

# Tuscan Ridge Townhomes Phase No. 4

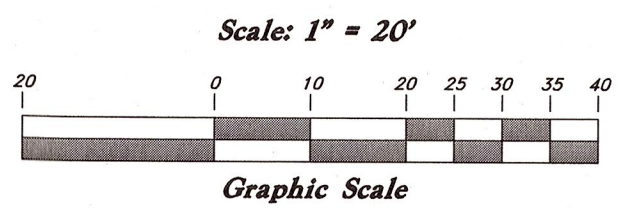
A Planned Residential Unit Development

A part of the Southwest 1/4 of Section 22, T5N, R1W, SLB&M, U.S. Survey

South Ogden City, Weber County, Utah

**NARRATIVE:**  
This Subdivision plat was requested by Mr. John W. Hansen for the purpose of platting eight (8) Residential lots, revising the boundary & adding a 50' wide right-of-way access easement to the Plat.  
Brass Cap Monuments were found at the North quarter corner and the Center of Section 22, T5N, R1W, SLB&M, U.S. Survey. A line bearing South 00°36'34" West between these monuments was used as the basis of bearings.

**NOTE:**  
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 (PUE) identified on this plat map as may be necessary or desirable in providing utility services within and without the units and lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. At no time may any permanent structures be placed within the PUE, or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.

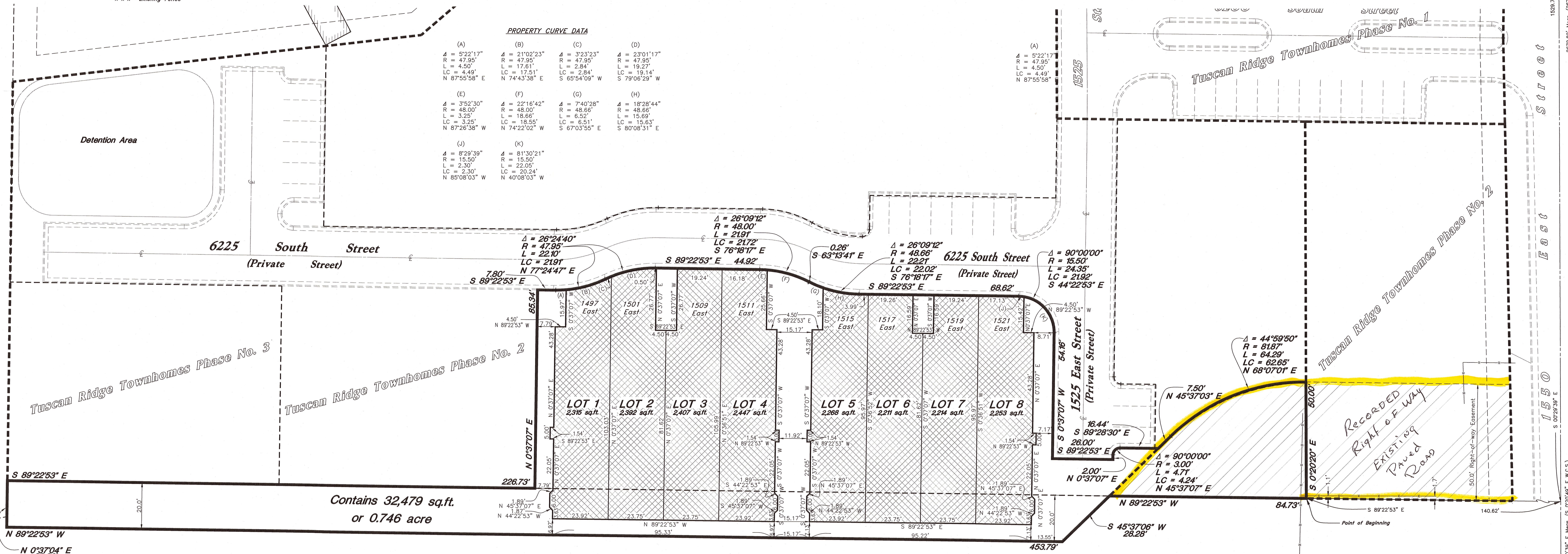


## Legend

- W.C.S. Weber County Surveyor
- Private Ownership
- Common Area
- Existing Fence

### PROPERTY CURVE DATA

(A)	(B)	(C)	(D)
$\Delta = 5'22'17"$ R = 47.95' L = 4.50' LC = 4.49' N 87°55'58" E	$\Delta = 21'02'23"$ R = 47.95' L = 17.61' LC = 17.51' N 74°43'38" E	$\Delta = 3'23'23"$ R = 47.95' L = 2.84' LC = 2.84' S 65°54'09" W	$\Delta = 23'01'17"$ R = 47.95' L = 19.27' LC = 19.14' S 79°08'29" W
$\Delta = 3'52'30"$ R = 48.00' L = 3.25' LC = 3.25' N 87°26'38" W	$\Delta = 22'16'42"$ R = 48.00' L = 18.66' LC = 18.55' N 74°22'02" W	$\Delta = 7'40'28"$ R = 48.66' L = 6.52' LC = 6.51' S 67°03'55" E	$\Delta = 18'28'44"$ R = 48.66' L = 15.69' LC = 15.63' S 80°08'31" E
$\Delta = 8'29'39"$ R = 15.50' L = 2.30' LC = 2.30' N 85°08'03" W	$\Delta = 81'30'21"$ R = 15.50' L = 20.24' LC = 20.24' N 40°08'03" W		



Contains 32,479 sq.ft.  
or 0.746 acre

Granite Construction Company

### OWNER'S DEDICATION

Know all men by these presents that we the undersigned owners of the hereon described tract of land do hereby set apart and subdivide the same into lots, units and common areas as shown on this plat and name said tract Tuscan Ridge Townhomes Phase No. 4, and do hereby dedicate and reserve unto themselves, their heirs, grantees and assigns, a right of way to be used in common with all others within said subdivision on, over and across all those portions or parts of said tract of land designated on said plat as Common Area as access to the individual units and lots, to be maintained by a Owners Association consisting of said owners, their grantees, successors or assigns, also grant and convey to the Unit and Lot Owners all those parts or portions of said tract of land designated as Common Areas, and also dedicate, grant and convey to South Ogden City a perpetual right and easement over, upon and under the lands designated on the plat as Common Area, and Easements for Public Utility and Drainage purposes as indicated hereon, the same to be used for the installation, maintenance and operation of public utility service lines and storm drainage facilities, the same to be maintained and managed by the Owners Association, the terms and conditions of said dedications are set forth in the Declaration of Covenants, Conditions and Restrictions recorded concurrently herewith.

**SOUTH OGDEN CITY APPROVAL**  
This is to certify that this plat and dedication of this plat along with the dedication of all streets, easements and Public Improvement Guarantees were duly approved and accepted by the City Council of South Ogden City, Utah this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Attest:  
\_\_\_\_\_  
Mayor

**SOUTH OGDEN CITY ENGINEER**  
I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to City Engineer approval of the foregoing plat and dedication have been complied with.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.  
\_\_\_\_\_  
City Engineer

**SOUTH OGDEN CITY PLANNING COMMISSION**  
Approved by the South Ogden City Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.  
\_\_\_\_\_  
Chair

### SOUTH OGDEN CITY ATTORNEY

I have examined the foregoing plat and description of Tuscan Ridge Townhomes Phase No. 4 and in my opinion it conforms with the City Ordinances applicable thereto and now in force and effect.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.  
\_\_\_\_\_  
City Attorney

### ACKNOWLEDGMENT

State of Utah } ss  
County of \_\_\_\_\_ }  
On the \_\_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me, John W. Hansen who acknowledged to me that he is authorized to, and did in fact execute this Agreement on behalf of Shooter Development, Inc.  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
A Notary Public commissioned in Utah  
Print Name

### BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 22, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.  
Beginning at a point which is 1529.75 feet South 0°29'39" East; 140.62 feet North 89°22'53" West along the South line of Tuscan Ridge Townhomes Phase No. 2 extended from the Center of said Section 22; and running thence North 89°22'53" West 84.73 feet; thence South 45°37'06" West 28.28 feet; thence North 89°22'53" West 453.79 feet; thence North 0°37'04" East 20.00 feet to the South line of Tuscan Ridge Townhomes Phase No. 3; thence South 89°22'53" East 226.73 feet along said South line to the South line of Tuscan Ridge Townhomes Phase No. 2 along the following two (2) courses; North 0°37'07" East 85.34 feet; and South 89°22'53" East 7.80 feet; thence along the arc of a 47.95 foot radius curve to the left a distance of 22.10 feet (Central angle equals 26°24'40" and Long Chord bears North 77°24'47" East 21.91 feet); thence along the arc of a 47.95 foot radius curve to the right a distance of 22.10 feet (Central angle equals 26°24'40" and Long Chord bears North 77°24'47" East 21.91 feet); thence South 89°22'53" East 44.92 feet; thence along the arc of a 48.00 foot radius curve to the right a distance of 21.91 feet (Central angle equals 26°09'12" and Long Chord bears South 76°18'17" East 21.72 feet); thence South 63°13'41" East 0.26 feet; thence along the arc of a 48.66 foot radius curve to the left a distance of 22.21 feet (Central angle equals 26°09'12" and Long Chord bears South 76°18'17" East 22.02 feet); thence South 89°22'53" East 68.62 feet; thence along the arc of a 15.50 foot radius curve to the right a distance of 24.35 feet (Central angle equals 90°00'00" and Long Chord bears South 44°22'53" East 21.92 feet); thence South 0°37'07" West 54.16 feet; thence South 89°22'53" East 26.00 feet; thence North 0°37'07" East 2.00 feet; thence along the arc of a 3.00 foot radius curve to the right a distance of 4.71 feet (Central angle equals 90°00'00" and Long Chord bears North 45°37'07" East 4.24 feet); thence South 89°22'53" East 16.44 feet; thence North 45°37'03" East 7.50 feet; thence along the arc of a 81.87 foot radius curve to the right a distance of 64.29 feet (Central angle equals 44°59'50" and Long Chord bears North 68°07'01" East 62.65 feet) to the West line of Tuscan Ridge Townhomes Phase No. 2; thence South 0°20'20" East 50.00 feet along said West line to the point of beginning.

Contains: 32,479 sq.ft.

North 1/4 corner of Section 22, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument)

Center of Section 22, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument)

South 1/4 corner of Section 22, T5N, R1W, SLB&M, U.S. Survey

WEBER COUNTY RECORDER  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
RECORDED \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ RECORDED FOR \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY