

CENTERLINE CURVE DATA

Table with 3 columns (A, B, C) and 4 rows of curve data including radius (R), length (L), and stationing (S, T).

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



Scale: 1" = 100'

- List of symbols: Set Nail in Curb, Set Rebar in Curb, Set Hook & Tack, Monument to be set, Radial Line, Non-Radial Line, W.C.S. Weber County Surveyor

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. [Signature]

OWNER'S DEDICATION: We, the undersigned owners of the herein described tract of land, do hereby set apart and divide 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 these 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 or easements for public utility and drainage purposes as shown herein, 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 18th day of October, 1999, [Signatures: Granite Pointe L.L.C., John W. Hansen, Dave Alexander, Matthew J. Lowe, Chris Martineau]

ACKNOWLEDGMENT: State of Utah, County of Utah, signed by [Signatures]

On the 18th 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.

On the 18th 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.

On the 2nd 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.L.C. and that said instrument was signed in behalf of said L.L.C. by a resolution of its members and Dave Alexander and Chris Martineau acknowledged to me that said L.L.C. executed the same.

On the 18th 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.

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 442.35 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 120.83 foot radius curve to the left a distance of 120.83 feet (Long Chord bears South 65°59'29" East 112.71 feet) and South 88°38'36" East 299.51 feet to the centerline of 1550 East Street; thence South 0°37'04" West 308.89 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 152.27 feet; thence South 87°12'10" West 170.69 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 182.61 feet (Long Chord bears North 62°29'54" West 163.67 feet); thence North 35°15'13" 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 75°59'45" West 89.44 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 706.03 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 60.00 feet thence Northwesterly along the arc of a 50.00 foot radius curve to the right a distance of 82.50 feet (Long Chord bears North 85°29'48" East 73.45 feet); thence Southwesterly 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 608.94 feet to the West right-of-way line of Ridgeline Drive; thence South 45°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 102.88 feet to the point of beginning.

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.

SOUTH OGDEN CITY PUBLIC WORKS DIRECTOR

I have examined the foregoing 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.

[Signature] 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

[Signature] 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.

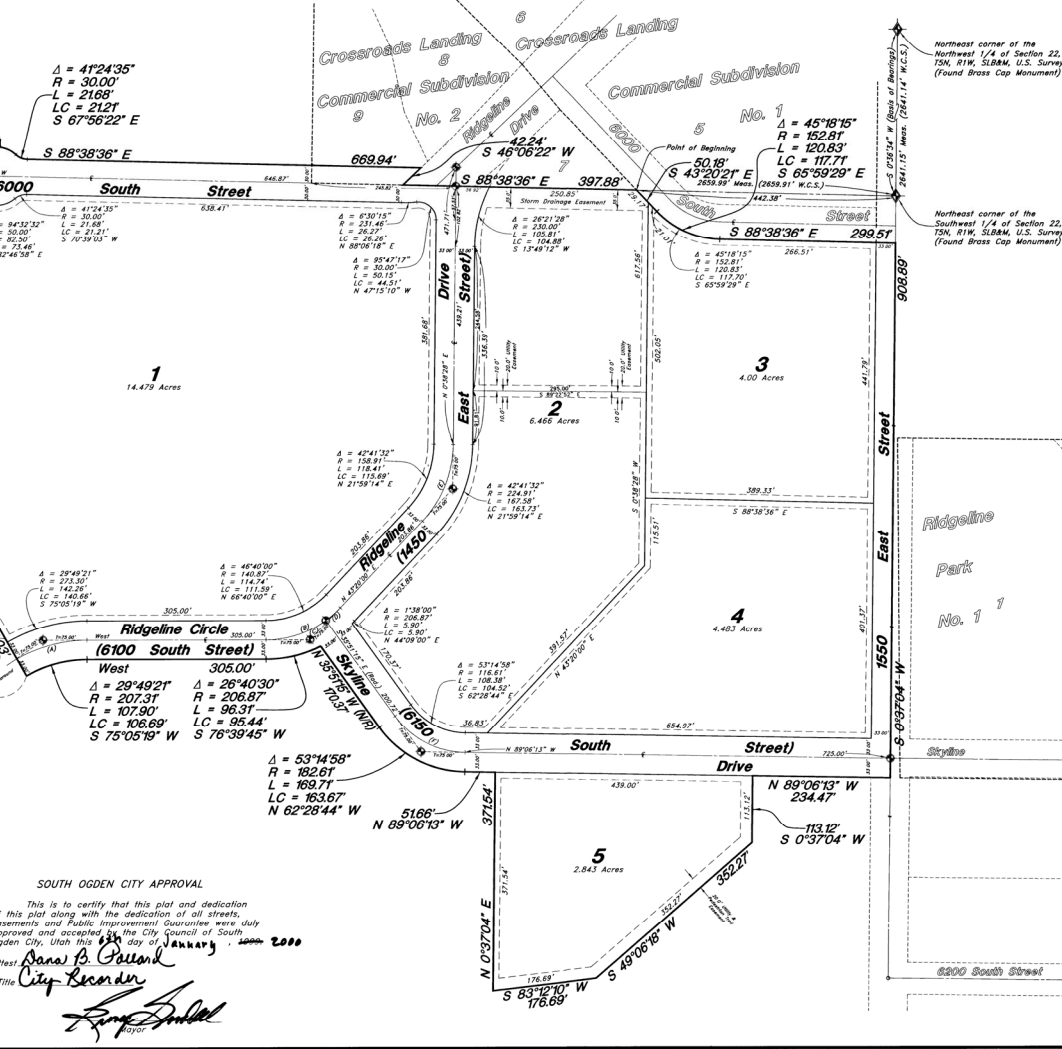
Signed this 6 day of Jan, 2000

[Signature] City Attorney

SOUTH OGDEN CITY PLANNING COMMISSION

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

[Signature] Chair



GREAT BASIN ENGINEERING NORTH 4774 South 1300 West - Suite 102 P.O. Box 8307, Ogden, Utah 84409

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 Guarantees were duly approved and accepted by the City Council of South Ogden City, Utah this 16th day of January, 2000. [Signatures]

WEBER COUNTY RECORDER: RECORDED 19 JAN 00 AT 4:44 PM BOOK 51 OF RECORDS, PAGE 55. [Signatures]