

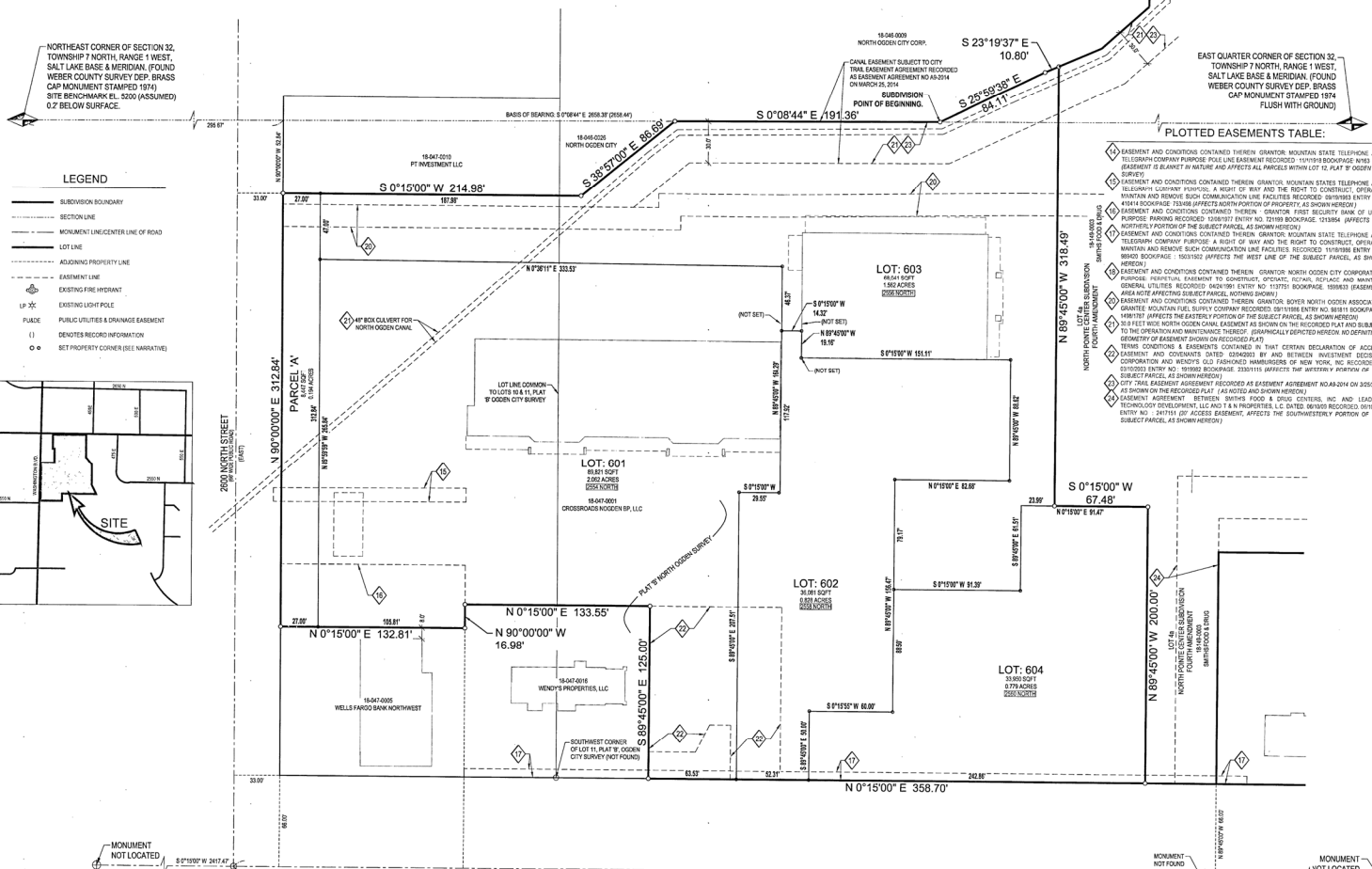
25-78

NORTH POINTE CENTER SUBDIVISION, SIXTH AMENDMENT

AMENDING AND EXTENDING NORTH POINTE CENTER SUBDIVISION FIFTH 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



SCALE: 1" = 40'



NORTHEAST CORNER OF SECTION 32,
TOWNSHIP 7 NORTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN, (FOUND
WEBER COUNTY SURVEY DEPT. BRASS
CAP MONUMENT STAMPED 1874)
SITE BENCHMARK E. 5200 (ASSUMED)
0.2' BELOW SURFACE.

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- EXISTING FIRE FRONT
- EXISTING LIGHT POLE
- PUBLIC UTILITIES & DRAINAGE EASEMENT
- DEPOTES RECORD INFORMATION
- SEE PROPERTY OWNER (SEE NARRATIVE)

PLOTTED EASEMENTS TABLE:

- EASEMENT AND CONDITIONS CONTAINED THEREIN GRANTEE MOUNTAIN STATE TELEPHONE AND TELEGRAPH COMPANY PURPOSE POLE LINE EASEMENT RECORDED 141989 BOOKPAGE 948. EASEMENT IS BLANKET IN NATURE AND AFFECTS ALL PARCELS WITHIN LOT 32 EAST OF OGDEN CITY SURVEY.
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SURVEYOR'S CERTIFICATE

I, LEANN W. HILL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 618568 IN ACCORDANCE WITH TITLE 38, CHAPTER 23, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT. I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-313 AND HAVE HAD MY MEASUREMENTS AND MARKS PLACED ON THE GROUND. I HAVE SURVEYED THE PLATS AS DESCRIBED HEREON AND I HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

NORTH POINTE CENTER SUBDIVISION, SIXTH AMENDMENT
AMENDING AND EXTENDING NORTH POINTE CENTER SUBDIVISION FIFTH AMENDMENT

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

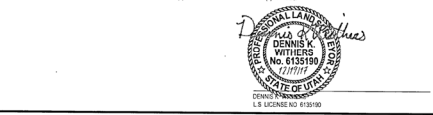
BOUNDARY DESCRIPTION

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, LOCATED IN NORTH OGDEN CITY, COUNTY OF WEBER, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTH OGDEN CANAL, LOCATED 198.43 FEET SOUTH 89°08'41" EAST ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. ALONG SAID CANAL, A DISTANCE OF 84.11 FEET; THENCE SOUTH 27°27'00" EAST, ALONG SAID CANAL, A DISTANCE OF 16.86 FEET; TO THE SOUTHEAST CORNER OF LOT 32 NORTH POINTE CENTER SUBDIVISION, FOURTH AMENDMENT, ACCORDING TO THE OFFICIAL PLAT THEREON; 10.86 FEET WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 32, THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°40'00" WEST, A DISTANCE OF 316.42 (2) SOUTH 87°00'00" WEST, A DISTANCE OF 21.48 FEET; (3) NORTH 89°00'00" WEST, A DISTANCE OF 20.00 FEET; TO THE EAST LINE OF WASHINGTON BOULEVARD; THENCE NORTH 77°00'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 358.75 FEET; THENCE SOUTH 89°40'00" EAST, A DISTANCE OF 125.00 FEET; THENCE NORTH 89°00'00" EAST, A DISTANCE OF 10.80 FEET; TO THE SOUTH LINE OF WASHINGTON BOULEVARD, A DISTANCE OF 193.51 FEET; THENCE SOUTH 89°00'00" EAST, A DISTANCE OF 10.80 FEET; TO THE SOUTH LINE OF 2000 NORTH STREET; THENCE EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 324.44 FEET; TO THE EAST LINE OF PARCELS 601 & 602; THENCE ALONG SAID EAST LINE, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 87°00'00" WEST, A DISTANCE OF 10.80 FEET; (2) SOUTH 87°00'00" EAST, A DISTANCE OF 6.86 FEET; TO THE SECTION LINE; (3) SOUTH 89°00'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 19.38 FEET; TO THE POINT OF BEGINNING.

CONTAINS 236,338 SQUARE FEET, OR 5.48 ACRES, IN FOUR (4) COMMERCIAL LOTS AND ONE (1) PARCEL.



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, UNDESIGNED OWNER, OF THE ABOVE DESCRIBED TRACT OF LAND IN THE CITY OF NORTH OGDEN, UTAH, HAVING CAUSED SAID TO BE SUBDIVIDED INTO LOTS, STREETS THROUGH THE LACEDS AS SET FORTH TO BE PERPETUALLY MAINTAINED AND KEPT OPEN FOR THE USE OF THE PUBLIC, DO HEREBY DEDICATE AND CONVEY SAID TRACT OF LAND TO BE PERPETUALLY MAINTAINED AND KEPT OPEN FOR THE USE OF THE PUBLIC.

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AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, ALL PUBLIC ROADS AND OTHER AREAS SHOWN ON THIS PLAN THAT ARE FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY FACILITIES SHOWN ON THIS PLAN, WHICH ARE TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF SUCH UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAN TO THE PUBLIC AND TO THE PUBLIC UTILITY COMPANIES.

Christophe A. Welch
Christophe A. Welch, LLC
BY: *Christopher W. Welch*
its Manager

Michael R. Christensen
Michael R. Christensen, LLC
BY: *Michael R. Christensen*
its Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF WEBER, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, STATE OF UTAH, AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT **Christophe A. Welch**, A UTAH CORPORATION, AND THAT **Michael R. Christensen**, A UTAH CORPORATION, AND THAT **he**, SIGNED THE OWNERS DEDICATION PRELIMINARY AND VOLUNTARILY FOR AND IN CONNECTION WITH THE FOURTH AMENDMENT TO SAID PLAT.

MY COMMISSION EXPIRES: 10/26/2020
#691579

Cabrille Barr
Cabrille Barr
NOTARY PUBLIC
RESIDING IN WEBER COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF WEBER, I, _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER, STATE OF UTAH, AND AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT **Christophe A. Welch**, A UTAH CORPORATION, AND THAT **Michael R. Christensen**, A UTAH CORPORATION, AND THAT **he**, SIGNED THE OWNERS DEDICATION PRELIMINARY AND VOLUNTARILY FOR AND IN CONNECTION WITH THE FOURTH AMENDMENT TO SAID PLAT.

MY COMMISSION EXPIRES: 10/26/2020
#691579

Cabrille Barr
Cabrille Barr
NOTARY PUBLIC
RESIDING IN WEBER COUNTY

NARRATIVE

1. THE PURPOSE OF THIS PLAT AMENDMENT IS TO RECONFIGURE AND EXTEND NORTH POINTE CENTER SUBDIVISION, FIFTH AMENDMENT.

2. MANE ENGINEERING OR MANE ENGINEERING - SURVEYING, L.C. MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DISPOSITION THAT MAY AFFECT THIS PARCEL, OTHER THAN THOSE SHOWN BY THE EXISTING RECORDS AS SUBMITTED BY THE GRANTEE.

3. CORNER MARKERS NOT FOUND WERE MONUMENTED WITH A 5" REBAR & RED NYLON CAP STAMPED MANE ENGINEERING, OR A NAIL AND WIRE BEARING THE SAME NUMBER, ANALYSIS OF RECORDS NOTED HEREON.

4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN OTHERWISE, INDICATING A RECORD COURSE OR DISTANCE. DIMENSIONS TAKEN FROM ORIGINAL TYPED INSTRUMENTS, DEEDS OF RECORD, SUBDIVISION PLATS, BOUNDARY DEDICATION PLATS, CITY PLAT PLATS, FIELD SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.

5. THE DATE OF BEARING FOR THIS INSTRUMENT IS THE DATE OF RECORDING OF THIS INSTRUMENT IN THE OFFICE OF THE NOTARY PUBLIC, AS SHOWN ON THE WEBCO COUNTY MONUMENTS MARKING THE NORTHEAST CORNER AND THE EAST QUARTER CORNER, AS SHOWN ON THE NORTH POINTE CENTER SUBDIVISION, FIFTH AMENDMENT AND THE BOUNDARY DESCRIPTION PLATS AS SHOWN ON PAGES 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 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, FIFTH AMENDMENT, RECORDED AS ENTRY NO. 282636, IN BOOK 84, PAGE 18, OF PLATS ON FILE WITH THE WEBER COUNTY RECORDER'S OFFICE. FOR A FULL NARRATIVE HISTORY OF SAID LAND AND THIS SURVEY OF SAID SUBJECT PARCEL, REFER TO THE INSTRUMENTS ENGINEERING AND FILED WITH THE WEBER COUNTY SURVEYORS' OFFICE FOR ADDITIONAL BOUNDARY RETRIEVAL INFORMATION.

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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		WEBER COUNTY RECORDER RECORD NO. 2871475 STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REGISTER'S OFFICE OF THE COUNTY CLERK AND COUNTY RECORDER, WEBER COUNTY, UTAH, ON 12/28/2017. DATE: 28 Dec 2017 PAGE: 52
NORTH OGDEN CITY LAND USE AUTHORITY THIS IS TO CERTIFY THAT THIS DEDICATION BY THE UNDERSIGNED OWNER AND OTHER PUBLIC UTILITIES AND PUBLIC GUARANTEES OF THE PLAT IN ACCORDANCE WITH SECTION 17-313 AND HAVE HAD MY MEASUREMENTS AND MARKS PLACED ON THE GROUND. I HAVE SURVEYED THE PLATS AS DESCRIBED HEREON AND I HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: SIGNED THIS 27th day of December, 2017. B. T. Taylor Leann W. Hill Leann W. Hill, Registered Professional Land Surveyor, License No. 618568, State of Utah.		

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYORS 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 SURVEYORS OFFICE DOES NOT IMPLY THAT THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT OR THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS _____ DAY OF _____, 2017.

WEBER COUNTY SURVEYOR'S OFFICE

PREPARED BY
McNEIL ENGINEERING
Engineering and Sustainable Design, Professionals You Know and Trust
8616 South Sandy Parkway, Suite 200, Sandy, Utah 84070, 801.285.7899
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

NORTH OGDEN CITY ATTORNEY

I HAVE EXAMINED THIS FINANCIAL GRANT AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH CITY ORDINANCES APPLICABLE THERETO AND NONE IN FOR AND EFFECT. SIGNED THIS 21st day of December, 2017.

[Signature]
NORTH OGDEN CITY ATTORNEY

NORTH OGDEN CITY PLANNER

APPROVED BY THE NORTH OGDEN CITY PLANNER, AS TO FORM ON THIS 27th day of December, 2017.

[Signature]
NORTH OGDEN CITY PLANNER

NORTH OGDEN CITY ENGINEER

APPROVED BY THE NORTH OGDEN CITY ENGINEER, AS TO FORM ON THIS 27th day of December, 2017.

[Signature]
NORTH OGDEN CITY ENGINEER

NORTH OGDEN CITY LAND USE AUTHORITY

THIS IS TO CERTIFY THAT THIS DEDICATION BY THE UNDERSIGNED OWNER AND OTHER PUBLIC UTILITIES AND PUBLIC GUARANTEES OF THE PLAT IN ACCORDANCE WITH SECTION 17-313 AND HAVE HAD MY MEASUREMENTS AND MARKS PLACED ON THE GROUND. I HAVE SURVEYED THE PLATS AS DESCRIBED HEREON AND I HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:
SIGNED THIS 27th day of December, 2017.
B. T. Taylor
Leann W. Hill
Leann W. Hill, Registered Professional Land Surveyor, License No. 618568, State of Utah.

5/20/2018 10:52:00 AM (S:\Projects\2017\25-78\Drawings\25-78.dwg) 10/16/2017 10:52:00 AM

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