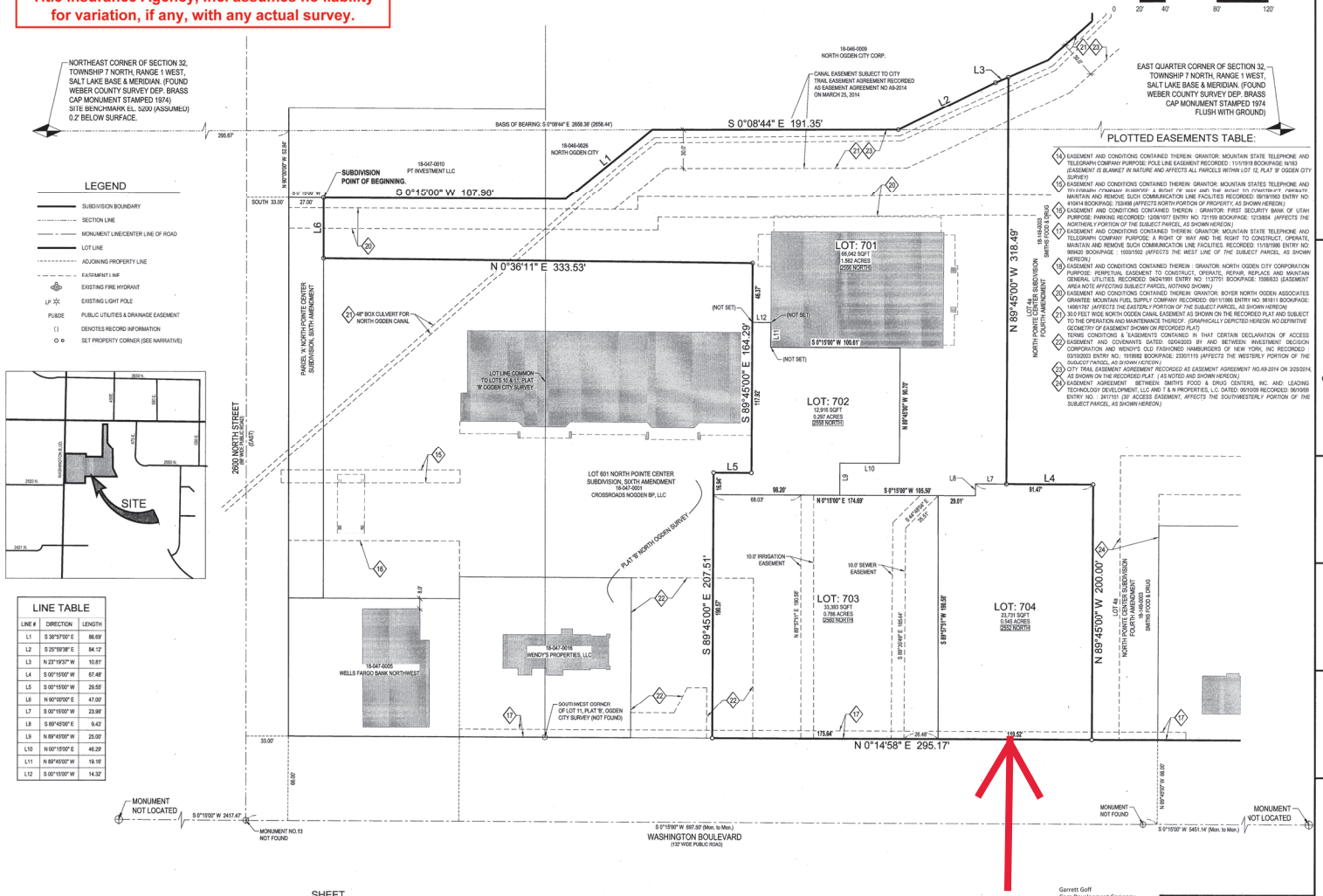
10-98

NORTH POINTE CENTER SUBDIVISION, SEVENTH AMENDMENT

AMENDING NORTH POINTE CENTER SUBDIVISION SIXTH AMENDMENT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, AND THE NORTHEAST QUARTER OF SECTION 32 TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
NORTH OGDEN CITY, WEBER COUNTY, UTAH.
FEBRUARY 2017

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.



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- EXISTING FIRE HYDRANT
- LP EXISTING LIGHT POLE
- PUBDE PUBLIC UTILITIES & DRAINAGE EASEMENT
- ( ) DENOTES RECORD INFORMATION
- SET PROPERTY CORNER (SEE NARRATIVE)

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 38°57'00" E	86.69'
L2	S 25°59'38" E	84.12'
L3	N 23°19'33" W	10.81'
L4	S 00°15'00" W	67.48'
L5	S 00°15'00" W	29.55'
L6	N 90°00'00" E	47.00'
L7	S 00°15'00" W	23.99'
L8	S 89°45'00" E	9.43'
L9	N 89°45'00" W	25.00'
L10	N 00°15'00" E	46.29'
L11	N 89°45'00" W	19.16'
L12	S 00°15'00" W	14.32'

PLOTTED EASEMENTS TABLE:

14. EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: MOUNTAIN STATE TELEPHONE AND TELEGRAPH COMPANY PURPOSE: POLE LINE EASEMENT RECORDED: 11/01/1918 BOOK/PAGE: N/183 *(EASEMENT IS BLANKET IN NATURE AND AFFECTS ALL PARCELS WITHIN LOT 12, PLAT 'B' OGDEN CITY SURVEY)*
15. EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY PURPOSE: A RIGHT OF WAY AND THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH COMMUNICATION LINE FACILITIES RECORDED: 06/19/1963 ENTRY NO: 419414 BOOK/PAGE: 7334/98 *(AFFECTS NORTH PORTION OF PROPERTY; AS SHOWN HEREON.)*
16. EASEMENT AND CONDITIONS CONTAINED THEREIN : GRANTOR: FIRST SECURITY BANK OF UTAH PURPOSE: PARKING RECORDED: 12/08/1977 ENTRY NO. 721159 BOOK/PAGE: 1213/854 *(AFFECTS THE NORTHERLY PORTION OF THE SUBJECT PARCEL, AS SHOWN HEREON.)*
17. EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: MOUNTAIN STATE TELEPHONE AND TELEGRAPH COMPANY PURPOSE: A RIGHT OF WAY AND THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH COMMUNICATION LINE FACILITIES RECORDED: 11/18/1986 ENTRY NO: 969420 BOOK/PAGE : 1593/1592 *(AFFECTS THE WEST LINE OF THE SUBJECT PARCEL, AS SHOWN HEREON.)*
18. EASEMENT AND CONDITIONS CONTAINED THEREIN : GRANTOR: NORTH OGDEN CITY CORPORATION PURPOSE: PERPETUAL EASEMENT TO CONSTRUCT, OPERATE, REPAIR, REPLACE AND MAINTAIN GENERAL UTILITIES. RECORDED: 04/24/1991 ENTRY NO: 1137751 BOOK/PAGE: 1598/633 *(EASEMENT AREA NOTE AFFECTING SUBJECT PARCEL, NOTHING SHOWN.)*
19. EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: NORTH OGDEN CITY CORPORATION PURPOSE: PERPETUAL EASEMENT TO CONSTRUCT, OPERATE, REPAIR, REPLACE AND MAINTAIN GENERAL UTILITIES. RECORDED: 04/24/1991 ENTRY NO: 1137751 BOOK/PAGE: 1598/633 *(EASEMENT AREA NOTE AFFECTING SUBJECT PARCEL, NOTHING SHOWN.)*
20. EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: BOYER NORTH OGDEN ASSOCIATES GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY RECORDED: 09/11/1986 ENTRY NO: 961811 BOOK/PAGE: 1498/1787 *(AFFECTS THE EASTERLY PORTION OF THE SUBJECT PARCEL, AS SHOWN HEREON)*
21. 30.0 FEET WIDE NORTH OGDEN CANAL EASEMENT AS SHOWN ON THE RECORDED PLAT AND SUBJECT TO THE OPERATION AND MAINTENANCE THEREOF. *(GRAPHICALLY DEPICTED HEREON, NO DEFINITIVE GEOMETRY OF EASEMENT SHOWN ON RECORDED PLAT)*
22. TERMS CONDITIONS & "EASEMENTS CONTAINED IN THAT CERTAIN DECLARATION OF ACCESS EASEMENT AND COVENANTS DATED: 02/04/2003 BY AND BETWEEN INVESTMENT DECISION CORPORATION AND WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, INC. RECORDED : 03/10/2003 ENTRY NO.: 1919982 BOOK/PAGE: 2330/1115 *(AFFECTS THE WESTERLY PORTION OF THE SUBJECT PARCEL, AS SHOWN HEREON.)*
23. CITY TRAIL EASEMENT AGREEMENT *RECORDED AS EASEMENT AGREEMENT NO.A9-2014 ON 3/25/2014, AS SHOWN ON THE RECORDED PLAT. (AS NOTED AND SHOWN HEREON.)*
24. EASEMENT AGREEMENT BETWEEN SMITHS FOOD & DRUG CENTERS, INC. AND LEADING TECHNOLOGY DEVELOPMENT, LLC AND T & N PROPERTIES, L.C. DATED: 06/10/09 RECORDED: 06/10/09 ENTRY NO. : 2417151 *(NO ACCESS EASEMENT, AFFECTS THE SOUTHWESTERLY PORTION OF THE SUBJECT PARCEL, AS SHOWN HEREON.)*

SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6135190 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAS VERIFIED ALL MEASUREMENTS AND HAS PLACED MONUMENTS AS REPRESENTED ON THE PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

NORTH POINTE CENTER SUBDIVISION, SEVENTH AMENDMENT
AMENDING NORTH POINTE CENTER SUBDIVISION SIXTH AMENDMENT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN HEREON.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE NORTHWEST QUARTER OF SECTION 33, AND THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LOCATE IN NORTH OGDEN CITY, COUNTY OF WEBER, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 'A', NORTH POINTE CENTER SUBDIVISION, SIXTH AMENDMENT, RECORD NO. 2897475, IN BOOK 82, AT PAGE 58 OF OFFICIAL RECORDS, SAID POINT BEING SOUTH 0°08'44" EAST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 295.67 FEET AND WEST 52.84 FEET AND SOUTH 0°15'00" WEST, ALONG THE EAST LINE OF SAID PARCEL 'A', A DISTANCE OF 27.00 FEET, FROM THE WEBER COUNTY MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 32, AND RUNNING THENCE ALONG THE EAST LINE OF SAID SUBDIVISION, THE FOLLOWING FIVE (6) COURSES: (1) SOUTH 0°15'00" WEST, 187.98 FEET; (2) SOUTH 38°57'00" EAST, 86.69 FEET; (3) SOUTH 0°08'44" EAST, 191.35 FEET; (4) SOUTH 25°59'38" EAST, 84.11 FEET; (5) SOUTH 23°19'33" EAST, 10.81 FEET, TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°45'00" WEST, 318.49 FEET; (2) SOUTH 0°15'00" WEST, 67.48 FEET; (3) NORTH 89°45'00" WEST, 200.00 FEET, TO THE EAST LINE OF WASHINGTON BOULEVARD; THENCE NORTH 0°15'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 205.17 FEET, TO THE SOUTH LINE OF LOT 601. SAID NORTH POINTE CENTER SUBDIVISION SIXTH AMENDMENT: THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°45'00" EAST, 207.51 FEET; (2) SOUTH 0°15'00" WEST, 29.55 FEET; (3) SOUTH 89°45'00" EAST, 164.29 FEET, TO THE EAST LINE THEREOF; THENCE NORTH 0°36'11" EAST, ALONG THE EAST LINE OF SAID LOT 601, A DISTANCE OF 333.53 FEET, TO THE NORTHEAST CORNER THEREOF AND THE SOUTH LINE OF AFORESAID PARCEL 'A'; THENCE EAST, A DISTANCE OF 47.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 138,072 SQ. FT., OR 3.17 ACRES IN FOUR (4) COMMERCIAL LOTS.

DENNIS K. WITHERS
L.S. LICENSE NO. 6135190

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER( ) OF THE ABOVE DESCRIBED TRACT OF LAND, IN THE CITY OF NORTH OGDEN, UTAH HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

NORTH POINTE CENTER SUBDIVISION, SEVENTH AMENDMENT
AMENDING NORTH POINTE CENTER SUBDIVISION SIXTH AMENDMENT

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

CROSSROADS NOGDEN BP, LLC — Michael R. Christensen — Christopher Hatch — Manager — Manager

CROSSROADS NOGDEN BP, LLC — Michael R. Christensen — Christopher Hatch — Manager — Manager

JENSEN & JENSEN, LLC — BY: — ITS: MANAGER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WEBER
ON THE 25 DAY OF June A.D., 20 19 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER IN SAID STATE OF UTAH Christopher Hatch & Michael R. Christensen WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT Crossroads Nogden BP, LLC, A UTAH CORPORATION, AND THAT he SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 10/20/2020
COMMISSION #691579
NOTARY PUBLIC RESIDING IN WEBER COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WEBER
ON THE 25 DAY OF June A.D., 20 19 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER IN SAID STATE OF UTAH Christopher Hatch & Michael R. Christensen WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT Crossroads Nogden BP, LLC, A UTAH CORPORATION, AND THAT he SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 10/20/2020
COMMISSION #691579
NOTARY PUBLIC RESIDING IN WEBER COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WEBER
ON THE 25th DAY OF June A.D., 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER IN SAID STATE OF UTAH Jared Jensen WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT Jensen & Jensen LLC, A UTAH CORPORATION, AND THAT he SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 5-30-2020
#689499
NOTARY PUBLIC RESIDING IN WEBER COUNTY

NARRATIVE

1. THE PURPOSE OF THIS THIS PLAT AMENDMENT IS TO RECONFIGURE AND EXTEND, NORTH POINTE CENTER SUBDIVISION, SIXTH AMENDMENT.
2. MAHEL ENGINEERING OR McNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
3. CORNER MARKERS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR & RED NYLON CAP STAMPED MCNEIL ENGINEERING, OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED HEREON.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
5. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°08'44" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32, BETWEEN WEBER COUNTY MONUMENTS MARKING THE NORTHEAST CORNER AND THE EAST QUARTER CORNER, AS SHOWN ON THE NORTH POINTE CENTER SUBDIVISION THIRD AMENDMENT AND EXTENDED SUBDIVISION PLAT, RECORDED AS ENTRY NO.: 2721678, IN BOOK 76, AT PAGE 06 OF OFFICIAL RECORDS.
6. THE BOUNDS OF THE SUBJECT PARCEL WERE ESTABLISHED BASED UPON THE INFORMATION SHOWN ON THE OFFICIAL PLAT OF NORTH POINTE CENTER SUBDIVISION, SIXTH AMENDMENT, RECORDED AS ENTRY NO.: 2825342, IN BOOK 80, AT PAGE 13, OF PLATS ON FILE WITH THE WEBER COUNTY RECORDER'S OFFICE. SEE SURVEY NARRATIVE SHOWN ON ALTANSPS LAND TITLE SURVEY OF SUBJECT PARCEL, PREPARED BY MCNEIL ENGINEERING AND FILED WITH THE WEBER COUNTY SURVEYOR'S OFFICE FOR ADDITIONAL BOUNDARY RETRACEMENT INFORMATION.

NORTH POINTE CENTER SUBDIVISION, SEVENTH AMENDMENT
AMENDING NORTH POINTE CENTER SUBDIVISION SIXTH AMENDMENT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
NORTH OGDEN CITY, WEBER COUNTY, UTAH.

SHEET 1 OF 1

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. 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 _____

WEBER COUNTY SURVEYOR'S OFFICE

NORTH OGDEN CITY APPROVALS

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

BY: Brian Bardner — CITY ENGINEER — 7/1/19 — DATE
BY: Scott D. Scott — PLANNING DIRECTOR — 7/15/19 — DATE

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 15th DAY OF July, 2019

BY: Bryant Anderson — MAYOR — 7/15/19 — DATE
BY: S. Annette Spencer — CITY RECORDER — 7/15/19 — DATE

NORTH OGDEN CITY ATTORNEY/ CITY ADMINISTRATOR

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 15 DAY OF July, 2019

BY: — CITY ATTORNEY — 7-15-19 — DATE
BY: — CITY ADMINISTRATOR — 7-15-19 — DATE

WEBER COUNTY RECORDER

RECORD NO. 2894210
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF
CROSS ROADS NOGDEN
DATE: 31-JUL-2019 TIME: 3:16 PM BOOK: 84 PAGE: 61
FEE $ 58.00
LEANN H. KILTS — WEBER COUNTY RECORDER

Garrett Goff
Garn Development Company
748 W. Heritage Park Blvd, Suite 203
Layton, Utah 84041

86-01