102-70

WASATCH HILLS SUBDIVISION

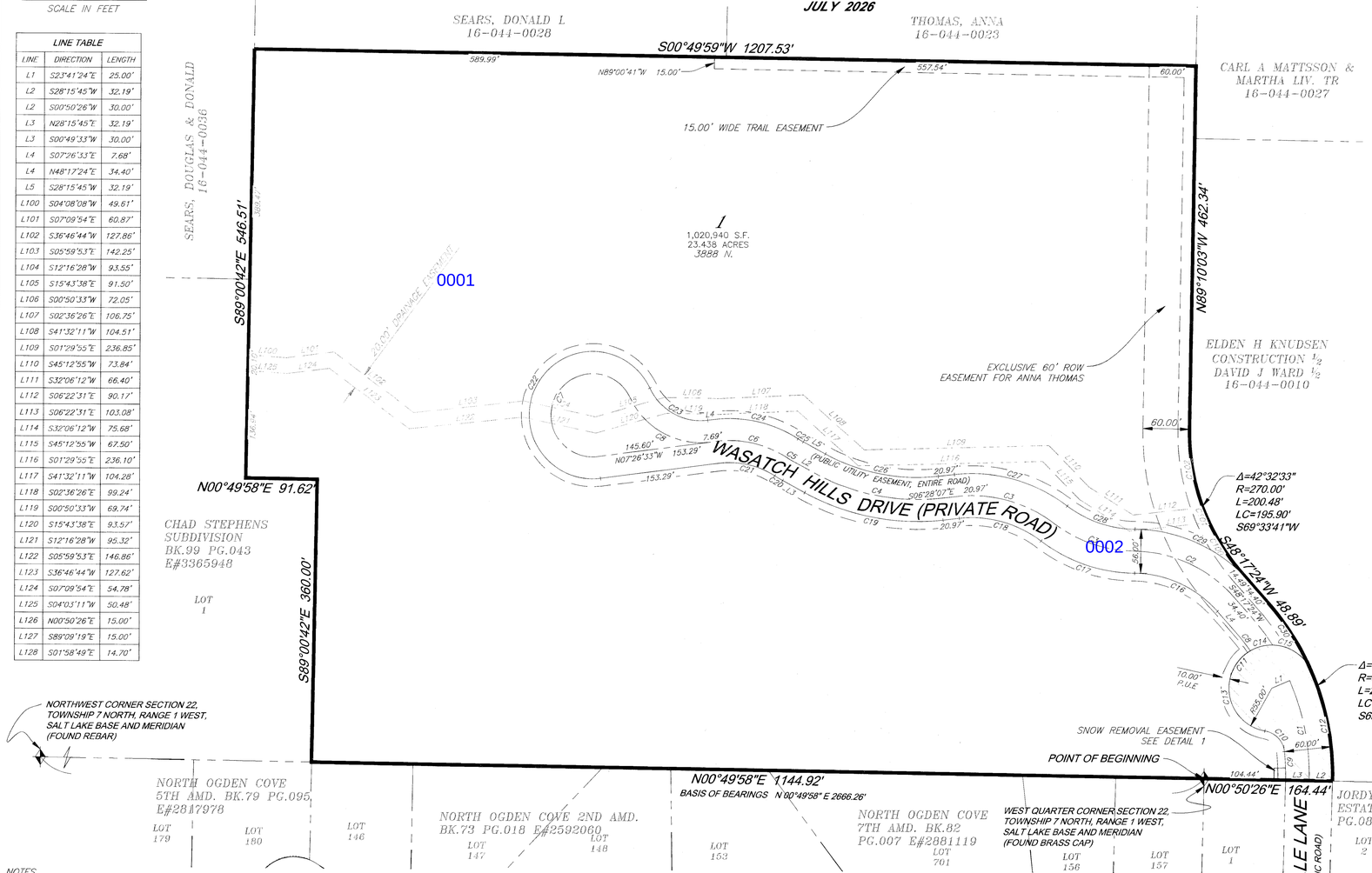
A PART OF THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
NORTH OGDEN CITY, WEBER COUNTY, UTAH
JULY 2026

N

SCALE: 1" = 80'

80 0 40 80
SCALE IN FEET

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S23°41'24"E	25.00'
L2	S28°15'45"W	32.19'
L2	S00°50'26"W	30.00'
L3	N28°15'45"E	32.19'
L3	S00°49'33"W	30.00'
L4	S07°26'33"E	7.68'
L4	N48°17'24"E	34.40'
L5	S28°15'45"W	32.19'
L100	S04°08'08"W	49.61'
L101	S07°09'54"E	60.87'
L102	S36°46'44"W	127.86'
L103	S05°59'53"E	142.25'
L104	S12°16'28"W	93.55'
L105	S15°43'38"E	91.50'
L106	S00°50'33"W	72.05'
L107	S02°36'26"E	106.75'
L108	S41°32'11"W	104.51'
L109	S01°29'55"E	236.85'
L110	S45°12'55"W	73.84'
L111	S32°06'12"W	66.40'
L112	S06°22'31"E	90.17'
L113	S06°22'31"E	103.08'
L114	S32°06'12"W	75.68'
L115	S45°12'55"W	67.50'
L116	S01°29'55"E	236.10'
L117	S41°32'11"W	104.28'
L118	S02°36'26"E	99.24'
L119	S00°50'33"W	69.74'
L120	S15°43'38"E	93.57'
L121	S12°16'28"W	95.32'
L122	S05°59'53"E	146.86'
L123	S36°46'44"W	127.62'
L124	S07°09'54"E	54.78'
L125	S04°03'11"W	50.48'
L126	N00°50'26"E	15.00'
L127	S89°09'19"E	15.00'
L128	S01°58'49"E	14.70'

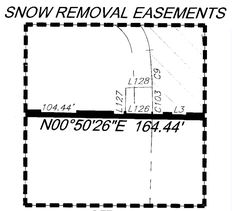


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	299.93'	130.88'	25°00'08"	N78°48'28"E	129.84'
C2	172.00'	143.62'	47°50'26"	S24°22'11"W	139.48'
C3	175.00'	111.22'	36°24'56"	S18°39'26"W	109.36'
C3	175.00'	132.35'	43°20'01"	S15°11'53"W	129.22'
C4	275.00'	166.70'	34°43'52"	S10°53'49"W	164.16'
C5	135.00'	9.80'	4°09'27"	S30°20'29"W	9.79'
C6	135.00'	93.92'	39°51'46"	S12°29'19"W	92.04'
C7	53.00'	233.21'	252°06'36"	N61°23'15"W	85.70'
C8	100.00'	125.86'	72°06'36"	N28°36'45"E	117.71'
C9	274.00'	31.19'	6°31'21"	N51°33'05"E	31.17'
C9	270.00'	36.32'	7°42'28"	S87°30'19"W	36.29'
C10	30.00'	39.09'	74°39'02"	S46°19'34"W	36.38'
C11	55.00'	227.80'	237°18'33"	N52°20'41"W	96.53'
C12	330.00'	143.72'	24°57'13"	N78°47'12"E	142.59'
C13	55.00'	134.89'	140°31'26"	S79°15'46"W	103.54'
C14	55.00'	30.05'	31°18'18"	N14°49'22"W	29.68'
C15	55.00'	62.86'	65°28'49"	N33°34'11"E	59.49'
C16	144.00'	120.24'	47°50'26"	N24°22'11"E	116.77'
C17	203.00'	129.02'	36°24'56"	N18°39'26"E	126.86'
C18	147.00'	111.18'	43°20'01"	N15°11'53"E	108.55'
C19	303.00'	183.67'	34°43'52"	N10°53'49"E	180.87'
C20	163.00'	11.83'	4°09'27"	N30°20'29"E	11.83'
C21	107.00'	74.44'	39°51'46"	N12°29'19"E	72.95'
C22	81.00'	356.41'	252°06'36"	S61°23'15"E	130.97'
C23	72.00'	90.62'	72°06'36"	S28°36'45"W	84.75'
C24	163.00'	113.40'	39°51'46"	S12°29'19"W	111.13'
C25	107.00'	7.76'	4°09'27"	S30°20'29"W	7.76'
C26	247.00'	149.73'	34°43'52"	S10°53'49"W	147.44'
C27	203.00'	153.53'	43°20'01"	S15°11'53"W	149.90'
C28	147.00'	93.43'	36°24'56"	S18°39'26"W	91.86'
C29	200.00'	167.00'	47°50'26"	S24°22'11"W	162.19'
C30	330.00'	103.79'	18°01'11"	N57°18'00"E	103.36'
C100	270.00'	78.18'	16°35'28"	N56°35'08"E	77.91'
C101	270.00'	20.87'	4°25'41"	N67°05'43"E	20.86'
C102	270.00'	101.41'	21°31'08"	N80°04'08"E	100.81'
C103	270.00'	15.73'	3°20'16"	S89°41'19"W	15.73'

LEGEND

- BOUNDARY
- LOT LINES
- EXISTING PARCEL LINES
- SECTION LINES
- EASEMENT LINES
- 20' DRAINAGE EASEMENT
- PUBLIC ROAD DEDICATION

SNOW REMOVAL EASEMENTS



DETAIL 1

N

SCALE: 1" = 40'

40 0 20 40
SCALE IN FEET

NOTES

1. 10' PUBLIC UTILITY AND DRAINAGE EASEMENTS ALONG PROPERTY LINES ARE DENOTED BY DASHED LINES. (UNLESS OTHERWISE NOTED)
2. 5/8" REBAR & CAPS TO BE SET AT BACK OF LOT CORNERS. O-MARK NAILS TO BE SET IN CURB AT LOT LINE EXTENSION.
3. THIS SUBDIVISION IS BEING APPROVED AND DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH OGDEN CITY (HP) HILLSIDE PROTECTION ZONE. THE HP ZONE REQUIRES COMPLETION OF "HAZARDS STUDIES." COPIES OF THESE HAZARD STUDIES ARE ON FILE AT THE NORTH OGDEN CITY OFFICE FOR REVIEW BY INTERESTED PARTIES.
4. IN ACCORDANCE WITH THE TEST RESULTS PERFORMED BY NORTH VIEW FIRE DISTRICT, HOMES WITH A FIRE-FLOW CALCULATION AREA GREATER THAN 6,200 SQ. FT. WILL BE REQUIRED TO INSTALL AN INTERIOR FIRE SPRINKLER SYSTEM.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL OFF-SITE AND ON-SITE CULINARY WATER AND SECONDARY WATER SYSTEMS ARE FUNCTIONAL AND APPROVED BY NORTH OGDEN CITY.
6. ALL STRUCTURES WITHIN THIS SUBDIVISION ARE LOCATED WITHIN A DESIGNATED WILDLAND-URBAN INTERFACE AREA AND SHALL COMPLY WITH THE UTAH WILDLAND URBAN INTERFACE CODE AS ADOPTED BY NORTH OGDEN CITY.
7. ALL PRIVATE STORM DRAIN, DETENTION, OUTLET CONTROL, ROADSIDE SWALE, DRAINAGE CHANNEL, SEWER, CULINARY WATER AND STORMWATER QUALITY FACILITIES LOCATED OUTSIDE OF ACCEPTED PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER, HOA, OR OTHER APPROVED PRIVATE MAINTENANCE ENTITY. NORTH OGDEN CITY SHALL HAVE NO MAINTENANCE RESPONSIBILITY UNLESS THE IMPROVEMENT IS SPECIFICALLY ACCEPTED BY THE CITY IN WRITING. THE OWNER/HOA SHALL MAINTAIN ACCESS FOR INSPECTION AND MAINTENANCE AND SHALL KEEP ALL FACILITIES FUNCTIONAL IN PERPETUITY.
8. PUBLIC UTILITY COMPANIES, INCLUDING BUT NOT LIMITED TO ELECTRIC POWER, NATURAL GAS, AND COMMUNICATIONS PROVIDERS, ARE GRANTED A NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER WASATCH HILLS DRIVE (PRIVATE ROAD) FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE UTILITY FACILITIES.
9. NORTH OGDEN CITY, WEBER COUNTY, AND THE NORTH VIEW FIRE DISTRICT, AND THEIR RESPECTIVE POLICE, FIRE, AND EMERGENCY MEDICAL PERSONNEL AND VEHICLES, ARE GRANTED A PERPETUAL NON-EXCLUSIVE EASEMENT FOR EMERGENCY ACCESS OVER, UPON AND ACROSS WASATCH HILLS DRIVE (PRIVATE ROAD), NOTWITHSTANDING ITS PRIVATE OWNERSHIP AND MAINTENANCE BY THE HOMEOWNERS ASSOCIATION.

SURVEYORS CERTIFICATE

I, THOMAS R. FREED III, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22 AND HOLDING LICENSE NUMBER 14289949, DO HEREBY CERTIFY THAT A SURVEY OF THIS PLAT OF WASATCH HILLS SUBDIVISION IN NORTH OGDEN CITY, WEBER COUNTY, UTAH HAS BEEN MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 17-73-504 AND 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 THE RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND OF A SURVEY MADE ON THE GROUND.

THOMAS R. FREED III — 07/20/2026 DATE

PROFESSIONAL LAND SURVEYOR NO.14289949 THOMAS RICHARD FREED III STATE OF UTAH

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 22 AND RUNNING THENCE NORTH 00°49'58" EAST 1144.92 FEET TO THE SOUTHWEST CORNER OF CHAD STEPHENS SUBDIVISION, ON FILE AT THE OFFICE OF THE WEBER COUNTY RECORDER'S OFFICE IN BOOK 99 AT PAGE 43; THENCE SOUTH 89°00'42" EAST 360.00 FEET; THENCE NORTH 00°49'58" EAST 91.62 FEET; THENCE SOUTH 89°00'42" EAST 546.51 FEET; THENCE SOUTH 00°49'59" WEST 1207.53 FEET; THENCE NORTH 89°10'03" WEST 462.34 FEET; THENCE SOUTHWESTERLY 200.48 FEET ALONG THE ARC OF A 270.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 69°33'41" WEST 195.90 FEET; THENCE SOUTH 48°17'24" WEST 48.89 FEET; THENCE SOUTHWESTERLY 247.51 FEET ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 69°46'36" WEST 241.75 FEET TO A POINT ON THE SECTION LINE; THENCE NORTH 00°50'26" EAST 164.44 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 25.413 ACRES, MORE OR LESS

OWNERS DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PUBLIC STREETS AND PRIVATE STREETS AS SHOWN ON THIS PLAT, AND NAME THE SAID TRACT WASATCH HILLS SUBDIVISION, AND HEREBY DEDICATE AND GRANT AND CONVEY TO NORTH OGDEN CITY, THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS THE SAME TO BE USED FOR PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE, GRANT AND CONVEY TO NORTH OGDEN CITY, WEBER COUNTY, UTAH, THOSE PORTIONS OF SAID TRACT DESIGNATED AS PUBLIC STREETS, EASEMENTS, AND P.U.E. WITHIN THE PUBLIC RIGHT-OF-WAY OF MICHELLE LANE, AND A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER SAID PORTIONS, THE SAME TO BE USED FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, CULINARY WATER, SANITARY SEWER, AND STORM DRAINAGE, AS MAY BE AUTHORIZED BY NORTH OGDEN CITY, AND DEDICATE AND RESERVE UNTO THE SUBDIVISION'S HOMEOWNERS ASSOCIATION, WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS OF SAID TRACT OF LAND, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PRIVATE STREETS, INCLUDING WASATCH HILLS DRIVE, TO PROVIDE ACCESS TO THE INDIVIDUAL LOTS AND TO BE MAINTAINED AND REPAIRED BY THE HOMEOWNERS ASSOCIATION, ALL AS FURTHER DESCRIBED IN NOTES 7 THROUGH 9 HEREON, AND FURTHER GRANT AND CONVEY UNTO ANNA THOMAS, HER HEIRS, SUCCESSORS AND ASSIGNS, AS OWNER OF PARCEL 16-044-0023, A PERPETUAL, PRIVATE, EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR INGRESS, EGRESS, AND UTILITY PURPOSES OVER, UPON AND ACROSS THAT PORTION OF SAID TRACT DESIGNATED AS THE "EXCLUSIVE 60' ROW EASEMENT FOR ANNA THOMAS" AS SHOWN HEREON, SAID EASEMENT NOT BEING DEDICATED TO NORTH OGDEN CITY AND TO BE MAINTAINED SOLELY BY THE GRANTEE, HER HEIRS, SUCCESSORS OR ASSIGNS.

SIGNED THIS 20th DAY OF July, 2026

WASATCH HILLS SUBDIVISION L.L.C

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
:§
COUNTY OF WEBER)

ON THIS 20th DAY OF July, 2026, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY Justin Atkinson WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE Manager OF WASATCH HILLS SUBDIVISION L.L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT AS SIGNED ON BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

COMMISSION NO. 746423

COMMISSION EXPIRES: December 03, 2029.

Lynzee Smith
PRINTED NAME OF NOTARY PUBLIC

SIGNATURE OF NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS PLAT WAS TO PREPARE A 1 LOT SUBDIVISION AND A PUBLIC AND PRIVATE STREET WITH EASEMENTS AS SHOWN.

THE BASIS OF BEARINGS IS NORTH 00°49'58" EAST BETWEEN THE WEST QUARTER CORNER OF SECTION 22 AND THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

SHEET 1 OF 1

WASATCH CIVIL
CONSULTING ENGINEERING
1150 DEPOT DRIVE, SUITE 225, OGDEN, UT 84404
(801) 775-9191 WASATCHCIVIL.COM

16-416
(16-044-0038, 0039)
TU 10

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. 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 _____, 20__.

WEBER COUNTY SURVEYOR

NORTH OGDEN CITY ATTORNEY

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 27th DAY OF July, 2026.

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 27th DAY OF July, 20 26.

LAND USE AUTHORITY - CHAIRMAN — DATE 7/27/26

LAND USE AUTHORITY - SECRETARY — DATE 7/27/26

NORTH OGDEN CITY APPROVALS

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

NORTH OGDEN CITY - ENGINEER — DATE 7/21/26

NORTH OGDEN CITY - PLANNING DIRECTOR — DATE 7-21-2026

COUNTY RECORDER

ENTRY NO. 3425287 FEE PAID $84.00 FILED FOR RECORD AND RECORDED 3-AUG-2026 AT 2:33PM IN BOOK 102 OF OFFICIAL RECORDS, PAGE 70 FOR WASATCH HILLS SUB LLC

B. RAHIMZADEGAN
COUNTY RECORDER

BY: Brooke Thompson
DEPUTY

P:\05-MISC\WASATCH-HILLS\CAD_PLAN_SET\WASATCH HILLS PLAT.DWG 7/9/2026 11:23:45 AM

102-70