____
SECRETARY DATE

civilsolutionsgroup inc.
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net