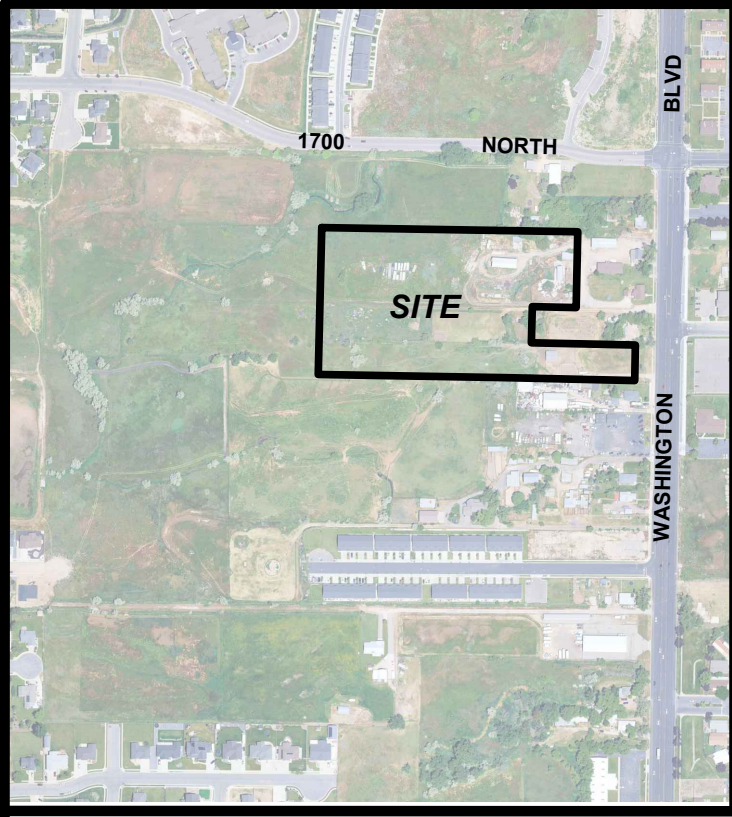




VICINITY MAP
NTS

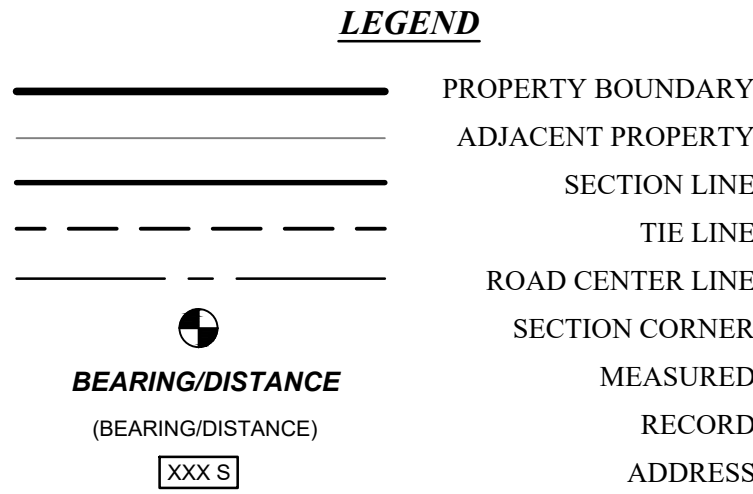
OWNER INFORMATION
ORCHARD BEND TOWNHOMES, LLC
1950 NORTH 2200 WEST, SUITE 9
SALT LAKE CITY, UT 84116

DATE OF PREPARATION
November 13, 2025
REVISED: May 28, 2026
PROJECT #25-012

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

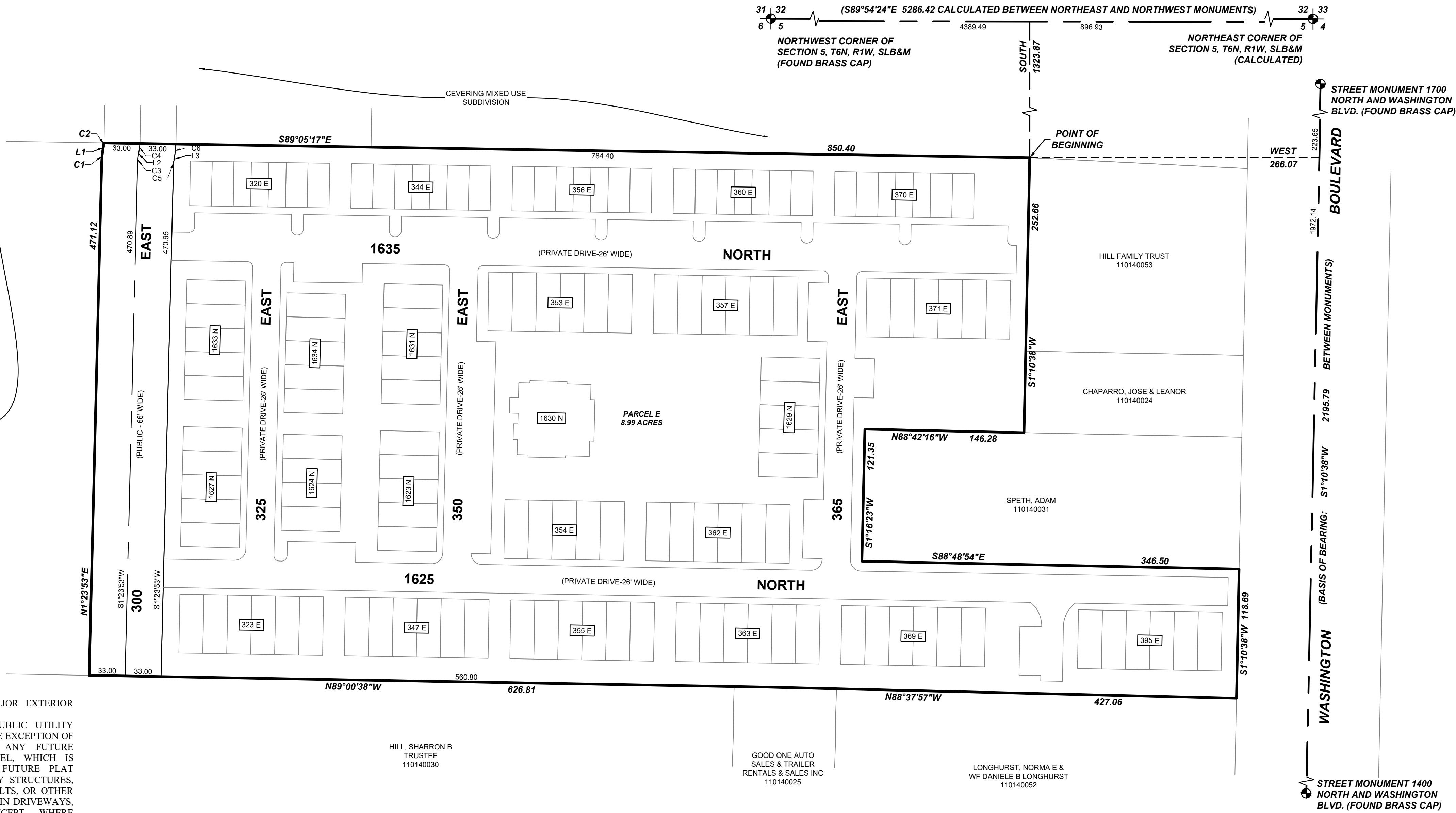
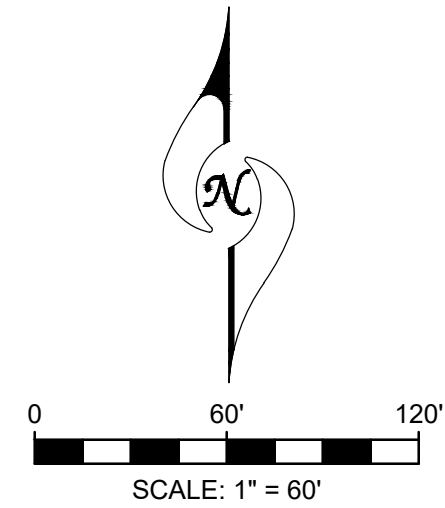
- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL MAJOR EXTERIOR BOUNDARY CORNERS AND ANGLE POINTS.
 - PARCEL E IS SUBJECT TO A BLANKET PUBLIC UTILITY EASEMENT ACROSS THEIR ENTIRETY WITH THE EXCEPTION OF THE AREA WITHIN THE FOOTPRINT OF ANY FUTURE BUILDINGS CONSTRUCTED ON SAID PARCEL, WHICH IS HEREBY CREATED 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, 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.
 - THE BUILDING OUTLINES AND PRIVATE DRIVE ARE SHOWN FOR CONVENIENCE ONLY, ADDRESSING PURPOSES, AND ARE NOT FOR DIVISION OF PROPERTY.
 - SURVEY NARRATIVE:** THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTIES SHOWN AND DESCRIBED HEREON INTO PUBLIC ROADS, PRIVATE ROADS, PARCELS AND COMMON AREAS. THE TOWN HOMES SHOWN HEREON ARE FOR REFERENCE ONLY AND NOT THE DIVISION OF PROPERTY. 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.

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



FINAL PLAT
OF
**ORCHARD BEND
SUBDIVISION**

LOCATED IN THE NE1/4 OF SECTION 5, T6N, R1W, SLB&M
OGDEN, UTAH



RECEIVED
JUN 08 2026
FILE # 8382

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N9°25'16"E	4.25
L2	S9°25'16"W	4.25
L3	S9°25'16"W	4.25

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	83.00	8°01'23"	11.62	N5°24'35"E 11.61
C2	17.00	7°34'37"	2.25	N5°37'58"E 2.25
C3	50.00	8°01'23"	7.00	S5°24'35"W 7.00
C4	50.00	8°11'32"	7.15	S5°19'30"W 7.14
C5	17.00	8°01'23"	2.38	S5°24'35"W 2.38
C6	83.00	8°19'06"	12.05	S5°15'43"W 12.04

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 STATUTES 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

DATE

NORTH OGDEN CITY APPROVALS

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

BY:
CITY ENGINEER

DATE

BY:
PLANNING DIRECTOR

DATE

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.

CURTIS BOWN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12606452-2201

DATE

BOUNDARY DESCRIPTION

A portion of land that located in the Northeast 1/4 of Section 5, Township 6 North, Range 1 West, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the south line of CEVERING MIXED USE SUBDIVISION, 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, 4389.49 feet and South 1323.87 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 223.65 feet from the street monument located at the intersection of 1700 North and Washington Blvd. and West 266.07 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°10'38"W 252.66 feet to a fence line; thence along existing fence lines the following 6 (six) bearings and distances: (1) thence N88°42'16"W 146.28 feet; (2) thence S1°16'23"W 121.35 feet; (3) thence S88°48'54"E 346.50 feet; (4) thence S1°10'38"W along the west Right-of-Way line of Washington Blvd. 118.69 feet; (5) thence N88°37'57"W 427.06 feet; (6) thence N89°00'38"W 626.81 feet; thence N1°23'53"E 471.12 feet; thence northeasterly 11.62 feet along the arc of a 83.00 foot radius curve to the right through a central angle 8°01'23" (chord bears: N5°24'35"E 11.61 feet); thence N9°25'16"E 4.25 feet; thence northeasterly 2.25 feet along the arc of a 17.00 foot radius curve to the left through a central angle 7°34'37" (chord bears: N5°37'58"E 2.25 feet) to the south line of said CEVERING MIXED USE SUBDIVISION; thence S89°05'17"E along said line 850.40 feet to the point of beginning.

Contains: 9.73 +/- 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:

**ORCHARD BEND
SUBDIVISION**

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.

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

(SIGNATURE)

ORCHARD BEND TOWNHOMES, 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 IS THE AUTHORIZED SIGNER OF ORCHARD BEND TOWNHOMES, LLC, AND THAT SAID DOCUMENT WAS SIGNED BY HIM 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

LAND USE AUTHORITY APPROVAL

I 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 OF NORTH OGDEN CITY THIS ____ DAY OF ____, 20__.

BY: _____ DATE
LAND USE AUTHORITY CHAIR

ATTEST: _____ DATE
SECRETARY

FINAL PLAT
OF
**ORCHARD BEND
SUBDIVISION**

LOCATED IN THE NE1/4 OF SECTION 5, T6N, R1W, SLB&M
OGDEN, UTAH

RECORDED #

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

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

\$ _____
FEE _____ WEBER COUNTY RECORDER