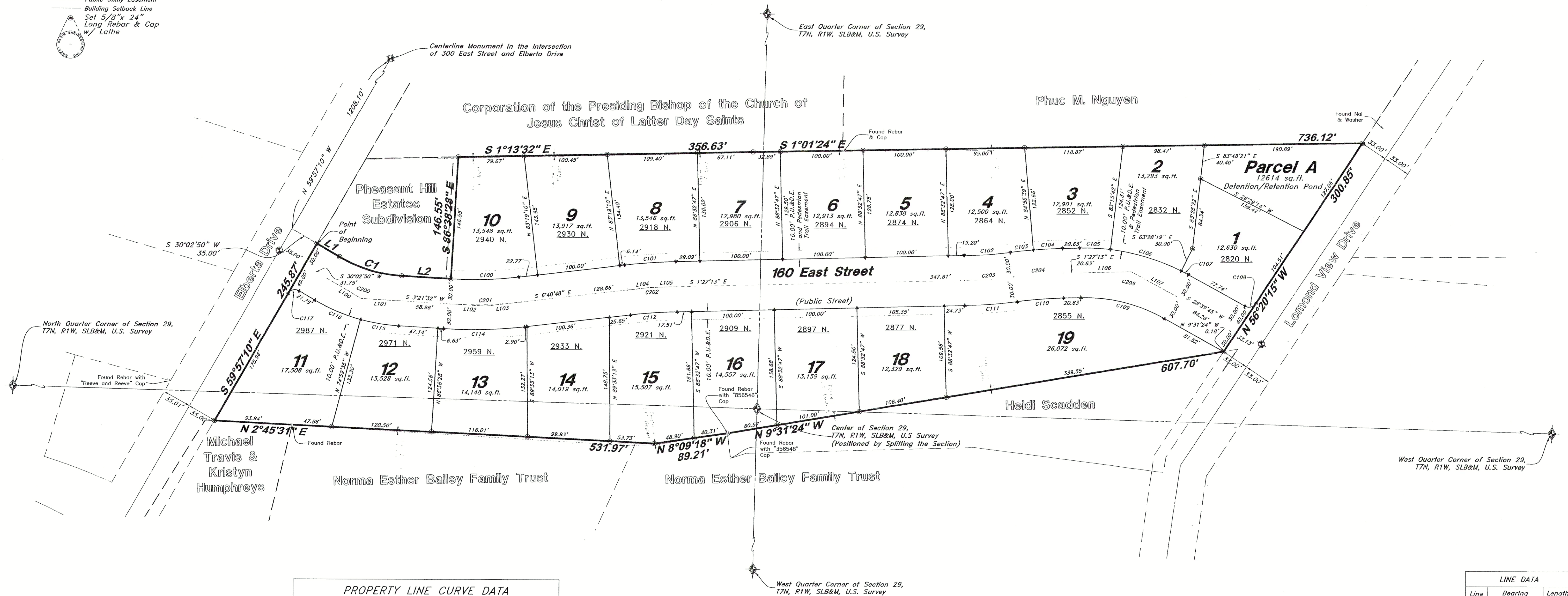
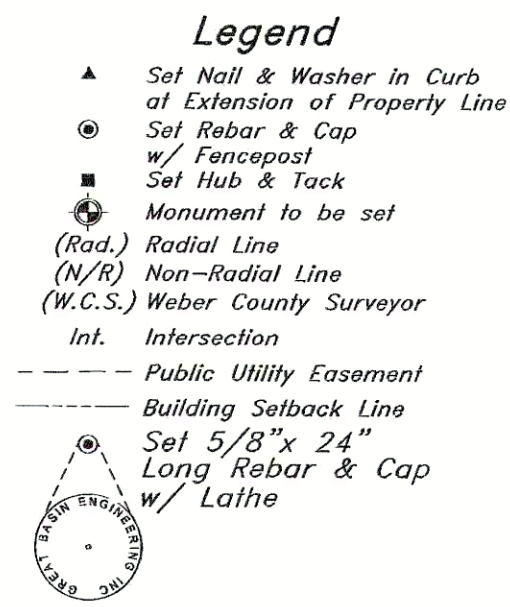
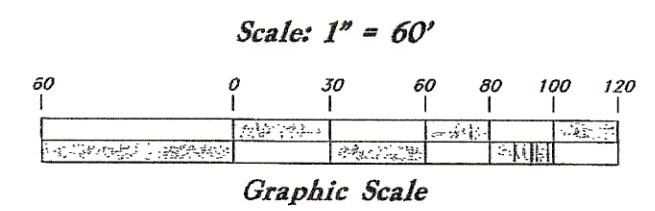
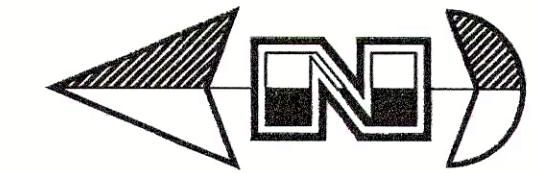


Pheasant Landing

A part of Section 29, T6N, R1W, SLB&M, U.S. Survey
North Ogden City, Weber County, Utah
July 2020



PROPERTY LINE CURVE DATA

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C100	10°02'21"	470.95'	82.52'	N 1°39'39" W	82.41'
C101	5°13'37"	680.00'	62.03'	N 4°04'02" W	62.01'
C102	7°46'59"	413.73'	56.20'	N 3°58'10" W	56.16'
C103	2°47'18"	565.99'	27.54'	N 6°28'00" W	27.54'
C104	3°37'08"	565.99'	35.75'	N 3°15'42" W	35.74'
C105	8°11'31"	260.00'	37.17'	N 2°38'33" E	37.14'
C106	19°47'23"	260.00'	89.80'	N 16°38'00" E	89.36'
C107	2°08'04"	260.00'	9.69'	N 27°35'43" E	9.68'
C108	84°59'58"	10.00'	14.84'	N 13°50'16" W	13.51'
C109	30°06'58"	200.00'	105.13'	S 13°36'16" W	103.92'
C110	6°24'26"	505.99'	56.58'	S 4°39'26" E	56.55'
C111	7°41'35"	473.73'	63.61'	S 4°00'52" E	63.56'
C112	6°10'23"	525.03'	56.57'	S 4°04'02" E	56.54'
C114	10°35'58"	530.94'	98.22'	S 1°23'44" E	98.08'
C115	11°38'53"	230.00'	46.76'	S 9°10'58" W	46.68'
C116	15°02'25"	230.00'	60.37'	S 22°31'37" W	60.20'
C117	89°30'07"	10.00'	15.62'	S 14°42'13" E	14.08'

CENTERLINE CURVE DATA

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C200	26°41'18"	200.00'	93.16'	S 16°42'11" W	92.32'
C201	10°02'22"	500.94'	87.77'	S 1°39'39" E	87.66'
C202	6°09'37"	555.03'	59.67'	S 4°04'25" E	59.65'
C203	7°44'08"	443.73'	59.91'	S 3°59'35" E	59.86'
C204	6°24'26"	535.99'	59.94'	S 4°39'26" E	59.91'
C205	30°06'58"	230.00'	120.89'	S 13°36'16" W	119.51'

LINE DATA

Line	Bearing	Length
L1	S 30°02'50" W	31.75
L2	S 3°21'32" W	53.77

PROPERTY LINE CURVE DATA

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	26°41'16"	170.00'	79.18'	S 16°42'11" W	78.47'

LINE DATA

Line	Bearing	Length
L100	S 30°02'50" W	47.44
L101	S 3°21'32" W	47.44
L102	S 3°21'32" W	44.00
L103	S 6°40'48" E	44.00
L104	S 6°40'48" E	29.93
L105	S 1°27'13" E	29.78
L106	S 1°27'13" E	61.88
L107	S 28°39'45" W	61.88

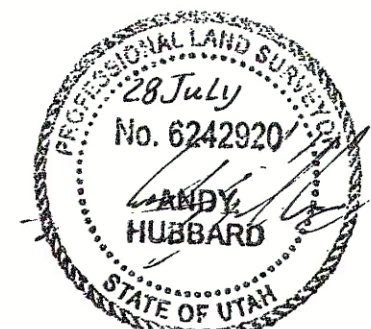
NOTES

- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
- Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the "Public Utility Easements," as identified on this plat as may be necessary or desirable in providing utility services within and without the lots identified herein. This may include the right of access to such facilities.
- At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without the prior written approval of the utilities with facilities in the P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. at the lot owner's expense without his written approval.
- A Geotechnical Report prepared by CMT Engineering Laboratories, dated December 10, 2019 (CMT Project #13929) has been prepared on this property and it has been Provided to North Ogden City.



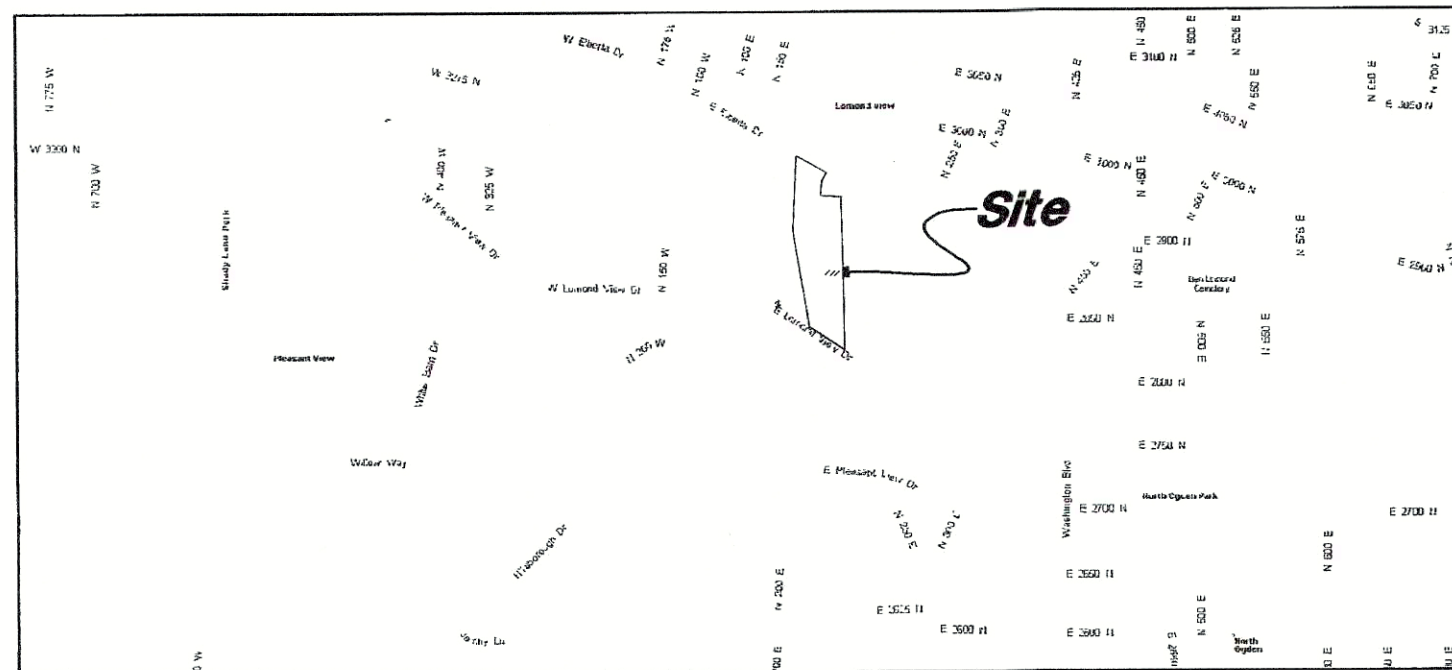
ENGINEER:
Great Basin Engineering Inc
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
John W. Hansen & Associates
c/o John Hansen
5730 South 1475 East
Ogden, UT 84405
(801) 479-1500



Sheet 2 of 2

WEBER COUNTY RECORDER
ENTRY NO. 306278
FILED FOR RECORD AND
RECORDED 11-AUG-2020 AT 11:34
IN BOOK 58 OF OFFICIAL
RECORDS, PAGE 33
FOR PHEASANT LANDING LLC
LENN H. KILTS
WEBER COUNTY RECORDER
BY: [Signature]
DEPUTY



VICINITY MAP
Not to Scale

Pheasant Landing

A part of Section 29, T6N, R1W, SLB&M, U.S. Survey
North Ogden City, Weber County, Utah
July 2020

NARRATIVE

This Subdivision Plat was requested by Mr. John Hansen for the purpose of Subdividing this property into nineteen (19) Residential Lots and two (2) Open Space Parcel.

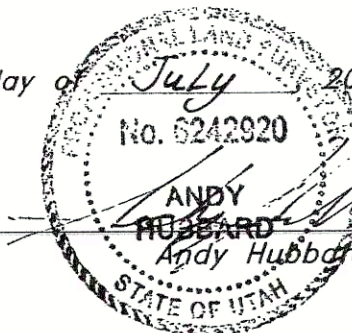
Property Corners were Monumented as depicted on this Subdivision Plat.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described herein in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of Pheasant Landing in North Ogden City, Weber County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this 28th day of July, 2020.

6242920
License No.



OWNER'S DEDICATION

We, 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 Pheasant Landing, and hereby dedicate, grant, and convey to North Ogden City, Weber County, Utah all those portions of said tract of land designated as Streets, the same to be used as public thoroughfares forever, and also hereby dedicate and grant to North Ogden City those parts of portions of said tract designated as public utility, drainage, Easements and/or Pedestrian Trail Easements to be used the same to be used for the installation, maintenance and operation of public utility service lines, drainage and/or a concrete trail for pedestrian access, as may be authorized by North Ogden City.

We also dedicate, grant and convey all those parts or portions of said tract designated as Parcel A for a Storm Water Detention/Retention Basin, the same to be used for installation, maintenance and operation of Drainage pipes, boxes, control structures and a detention/retention basin, as may be authorized by North Ogden City.

Signed this 28th day of July, 2020.

Pheasant Landing LLC

John W. Hansen
John W. Hansen - Manager

BOUNDARY DESCRIPTION

A part of Section 29, Township 6 North, Range 1 West, Salt Lake Base and Meridian Beginning at the Northwest corner of Pheasant Hill Estates Subdivision (Weber County Recorder Entry #1326365 in Book 39, Page 34) said point being 1208.10 feet North 59°57'10" West along the Centerline of Elberta Drive (Re-alignment and Vacating Plat A Portion of Elberta Drive (Weber County Recorder Entry #856013 in Book 24, Page 36) and and 35.00 feet South 30°02'50" West from the Centerline Monument at the Intersection of 300 East Street and Elberta Drive; and running thence three (3) courses along the Western boundary of said Subdivision as follows: (1) South 30°02'50" West 31.75 feet to a point of curvature; (2) Southerly along the arc of a 170.00 foot radius curve to the left a distance of 79.18 feet (Central Angle equals 26°41'18" and Long Chord bears South 16°42'11" West 78.47 feet); and (3) South 03°21'31" West 58.96 feet and along said line Extended; thence South 86°38'28" East 146.55 feet to the West Boundary line of Spring Hill Subdivision Phase 1 (Weber County Recorder Entry #1333539 in Book 39, Page 051); thence two courses along said West Boundary and the West Boundary line of Spring Hill Subdivision Phase 2 (Weber County Recorder Entry #1333540 in Book 39, Page 52) as follows: (1) South 01°13'32" East 356.63 feet; and (2) South 01°01'24" East 736.12 feet to the North right of way line of Lomond View Drive; thence North 56°20'15" West 300.85 feet along said North right of way line to an existing fenceline described as the Property Line per Record of Survey of Tax Parcel 17-050-0037 (Weber County Surveyor Filing #5159); thence North 09°31'24" West 607.70 feet along said fenceline; thence North 08°09'18" West 89.21 feet to an existing fenceline described as Property Line per Record of Survey Plat for Michael T Humphries (Weber County Surveyor Filing #3240); thence North 02°45'31" East 531.97 feet along said fenceline to the South right of way line of Elberta Drive; thence South 59°57'10" East 245.87 feet along said South right of way line to the POINT OF BEGINNING.

Contains 353,750 Sq. Ft. or 8.121 Acres

ACKNOWLEDGMENT

State of Utah
County of WEBER ss

The foregoing instrument was acknowledged before me this 28 day of July, 2020 by John W. Hansen - Manager.

Residing At: Larson, Utah
Commission Number: 699268
Commission Expires: 3-28-22
A Notary Public commissioned in Utah
Michael L. Hendey
Print Name

NOTES

- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
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- At no time may any permanent structures be placed within the P.U.E or any other obstruction which interferes with the use of the P.U.E without the prior written approval of the utilities with facilities in the P.U.E. The utility may require the lot owner to remove all structures within the P.U.E at the lot owner's expense without his written approval.
- A Geotechnical Report prepared by CMT Engineering Laboratories, dated December 10, 2019 (CMT Project #13929) has been prepared on this property and it has been Provided to North Ogden City.

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 of North Ogden City this 4th day of August, 2020.

by: John W. Hansen
Chairman

Attest: John W. Hansen
Secretary

NORTH OGDEN CITY APPROVALS

This plat was approved by the City Engineer and the Community Development Director.

John W. Hansen 8/3/2020
City Engineer Date

John W. Hansen 8/4/2020
Planning Director Date

NORTH OGDEN CITY ATTORNEY

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 4th day of August, 2020.

John W. Hansen
City Attorney

ENGINEER:
Great Basin Engineering Inc.
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
John W. Hansen & Associates
c/o John Hansen
5730 South 1475 East
Ogden, UT 84403
(801) 479-1500



Sheet 1 of 2

WEBER COUNTY RECORDER
ENTRY NO. 2076378 FEE PAID 146
FILED FOR RECORD AND
RECORDED 11-AUG-2020 AT 11:43
IN BOOK 88 OF OFFICIAL
RECORDS, PAGE 32-33 - RECORDED
FOR PHEASANT LANDING LLC
LEAH H. KILTS
WEBER COUNTY RECORDER
BY: SADAV
DEPUTY