

ORDINANCE NO. 16-23

AN ORDINANCE OF SOUTH OGDEN CITY, UTAH, REVISING AND AMENDING THE SUBDIVISION PLAT FOR HIDDEN CREEK ESTATES AND HIDDEN CREEK ESTATES FIRST AMENDMENT; AND ESTABLISHING AN EFFECTIVE DATE FOR THOSE CHANGES.

SECTION I - RECITALS

WHEREAS, SOUTH OGDEN City ("City") is a municipal corporation duly organized and existing under the laws of the State of Utah; and,

WHEREAS, in conformance with Utah Code ("UC") § 10-3-717, and UC § 10-3-701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and,

WHEREAS, in conformance with UC § 10-9-401 the governing body of the city may enact a zoning ordinance establishing regulations for land use and development within the city; and,

WHEREAS, South Ogden City has previously approved a Subdivision Plat for Hidden Creek Estates And Hidden Creek Estates First Amendment; and,

WHEREAS, the City Council finds that the City Planning Commission has recommended that certain changes to the Subdivision Plat for Hidden Creek Estates And Hidden Creek Estates First Amendment be made; and,

WHEREAS, the City Council finds that the public convenience and necessity, public safety, health and welfare is at issue and requires action by the City as noted above;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH that

The Subdivision Plat for Hidden Creek Estates And Hidden Creek Estates First Amendment be changed and amended to read as set out in Attachment "A", attached and incorporated fully by this reference.

A revised Subdivision Plat for Hidden Creek Estates And Hidden Creek Estates First Amendment will be prepared and recorded indicating this change.

SECTION II - PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of all prior Ordinances and Resolutions, with their provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

SECTION III - REPEALER OF CONFLICTING ENACTMENTS

All orders, ordinances and resolutions regarding the changes enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with any of this Ordinance Amendment, are, for such conflict, repealed, except this repeal will not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION IV - SAVINGS CLAUSE

If any provision of this Ordinance is deemed to be or becomes invalid, inoperative or unenforceable for any reason, such reason will not render any other invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed to be the separate independent and severable act of the City Council of South Ogden City.

SECTION VI - DATE OF EFFECT

This Ordinance will be effective on the 15th day of November, 2016, and after publication or posting as required by law.

DATED this 15th day of November, 2016

SOUTH OGDEN, a municipal corporation

by: _____
James F. Minister, Mayor

Attested and recorded

Leesa Kapetanov, CMC
City Recorder

ATTACHMENT "A"

ORDINANCE NO. 16-23

An Ordinance Of South Ogden City, Utah, Revising And Amending The Subdivision Plat For Hidden Creek Estates And Hidden Creek Estates First Amendment; And Establishing An Effective Date For Those Changes

15 Nov 16



HASSELL TO CITY

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES N12°44'55"E 125.95 FEET FROM THE NORTHWEST CORNER OF LOT 29 OF HIDDEN CREEK ESTATES SUBDIVISION 1ST AMENDMENT, SAID POINT ALSO LIES WEST 927.15 FEET AND SOUTH 379.56 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 16; THENCE N85°37'14"W 99.05 FEET; THENCE N72°43'10"E 113.18 FEET; THENCE S12°44'55"W 42.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,069 SQUARE FEET OR 0.047 ACRES

CITY TO HASSELL

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES N12°44'55"E 41.98 FEET FROM THE NORTHWEST CORNER OF LOT 29 OF HIDDEN CREEK ESTATES SUBDIVISION 1ST AMENDMENT, SAID POINT ALSO LIES WEST 945.68 FEET AND SOUTH 461.46 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 16; THENCE N12°44'55"E 83.97 FEET; THENCE S85°37'14"E 27.94 FEET; THENCE S20°35'11"W 47.70 FEET; THENCE S40°08'46"W 45.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,527 SQUARE FEET OR 0.035 ACRES

VON COLLN TO HASSELL

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 29 OF HIDDEN CREEK ESTATES SUBDIVISION 1ST AMENDMENT, SAID POINT ALSO LIES WEST 954.94 FEET AND SOUTH 502.40 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 16; THENCE N12°44'55"E 41.98 FEET; THENCE N40°08'46"E 45.94 FEET; THENCE S20°35'11"W 82.30 FEET; THENCE N84°22'09"W 9.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 841 SQUARE FEET OR 0.019 ACRES

CITY TO VON COLLN

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES N12°44'55"E 41.98 FEET AND N40°08'46"E 45.94 FROM THE NORTHWEST CORNER OF LOT 29 OF HIDDEN CREEK ESTATES SUBDIVISION 1ST AMENDMENT, SAID POINT ALSO LIES WEST 916.06 FEET AND SOUTH 426.34 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 16; THENCE N20°35'11"E 160.03 FEET; THENCE S04°40'48"W 92.34 FEET; THENCE S40°08'46"W 75.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,025 SQUARE FEET OR 0.046 ACRES

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920 Chambers St., Suite 14 • Ogden, Utah 84403 • Tel: 801-621-3100 • Fax: 801-621-2666
ogden@reeve-assoc.com • reeve-assoc.com

WHEN RECORDED MAIL TO:
SOUTH OGDEN CITY
3950 ADAMS AVE STE 1
SOUTH OGDEN, UT 84403

This Space For Recording Only

QUIT CLAIM DEED

STEVEN P HASSELL AND PRINCESS HOLDINGS LLC,

GRANTORS, of SOUTH WEBER CITY, County of DAVIS, State of UTAH,

hereby QUIT-CLAIM(S) to

SOUTH OGDEN CITY,

GRANTEE, of SOUTH OGDEN CITY, County of WEBER, State of UTAH

for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Weber County State of Utah, to-wit

PART OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES N12°44'55"E 125.95 FEET FROM THE NORTHWEST CORNER OF LOT 29 OF HIDDEN CREEK ESTATES SUBDIVISION 1ST AMENDMENT, SAID POINT ALSO LIES WEST 927.15 FEET AND SOUTH 379.56 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 16; THENCE N85°37'14"W 99.05 FEET; THENCE N72°43'10"E 113.18 FEET; THENCE S12°44'55"W 42.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,069 SQUARE FEET OR 0.047 ACRES

APN:

WITNESS, the hand of said grantors, this ____ day of _____, 20____.

STEVEN P HASSELL

AGENT PRINCESS HOLDINGS LLC

STATE OF _____ SS:

COUNTY OF _____

SUBSCRIBED AND SWORN TO before me the undersigned, a Notary Public in and for said County and State this ____ day of _____, 2016, by _____ and _____, personally known to me on the basis of satisfactory evidence to be the persons who appeared before me.

WITNESS my hand and official seal.

NOTARY PUBLIC

WHEN RECORDED MAIL TO:
STEVEN P HASSELL
8146 S 2475 E
SOUTH WEBER, UT 84405

This Space For Recording Only

QUIT CLAIM DEED

SOUTH OGDEN CITY,

GRANTOR, of SOUTH OGDEN CITY, County of WEBER, State of UTAH,

hereby QUIT-CLAIM(S) to

STEVEN P HASSELL AND PRINCESS HOLDINGS LLC,

GRANTEE, of SOUTH WEBER CITY, County of DAVIS, State of UTAH

for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Weber County State of Utah, to-wit

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CONTAINING 1,527 SQUARE FEET OR 0.035 ACRES

APN:

WITNESS, the hand of said grantors, this _____ day of _____, 20_____.

_____ (agent, South Ogden City)

STATE OF _____
SS:
COUNTY OF _____

SUBSCRIBED AND SWORN TO before me the undersigned, a Notary Public in and for said County and State this _____ day of _____, 2016, by _____ and _____, personally known to me on the basis of satisfactory evidence to be the persons who appeared before me.

WITNESS my hand and official seal.

NOTARY PUBLIC

WHEN RECORDED MAIL TO:
STEVEN P HASSELL
8146 S 2475 E
SOUTH WEBER, UT 84405

This Space For Recording Only

QUIT CLAIM DEED

JEFF VON COLLN,

GRANTOR, of OGDEN CITY, County of WEBER, State of UTAH,

hereby QUIT-CLAIM(S) to

STEVEN P HASSELL AND PRINCESS HOLDINGS LLC,

GRANTEE, of SOUTH WEBER CITY, County of DAVIS, State of UTAH

for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Weber County State of Utah, to-wit

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CONTAINING 841 SQUARE FEET OR 0.019 ACRES

APN:

WITNESS, the hand of said grantors, this _____ day of _____, 20_____.

JEFF VON COLLN

STATE OF _____
SS:
COUNTY OF _____

SUBSCRIBED AND SWORN TO before me the undersigned, a Notary Public in and for said County and State this _____ day of _____, 2016, by _____ and _____, personally known to me on the basis of satisfactory evidence to be the persons who appeared before me.

WITNESS my hand and official seal.

NOTARY PUBLIC

WHEN RECORDED MAIL TO:
JEFF VON COLLN
204 25TH STREET
OGDEN, UT 84401

This Space For Recording Only

QUIT CLAIM DEED

SOUTH OGDEN CITY,

GRANTOR, of SOUTH OGDEN CITY, County of WEBER, State of UTAH,

hereby QUIT-CLAIM(S) to

JEFF VON COLLN,

GRANTEE, of OGDEN CITY, County of WEBER, State of UTAH

for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Weber County State of Utah, to-wit

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CONTAINING 2,025 SQUARE FEET OR 0.046 ACRES

APN:

WITNESS, the hand of said grantors, this _____ day of _____, 20_____.

_____ (agent, South Ogden City)

STATE OF _____
SS:
COUNTY OF _____

SUBSCRIBED AND SWORN TO before me the undersigned, a Notary Public in and for said County and State this _____ day of _____, 2016, by _____ and _____, personally known to me on the basis of satisfactory evidence to be the persons who appeared before me.

WITNESS my hand and official seal.

NOTARY PUBLIC

QUIT CLAIM DEED

OEI Investments, L.L.C., a Utah Limited Liability Company,

GRANTOR, of SOUTH OGDEN CITY, County of WEBER, State of UTAH,

hereby QUIT-CLAIM(S) to

STEVEN P HASSELL AND PRINCESS HOLDINGS LLC,

GRANTEE, of SOUTH WEBER CITY, County of DAVIS, State of UTAH

for the sum of TEN AND NO/DOLLARS and other good and valuable consideration, the following tract of land in Weber County State of Utah, to-wit

A PART OF LOT 29, HIDDEN CREEK ESTATES SUBDIVISION 1ST AMENDMENT AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE, DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID LOT 29 THENCE S84°30'34"E 9.95 FEET; THENCE S20°35'11"W 11.22 FEET; THENCE S84°57'33"W 8.75 FEET; THENCE N12°44'55"E 12.53 FEET; T TO THE POINT OF BEGINNING.

CONTAINING 106 SQUARE FEET OR 0.002 ACRES

APN:

WITNESS, the hand of said grantors, this ____ day of _____, 20____.

By: Eric J. Petersen, Manager

STATE OF

SS:

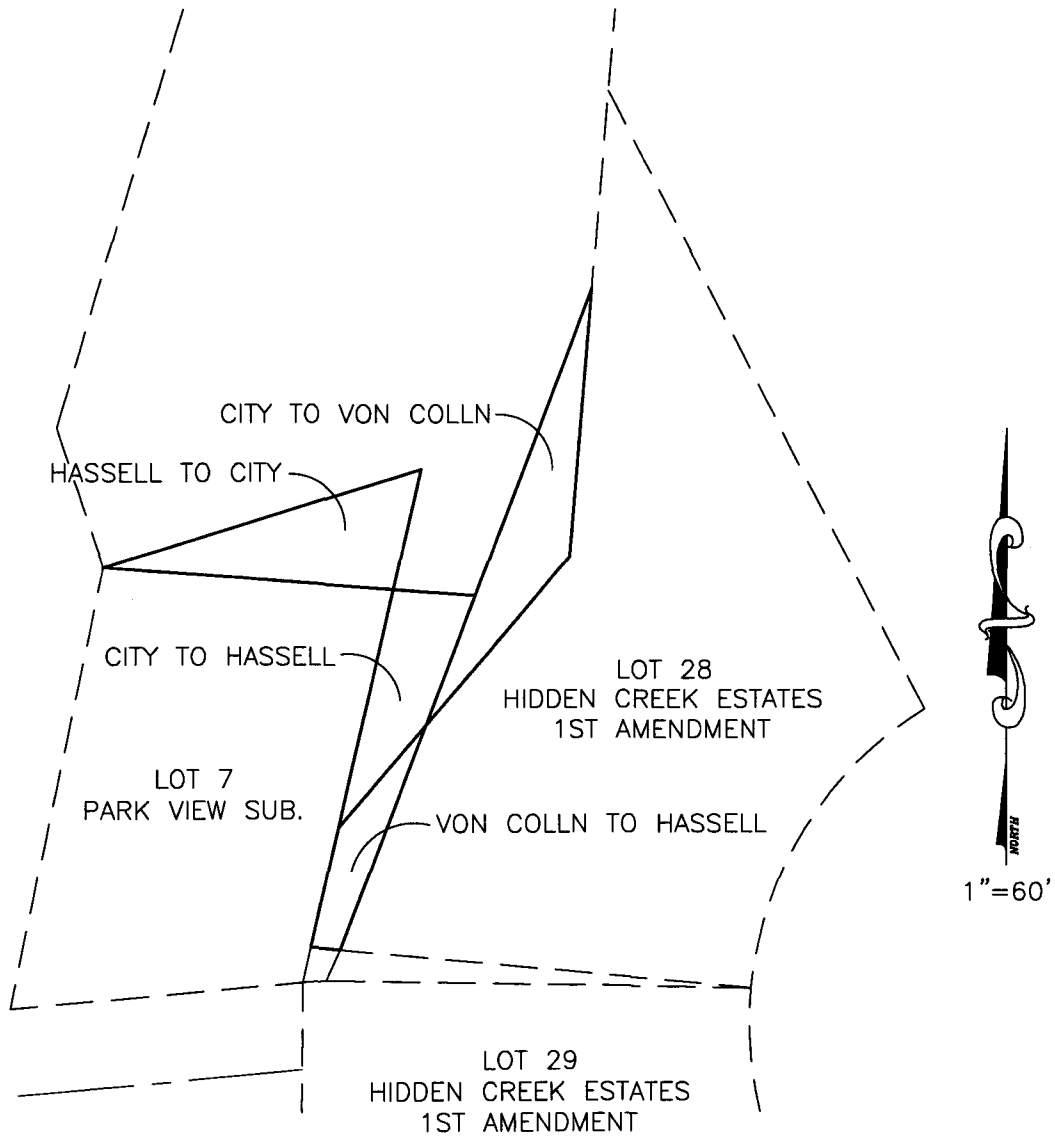
COUNTY OF

SUBSCRIBED AND SWORN TO before me the undersigned, a Notary Public in and for said County and State this ____ day of _____, 2016, by _____ and _____, personally known to me on the basis of satisfactory evidence to be the persons who appeared before me.

WITNESS my hand and official seal.

NOTARY PUBLIC

EXHIBIT



**Reeve
& Associates, Inc.**

920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2686 www.reeve-assoc.com
LAND PLANNERS * CIVIL ENGINEERS * LAND SURVEYORS
TRAFFIC ENGINEERS * STRUCTURAL ENGINEERS * LANDSCAPE ARCHITECTS

Project Info.

Designer: T. HATCH
Date: MARCH 3, 2016
Name: JEFF VON COLLN
Number: 6484-01
Scale: 1"=80'