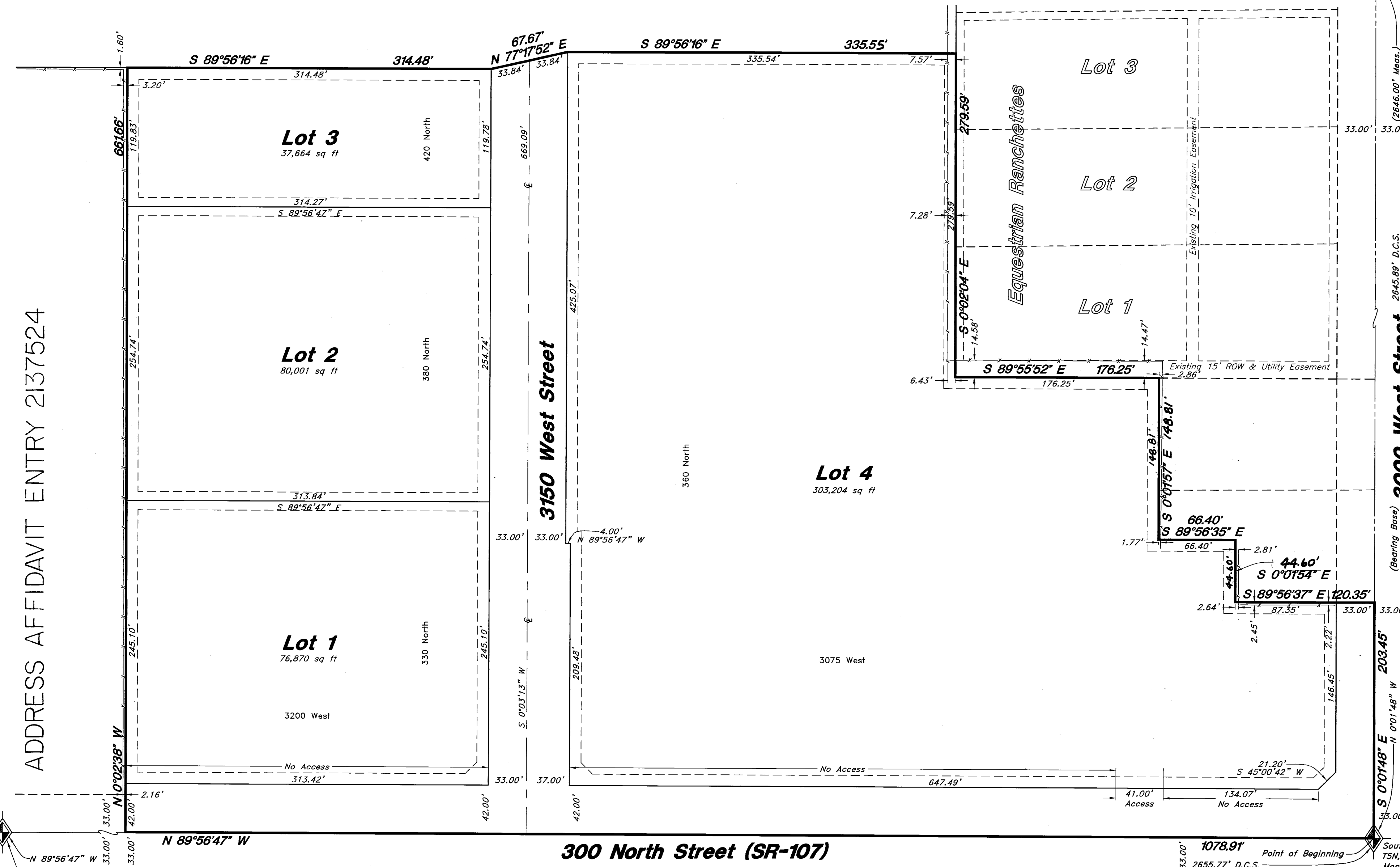


3955
Set Nail in Curb
Set Rebar & Cap
w/ Fencepost
Set Hub & Tack
Monument to be set
(Rad.) Radial Line
(N/R) Non-Radial Line
D.C.S. Davis County Surveyor
Scale: 1" = 60'

West Point Towne Center Commercial Subdivision

A part of the Southeast Quarter of Section 32,
Township 5 North, Range 2 West, Salt Lake Base & Meridian, US Survey
West Point City, Davis County, Utah

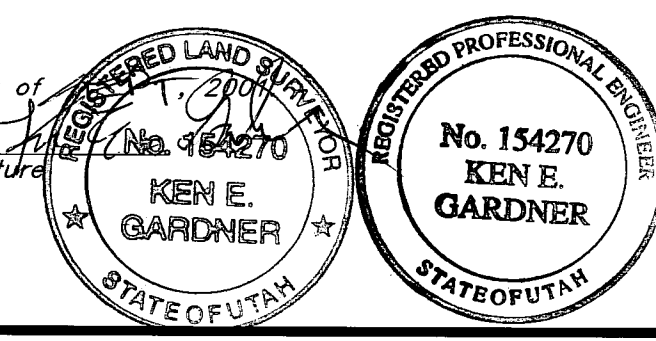
3955



NOTE:
Easements for Utility and Drainage are 10 ft. wide on the front and back and 8 ft. wide on each side of lot lines as indicated by dashed lines.
No access will be allowed along the North side of 300 North Street (SR 107) beyond those approved for development of West Point Towne Center Commercial Subdivision as required by Utah Department of Transportation (U.D.O.T.).

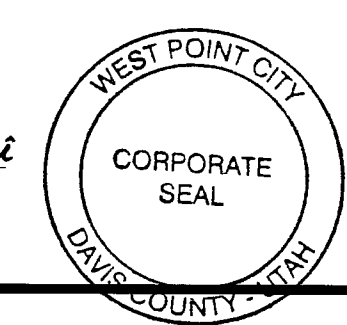
GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
3544 Lincoln Avenue, Ogden, Utah, 84401
P.O. Box 9307, Ogden, Utah, 84409
Ogden (801)294-4515 Salt Lake City (801)251-2222 Fax (801)292-7544

WEST POINT CITY ENGINEER
I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.
Signed this 11th day of Sept 2001
Signature _____
Ken E. Gardner



WEST POINT CITY PLANNING COMMISSION
Approved by the West Point City Planning Commission on the 11 day of Sept 2001.
Signature _____
Chairperson

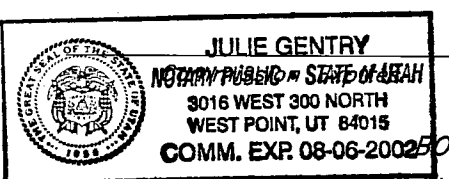
WEST POINT CITY APPROVAL
This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of West Point City, Utah this day of 12 October, 2001.
Attest: _____
Title: _____
Jay D. Ritchie, Mayor



WEST POINT CITY ATTORNEY
Approved by the West Point City Attorney on this 10th day of Dec 2001.
Signature _____
Jay D. Ritchie



Narrative:
This Survey and Subdivision plat was requested by Charles Osman for purposes of platting (4) four commercial lots. Due to an overage in the Quarter Section of 15.77' East/West and 6.70' North/South, all property boundaries have been prorated accordingly. Brass cap monuments were found at the Southeast corner and East Quarter corner of Section 32 T5N, R2W, SLB&M, US Survey. A line bearing N 0°01'48" W between monuments was used as the basis of bearings.



ACKNOWLEDGEMENT
On the 10th day of December, 2001, personally appeared before me Charles Osman, who being by me duly sworn did say that he is Managing Member of Miles Osman Properties LLC and that said instrument was signed in behalf of said LLC by a resolution of its Members and Charles Osman acknowledged to me that said LLC executed the same.
Notary Public

OWNERS DEDICATION
We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract West Point Towne Center Commercial Subdivision, and hereby dedicate, grant and convey to West Point City, Davis County, Utah, all those portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to West Point City those certain strips as easements for public utility and drainage maintenance, and operation of public utility service lines and drainage as may be authorized by West Point City.
Signed this 14th day of September, 2001. "The undersigned hereby certify that this subdivision has met all the requirements of West Point City Ordinances."
Miles Osman Properties LLC
by Charles Osman - Managing Member 14 Sept. 2001
Date _____
West Point City, Inc.
by Jay D. Ritchie - Mayor 10th Dec. 2001
Date _____

SURVEYOR'S CERTIFICATE
I Mark E. Babbitt, a registered land surveyor in the State of Utah, do hereby certify that this plat of West Point Towne Center Commercial Subdivision in West Point City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands in said subdivision based on data compiled from records in the Davis County Recorder's Office and from a survey made by me on the ground. I further certify that the requirements of all applicable statutes and ordinances of West Point City concerning engineering and survey measurements regarding lot measurements have been complied with and the plat meets the development standards for the zone in which they are located.
Signed this 5th day of September, 2001.
166484 License No. _____
Signature _____
Mark E. Babbitt

East 1/4 Corner of Section 32, Township 5 North, Range 2 West, Salt Lake Base & Meridian, US Survey (New Monument Found)

SURVEYOR'S CERTIFICATE

I Mark E. Babbitt, a registered land surveyor in the State of Utah, do hereby certify that this plat of West Point Towne Center Commercial Subdivision in West Point City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands in said subdivision based on data compiled from records in the Davis County Recorder's Office and from a survey made by me on the ground. I further certify that the requirements of all applicable statutes and ordinances of West Point City concerning engineering and survey measurements regarding lot measurements have been complied with and the plat meets the development standards for the zone in which they are located.
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Date _____
West Point City, Inc.
by Jay D. Ritchie - Mayor 10th Dec. 2001
Date _____

ACKNOWLEDGEMENT
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Notary Public

ACKNOWLEDGEMENT
On the 10th day of December, 2001, personally appeared before me Jay Ritchie, who being by me duly sworn did say that he is Mayor of West Point City, Inc. and that said instrument was signed in behalf of said Corporation by a resolution of its City Council and Jay Ritchie acknowledged to me that said Corporation executed the same.

ACKNOWLEDGEMENT
On the 10th day of December, 2001, personally appeared before me Jay Ritchie, who being by me duly sworn did say that he is Mayor of West Point City, Inc. and that said instrument was signed in behalf of said Corporation by a resolution of its City Council and Jay Ritchie acknowledged to me that said Corporation executed the same.

BOUNDARY DESCRIPTION
A part of the Southeast Quarter of Section 32, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at the Southeast corner of said Section 32 and running thence North 89°56'47" West 1078.91 feet along the Section line; thence North 89°56'47" West 1078.91 feet along the Section line; thence North 0°02'38" West 661.66 feet; thence South 89°56'16" East 314.48 feet; thence North 77°17'52" East 67.67 feet; thence South 89°56'16" East 335.55 feet to the West boundary of Equestrian Ranchettes, a subdivision in West Point City, Davis County, Utah; thence South 0°02'04" East 279.59 feet along said West boundary; thence South 89°55'52" East 176.25 feet along the South boundary of said Equestrian Ranchettes; thence South 0°01'57" East 148.81 feet; thence South 89°56'33" East 66.40 feet; thence South 0°01'54" East 44.60 feet; thence South 89°56'37" East 120.35 feet to the Section line; thence South 0°01'48" East 203.45 feet along the Section line to the point of beginning. Contains 13.560 acres

Narrative:
This Survey and Subdivision plat was requested by Charles Osman for purposes of platting (4) four commercial lots. Due to an overage in the Quarter Section of 15.77' East/West and 6.70' North/South, all property boundaries have been prorated accordingly. Brass cap monuments were found at the Southeast corner and East Quarter corner of Section 32 T5N, R2W, SLB&M, US Survey. A line bearing N 0°01'48" W between monuments was used as the basis of bearings.

DAVIS COUNTY RECORDER
ENTRY NO. 1712280
34.00 FEE PAID
RECORDED 12-14-2001
1:35 PM IN BOOK 2145
OF OFFICIAL RECORDS, PAGE 617
RECORDED FOR WEST POINT CITY
Sheryl L. White
DAVIS COUNTY RECORDER
By: James Green
DEPUTY