Granite Pointe Phase 1

A part of Crossroads Landing Commercial Subdivision No. 2 in South Ogden City, Weber County, Utah and part of the West 1/2 of Section 22, T5N, R1W, SLB&M, U.S. Survey South Ogden City, Weber County, Utah

CENTERLINE CURVE DATA

(A)	(B)	(C)
Δ = 29°49'21"	Δ = 46°40'00"	Δ = 35°51'15"
R = 240.30'	R = 173.87'	R = 173.87'
L = 125.08'	L = 141.61'	L = 108.80'
LC = 123.67'	LC = 137.73'	LC = 107.04'
S 75°05'19" W	N 66°40'00" E	N 72°04'22" E
T = 75.00'	T = 75.00'	

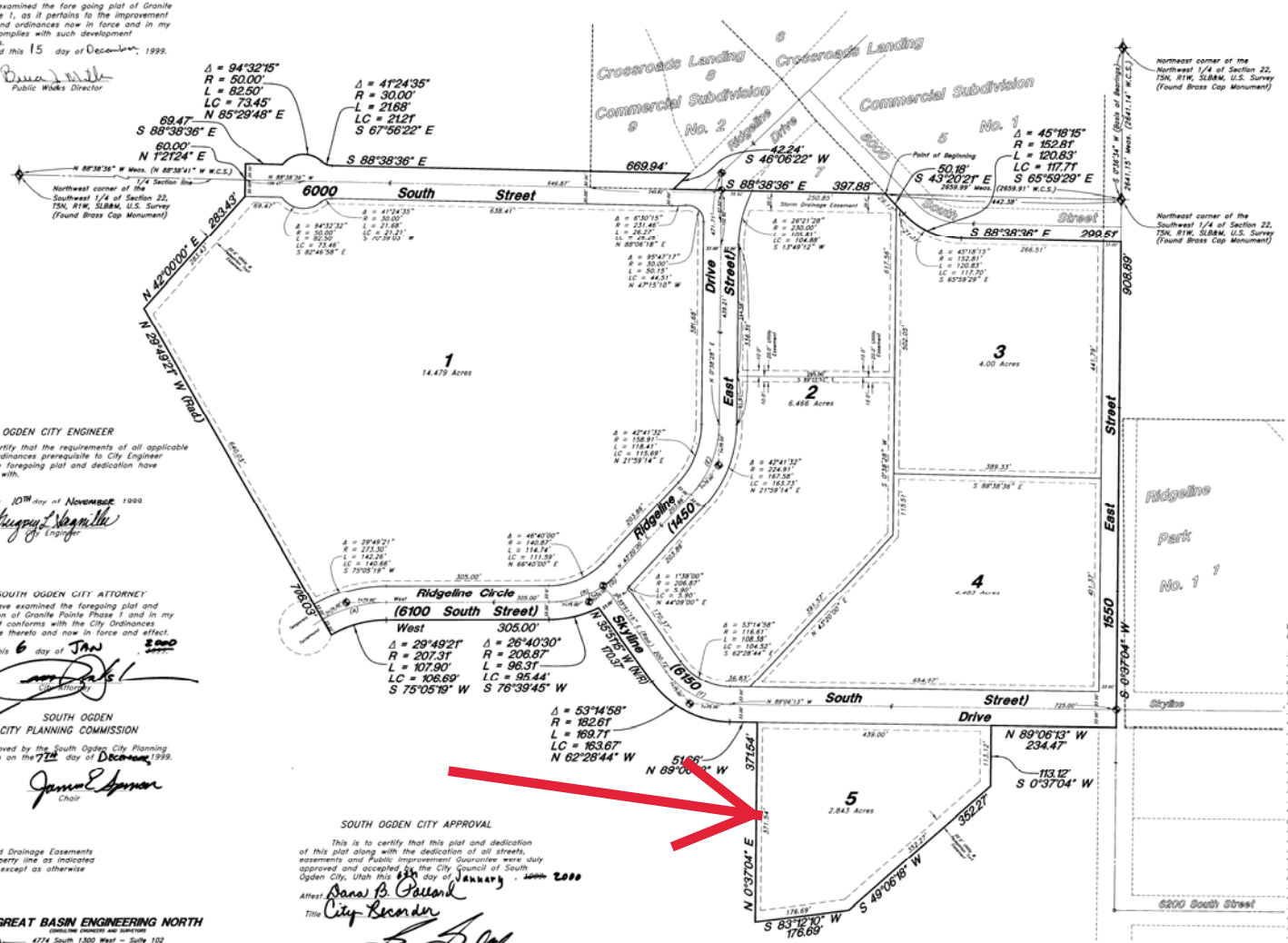
(D)	(E)	(F)
Δ = 10°48'45"	Δ = 42°41'32"	Δ = 53°14'58"
R = 173.87'	R = 191.91'	R = 149.61'
L = 32.81'	L = 142.99'	L = 139.04'
LC = 32.76'	LC = 139.71'	LC = 134.09'
N 48°44'22" E	N 21°59'14" E	S 62°28'44" E
	T = 75.00'	T = 75.00'

NARRATIVE:
This survey & subdivision plat was requested by Mr. John Hansen for the purpose of platting five (5) Commercial lots. Brass Cap Monuments were found at the Northwest corner of the Northeast 1/4 and the Northwest corner of the Southeast 1/4 of Section 22, T5N, R1W, SLB&M, U.S. Survey. A line bearing S 0°36'34" W between these two monuments was used as the basis of bearings. Lot corners were monumented as depicted on this plat.

Scale : 1" = 100'

- Set Nail in Curb
- Set Rebar & Cap w/ Fencepost
- Set Nub & Tack
- Monument to be set

(Rad.) Radial Line
(N/R) Non-Radial Line
W.C.S. Weber County Surveyor



SOUTH OGDEN CITY PUBLIC WORKS DIRECTOR

I have examined the fore going plat of Granite Pointe Phase 1, as it pertains to the improvement standards and ordinances now in force and in my opinion it complies with such development requirements.

Signed this 15 day of December, 1999.

Public Works Director

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 10TH day of NOVEMBER 1999.

City Engineer

SOUTH OGDEN CITY ATTORNEY

I have examined the foregoing plat and description of Granite Pointe Phase 1 and in my opinion it conforms with the City Ordinances applicable thereto and now in force and effect.

Signed this 6 day of JAN, 2000

City Attorney

SOUTH OGDEN CITY PLANNING COMMISSION

Approved by the South Ogden City Planning Commission on the 7TH day of December 1999.

Chair

NOTE:
10' Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.

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 Guarantee were duly approved and accepted by the City Council of South Ogden City, Utah this 6TH day of January, 2000

Attest Dana B. Pallesen

Title City Recorder

Mayor

SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Granite Pointe Phase 1, in Weber County, Utah 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, and of a survey made on the ground.

Signed this 15th day of October, 1999

4778
License No.

Gary L. Newman

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Granite Pointe Phase 1, and hereby dedicate, grant and convey to South Ogden City, Weber County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to South Ogden City those certain strips as easements 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 and drainage, as may be authorized by South Ogden City.

Signed this 18 day of October, 1999

Jed P. Naisbitt — Ann Naisbitt

Granite Pointe L.L.C.

John W. Hansen — Matthew J. Lowe

John W. Hansen - Manager — Matthew J. Lowe - Manager

Lowe Hillside L.L.C.

Crossroads 8/9, L.C.

Dave Alexander — Chris Martineau

Dave Alexander Co-Manager — Chris Martineau Co-Manager

ACKNOWLEDGMENT

State of Utah
County of Weber } ss

On the 18 day of October, 1999, personally appeared before me, John W. Hansen who being by me duly sworn did say that he is manager of Granite Pointe L.L.C. and that said instrument was signed in behalf of said Limited Liability Company by a resolution of its members and John W. Hansen acknowledged to me that said Limited Liability Company executed the same.

Residing at : N. Ogden — A Notary Public commissioned in Utah

Commission Expires : 3-1-2001 — Kristi Spencer (Print Name)

State of Utah
County of Weber } ss

On the 18 day of October, 1999, personally appeared before me, Matthew J. Lowe who being by me duly sworn did say that he is manager of Lowe Hillside, L.L.C. and that said instrument was signed in behalf of said Limited Liability Company by a resolution of its members and Matthew J. Lowe acknowledged to me that said Limited Liability Company executed the same.

Residing at : N. Ogden — A Notary Public commissioned in Utah

Commission Expires : 3-1-2001 — Kristi Spencer (Print Name)

State of Utah
County of Weber } ss

On the 2 day of December 1999, personally appeared before me, Dave Alexander and Chris Martineau who being by me duly sworn did say that they are Co-Managers of Crossroads 8/9, L.C. and that said instrument was signed in behalf of said L.C. by a resolution of its members and Dave Alexander and Chris Martineau acknowledged to me that said L.C. executed the same.

Residing at : N. Ogden — A Notary Public commissioned in Utah

Commission Expires : 3-1-2001 — Kristi Spencer (Print Name)

State of Utah
County of Weber } ss

On the 18 day of October, 1999, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, two, in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Residing at : N. Ogden — A Notary Public commissioned in Utah

Commission Expires : 3-1-2001 — Kristi Spencer (Print Name)

BOUNDARY DESCRIPTION

A part of Crossroads Landing Commercial Subdivision No. 2 in South Ogden City, Weber County, Utah and part of the West 1/2 of Section 22, T5N, R1W, SLB&M, U.S. Survey:

Beginning at the Southeast corner of Lot 7 of Crossroads Landing Commercial Subdivision No. 2, South Ogden City, Weber County, Utah said point being 442.38 feet North 88°38'36" West from the Northeast corner of the Southwest Quarter of said Section; running thence three (3) courses along the Southerly boundary of said Crossroads Landing Commercial Subdivision No. 1, South Ogden City, Weber County, Utah as follows: South 43°20'21" East 50.18 feet; Southeasterly along the arc of a 152.81 foot radius curve to the left a distance of 120.83 feet (Long Chord bears South 65°59'29" East 117.71 feet) and South 88°38'36" East 299.51 feet to the centerline of 1550 East Street; thence South 0°37'04" West 908.89 feet; thence North 89°06'13" West 234.47 feet; thence South 0°37'04" West 113.12 feet; thence South 49°06'18" West 352.27 feet; thence South 83°12'10" West 176.69 feet; thence North 0°37'04" East 371.54 feet; thence North 89°06'13" West 51.66 feet; thence Northwesterly along the arc of a 182.61 foot radius curve to the right a distance of 169.71 feet (Long Chord bears North 62°28'44" West 163.67 feet); thence North 35°51'15" West 170.37 feet; thence Southwesterly along the arc of a 206.87 foot radius curve to the right a distance of 96.31 feet (Long Chord bears South 76°39'45" West 95.44 feet); thence West 305.00 feet; thence Southwesterly along the arc of a 207.31 foot radius curve to the left a distance of 107.90 feet (Long Chord bears South 75°05'19" West 106.69 feet); thence North 29°49'21" West 706.01 feet; thence North 42°00'00" East 283.43 feet; thence North 1°21'24" East 60.00 feet; thence South 88°38'36" East 69.47 feet thence Northeasterly along the arc of a 30.00 feet radius curve to the right a distance of 82.50 feet (Long Chord bears North 85°29'48" East 73.45 feet); thence Southeasterly along the arc of a 30.00 foot radius curve to the left a distance of 21.68 feet (Long Chord bears South 67°56'22" East 21.21 feet); thence South 88°38'36" East 669.94' feet to the West right-of-way line of Ridgeline Drive; thence South 46°06'22" West 42.24 feet along said right-of-way line to the South Line of Crossroads Landing Commercial Subdivision No. 2; thence South 88°38'36" East 397.88 feet to the point of beginning.

Contains 37.754 Acres

WEBER COUNTY RECORDER
ENTRY NO. 1665094 FEE PAID $ 35.00 FILED FOR RECORD AND RECORDED 19-JAN-00 AT 11:46 PM. IN BOOK 51 OF OFFICIAL RECORDS, PAGE 35 RECORDED FOR MOUNTAIN VIEW TITLE
DAVIS COUNTY RECORDER
WEBER COUNTY RECORDER
BY: Carol Warner
DEPUTY

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
4774 South 1300 West — Suite 102
Riverdale, Utah 84405
P.O. Box 9307, Ogden, Utah 84409
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

51-35