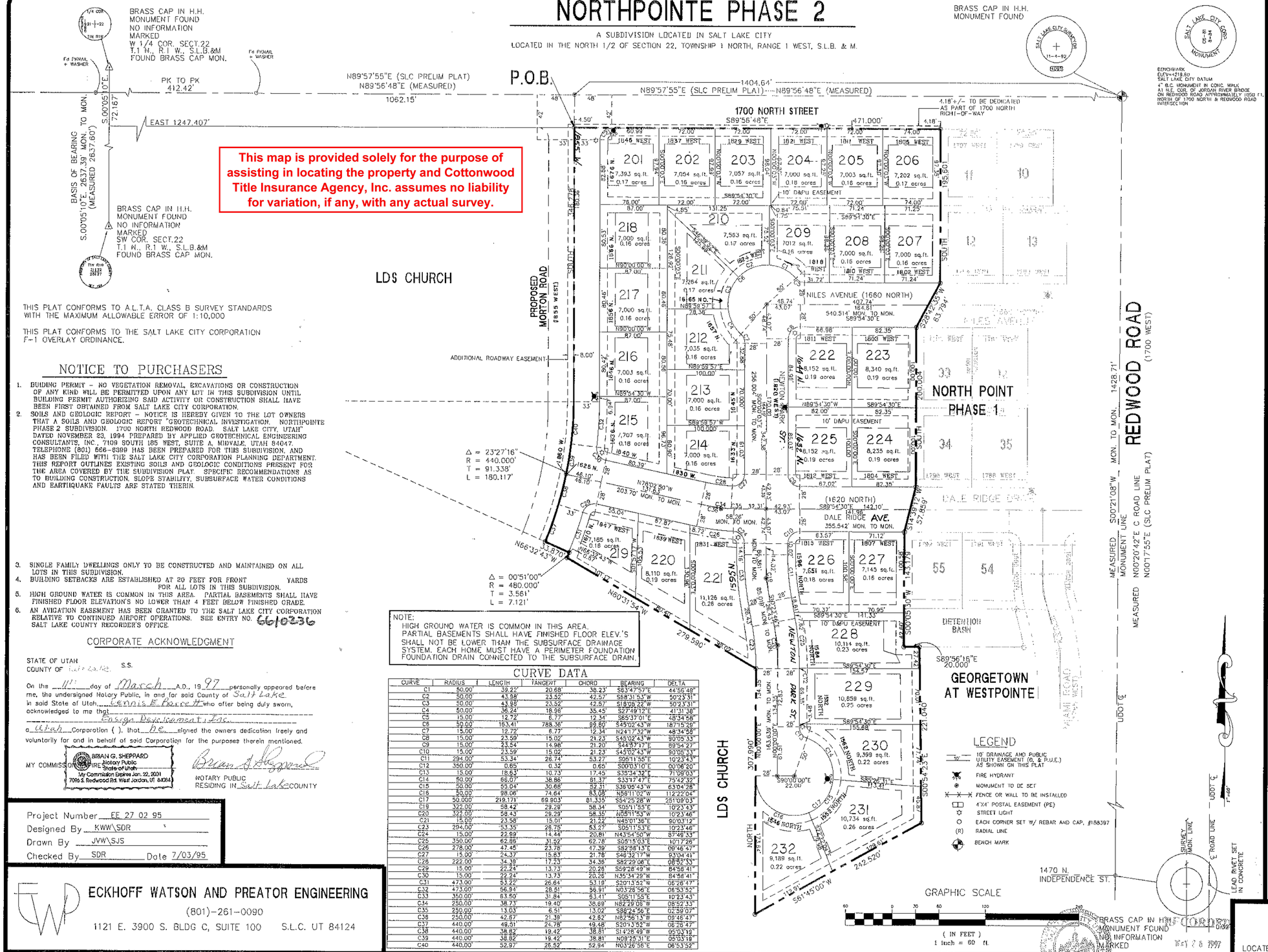
NORTHPOINTE PHASE 2

A SUBDIVISION LOCATED IN SALT LAKE CITY

LOCATED IN THE NORTH 1/2 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 WEST, S.L.B. & M.



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.

THIS PLAT CONFORMS TO A.L.T.A. CLASS B SURVEY STANDARDS WITH THE MAXIMUM ALLOWABLE ERROR OF 1:10,000

THIS PLAT CONFORMS TO THE SALT LAKE CITY CORPORATION F-1 OVERLAY ORDINANCE.

NOTICE TO PURCHASERS

1. BUILDING PERMIT – NO VEGETATION REMOVAL, EXCAVATIONS OR CONSTRUCTION OF ANY KIND WILL BE PERMITTED UPON ANY LOT IN THIS SUBDIVISION UNTIL BUILDING PERMIT AUTHORIZING SAID ACTIVITY OR CONSTRUCTION SHALL HAVE BEEN FIRST OBTAINED FROM SALT LAKE CITY CORPORATION.
2. SOILS AND GEOLOGIC REPORT – NOTICE IS HEREBY GIVEN TO THE LOT OWNERS THAT A SOILS AND GEOLOGIC REPORT "GEOTECHNICAL INVESTIGATION. NORTHPOINTE PHASE 2 SUBDIVISION. 1700 NORTH REDWOOD ROAD. SALT LAKE CITY, UTAH" DATED NOVEMBER 23, 1994 PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC., 7109 SOUTH 185 WEST, SUITE A, MIDVALE, UTAH 84047. TELEPHONE (801) 566-6399 HAS BEEN PREPARED FOR THIS SUBDIVISION, AND HAS BEEN FILED WITH THE SALT LAKE CITY CORPORATION PLANNING DEPARTMENT. THIS REPORT OUTLINES EXISTING SOILS AND GEOLOGIC CONDITIONS PRESENT FOR THE AREA COVERED BY THE SUBDIVISION PLAT. SPECIFIC RECOMMENDATIONS AS TO BUILDING CONSTRUCTION, SLOPE STABILITY, SUBSURFACE WATER CONDITIONS AND EARTHQUAKE FAULTS ARE STATED THERIN.
3. SINGLE FAMILY DWELLINGS ONLY TO BE CONSTRUCTED AND MAINTAINED ON ALL LOTS IN THIS SUBDIVISION.
4. BUILDING SETBACKS ARE ESTABLISHED AT 20 FEET FOR FRONT YARDS FOR ALL LOTS IN THIS SUBDIVISION.
5. HIGH GROUND WATER IS COMMON IN THIS AREA. PARTIAL BASEMENTS SHALL HAVE FINISHED FLOOR ELEVATION'S NO LOWER THAN 4 FEET BELOW FINISHED GRADE.
6. AN AVIGATION EASEMENT HAS BEEN GRANTED TO THE SALT LAKE CITY CORPORATION RELATIVE TO CONTINUED AIRPORT OPERATIONS. SEE ENTRY NO. 6610236 SALT LAKE COUNTY RECORDER'S OFFICE.

NOTE:
HIGH GROUND WATER IS COMMON IN THIS AREA. PARTIAL BASEMENTS SHALL HAVE FINISHED FLOOR ELEV.'S SHALL NOT BE LOWER THAN THE SUBSURFACE DRAINAGE SYSTEM. EACH HOME MUST HAVE A PERIMETER FOUNDATION FOUNDATION DRAIN CONNECTED TO THE SUBSURFACE DRAIN.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00'	39.22'	20.68'	38.23'	S63°47'57"E	44°56'49"
C2	50.00'	43.98'	23.52'	42.57'	S58°31'53"W	50°23'31"
C3	50.00'	43.98'	23.52'	42.57'	S108°23'22"W	50°23'31"
C4	50.00'	36.24'	18.98'	35.45'	S27°49'12"E	41°31'38"
C5	15.00'	12.72'	6.77'	12.34'	S65°37'01"E	48°34'58"
C6	50.00'	163.41'	788.36'	99.80'	S45°02'43"W	187°15'29"
C7	15.00'	12.72'	6.77'	12.34'	N241°7'32"W	48°34'58"
C8	15.00'	23.59'	15.02'	21.23'	S43°02'43"W	90°05'33"
C9	15.00'	23.54'	14.98'	21.20'	S44°57'17"E	89°54'27"
C10	15.00'	23.59'	15.02'	21.23'	S45°02'43"W	90°05'33"
C11	294.00'	53.34'	26.74'	53.27'	S06°11'55"E	10°23'43"
C12	350.00'	0.65'	0.32'	0.60	S00°01'10"E	00°06'20"
C13	15.00'	18.63'	10.73'	17.45	S35°34'32"E	71°09'03"
C14	50.00'	66.07'	38.86'	61.37'	S33°17'47"E	75°42'32"
C15	50.00'	55.04'	30.68'	52.31'	S36°05'43"W	63°04'28"
C16	50.00'	98.06'	74.64'	83.08'	N58°11'02"W	112°22'04"
C17	50.000'	219.171'	69.803'	81.335'	S54°25'28"W	251°09'03"
C19	322.00'	58.42'	29.28'	58.34'	S06°11'55"E	10°23'43"
C20	322.00'	58.43'	29.29'	58.35'	N06°11'55"W	10°23'46"
C21	15.00'	23.58'	15.01'	21.22'	N45°01'38"E	90°00'12"
C23	294.00'	53.35'	26.75'	53.27'	S06°11'53"E	10°23'46"
C24	15.00'	22.99'	14.44'	20.81'	N43°54'50"W	87°49'33"
C25	350.00'	62.85'	31.52'	62.78'	S06°15'03"E	10°17'26"
C26	278.00'	47.45'	23.78'	47.39'	S82°58'13"E	09°46'47"
C27	15.00'	24.37'	15.83'	21.78'	S46°32'17"W	93°04'41"
C28	222.00'	34.39'	17.23'	34.36'	S82°29'06"E	08°52'53"
C29	15.00'	22.24'	13.73'	20.28'	S59°28'49"W	84°56'41"
C30	15.00'	22.24'	13.73'	20.28'	N35°34'29"W	84°56'41"
C31	473.00'	53.22'	26.64'	53.19'	S20°13'52"W	06°26'47"
C32	473.00'	56.94'	28.51'	56.91'	N03°26'56"E	06°53'52"
C33	350.00'	63.50'	31.84'	63.41'	S06°11'55"E	10°23'43"
C34	250.00'	38.73'	19.40'	38.69'	N82°29'06"W	08°52'53"
C35	250.00'	13.03'	6.51'	13.02'	S82°24'56"E	02°59'07"
C36	250.00'	42.67'	21.39'	42.62'	N82°56'13"W	09°46'47"
C37	440.00'	49.51'	24.78'	49.48'	S20°13'52"W	06°26'47"
C38	440.00'	38.82'	19.42'	38.81'	S14°28'49"W	05°03'19"
C39	440.00'	38.82'	19.42'	38.81'	N09°25'31"E	05°03'18"
C40	440.00'	52.97'	26.52'	52.94'	N03°26'56"E	06°53'52"

LEGEND

- 10' DRAINAGE AND PUBLIC UTILITY EASEMENT (D. & P.U.E.) AS SHOWN ON THIS PLAT
- FIRE HYDRANT
- MONUMENT TO BE SET
- FENCE OR WALL TO BE INSTALLED
- 4'X4' POSTAL EASEMENT (PE)
- STREET LIGHT
- EACH CORNER SET W/ REBAR AND CAP, #158397
- (R) RADIAL LINE
- BENCH MARK

SURVEYOR'S CERTIFICATE

I, Kenneth W. Watson, do hereby certify that I am a Registered Civil Engineer, and Land Surveyor, and that I hold certificate No. 152300\158397, 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 NORTHPOINTE PHASE 2 and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning a point which is S 00°05'10" E 72.157 feet and East 1247.407 feet from the West Quarter Corner of Section 22, Township 1 North, Range 1 West, Salt Lake Base and Meridian, said point being on the South Right-of-way line of 1700 North Street; Thence S 89°56'48" E 471.000 feet to the West property line of said North Point phase 1.; Thence South 195.601 feet; Thence S 28°42'35" W 63.794 feet; Thence South 200.004 feet; Thence S 14°39'12" W 57.859 feet; Thence S 00°05'30" W 143.179 feet to the North Property line of said Georgetown at Westpointe; Thence S 89°56'16" E 20.000 feet; Thence S 00°54'23" E 221.040 feet; Thence S 61°45'00" W 242.520 feet; Thence North 307.990 feet; Thence N 60°31'54" W 279.590 feet to a point on a 480.000' radius non-tangent curve to the left; Thence along arc of said curve 7.121 feet through a delta of 00°51'00" (Center Bears N 66°32'43"W) ; Thence N 66°32'43" W 33.870 feet to a point on a 440.000' non-tangent radius curve to the left; Thence along arc of said curve 180.117 feet through a delta of 23°27'16" (Center Bears N 66°32'44"W); Thence North 346.278 feet to the point of beginning. Parcel contains 7.88 acres and 32 lots.

THE FOLLOWING DESCRIPTION IS THE MATHMATICAL EQUIVALENT TO THE PRECEDING DESCRIPTION WITH ALL DESCRIPTION TERMS ROTATED TO MATCH THE BEARING BASE OF THE RECORDED PLAT OF GEORGETOWN AT WESTPOINTE. (RSP 10047)

BEGINNING AT A POINT WITH THE STATE PLANE RECTANGULAR COORDINATES OF Y=900,817.627 AND X=1,876,564.007 BASED ON THE LAMBERT CONFORMAL PROJECTION, UTAH CENTRAL ZONE AND SAID POINT IS FURTHER DESCRIBED AS BEING S.00°09'20"W. 72.167 FEET, S. 89°45'30"E 1247.407 FEET FROM THE WEST QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 1700 NORTH STREET; THENCE S.89°42'18"E. 471.000 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE, THENCE S00°14'30"W 195.601 FEET ALONG THE WEST PROPERTY LINE OF SAID NORTH POINT PHASE 1; THENCE S.28°57'05"W. 63.794 FEET; THENCE S.00°14'30"W. 200.004 FEET; THENCE S.14°53'42"W 57.859 FEET; THENCE S.00°20'00"W. 143.179 FEET; TO THE NORTH LINE EXTENDED OF GEORGETOWN AT WESTPOINTE AS FILED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, BOOK 82-11, PAGE 171; THENCE S.89°41'48"E. 20.000 FEET ALONG SAID NORTH LINE OF GEORGETOWN AT WESTPOINTE; THENCE S.00°39'53"E. 221.040 FEET; THENCE S.61°59'30"W. 242.520 FEET; THENCE N.00°14'30"E. 307.990 FEET; THENCE N.60°17'24"E. 279.590 FEET; TO A POINT OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 480.000 FEET AND A CENTRAL ANGLE OF 00°51'00", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT 7.121 FEET (CENTER BEARS N.66°18'13"W, CHORD BEARS N.23°16'17"E 7.121 FEET); THENCE N.66°18'13"W. 33.870 FEET; TO A POINT OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 440.000 FEET AND A CENTRAL ANGLE OF 23°27'16", THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT 180.117 FEET (CENTER BEARS N.66°18'14"W, CHORD BEARS N.11°58'08"E 178.862 FEET); THENCE N.00°14'30"E. 346.278 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 7.88 ACRES AND 32 LOTS. STATE PLANE COORDINATES DERIVED FROM SLC RSP 10047.

ADDITIONAL ROADWAY EASEMENT

BEGINNING A POINT WHICH IS S 00°05'10" E 72.17 FEET AND EAST 1247.41 FEET FROM THE WEST QUARTER CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 1700 NORTH STREET; THENCE SOUTH 348.28 FEET TO A POINT ON A 440.00' RADIUS CURVE TO THE RIGHT ; THENCE ALONG ARC OF SAID CURVE 180.12 FEET THROUGH A DELTA OF 23°27'16" (CENTER BEARS WEST, CHORD BEARS S 11°43'38" W 178.86 FEET); THENCE N 66°32'43" W 8.00 FEET TO A POINT ON A 432.00' RADIUS CURVE TO THE LEFT; THENCE ALONG ARC OF SAID CURVE 178.84 FEET THROUGH A DELTA OF 23°27'16" (CENTER BEARS N 66°32'44" W, CHORD BEARS N 11°43'38" E 175.64 FEET); THENCE NORTH 350.78 FEET; THENCE EAST 8.00 FEET; THENCE SOUTH 4.50 FEET; TO THE POINT OF BEGINNING. PARCEL CONTAINS 4,234 S.F.=0.09 ACRES.

1700 NORTH STREET RIGHT OF WAY EASEMENT

BEGINNING AT A POINT WHICH IS S.00°05'10"E. 67.67 FEET, EAST 1247.42 FEET FROM THE WEST CORNER QUARTER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, Thence S 00°03'12" W 4.50 FEET; THENCE S. 89°56'48" E. 471.01 FEET; THENCE N. 00°00'40" W. 4.18 FEET; THENCE N. 89°54'30" W. 471.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 2,043 S.F. =0.04 ACRES

I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

8-1-95
DATE

No. 158397 KENNETH W. WATSON
No. 152300 KENNETH W. WATSON
KENNETH W. WATSON, P.E. #152300
REG. PROFESSIONAL ENGINEER (#152300)
REG. PROFESSIONAL LAND SURVEYOR (#158397)

NORTHPOINTE PHASE 2
OWNER'S DECLARATION AND GRANT

The undersigned, being the owner(s) of the above described tract of land, having caused the same to be subdivided into lots, streets, and easements, do hereby dedicate all streets and easements shown on this plat to Salt Lake City Corporation. The undersigned hereby warrant, defend, and save the City harmless against any easements or encumbrances on the dedicated streets and easements.
In witness whereof, we have hereunto set our hands this _____ day of _____ 199_

ENSIGN DEVELOPMENT INC By _____ Its _____ Pres.
KEN PARK of UTAH By _____ Its _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake S.S.

On the 13th day of March A.D., 1997 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, Cynthia Davis who after being duly sworn, acknowledged to me that Key Park of Utah
_____ Corporation ( ). that she signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.

MY COMMISSION EXPIRES 11-16-99
NOTARY PUBLIC
RESIDING IN Salt Lake

SHEET 2 OF 14

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake S.S.

On the 11th day of March A.D., 1997 personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, Dennis E Baird who after being duly sworn, acknowledged to me that Ensign Development Inc
_____ Corporation ( ). that he signed the owners dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned.

MY COMMISSION EXPIRES 11-16-99
NOTARY PUBLIC
RESIDING IN Salt Lake COUNTY

BRIAN G. SHEPPARD
Notary Public
State of Utah
My Commission Expires Jan. 22, 2001
7095 S. Redwood Rd. West Jordan, UT 84084

Project Number EE 27 02 95
Designed By KWW\SDR
Drawn By JVW\SJS
Checked By SDR Date 7/03/95

ECKHOFF WATSON AND PREATOR ENGINEERING
(801)-261-0090
1121 E. 3900 S. BLDG C, SUITE 100 S.L.C. UT 84124

NORTHPOINTE PHASE 2

A SUBDIVISION LOCATED IN SALT LAKE CITY

LOCATED IN THE SOUTH 1/2 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 WEST, S.L.B. & M.

NUMBER
ACCOUNT

CITY PLANNING DIRECTOR

APPROVED THIS August 25th DAY OF _____ A.D., 19 95 BY THE SALT LAKE COUNTY PLANNING COMMISSION.

SALT LAKE CITY PLANNING DIRECTOR — DATE 8/25/95

CITY DEPARTMENT OF PUBLIC SERVICES

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE AND IS HEREBY APPROVED.

CITY ENGINEER — DATE — CITY SURVEYOR — 8/21/95 DATE

CITY PUBLIC UTILITIES DEPARTMENT

APPROVED AS TO SANITARY SEWER AND WATER UTILITY DETAIL THIS DAY 10th OF August A.D., 1995

SALT LAKE CITY PUBLIC UTILITIES DIRECTOR

CITY ATTORNEY

APPROVED AS TO FORM THIS 22nd DAY OF July A.D., 1997

SALT LAKE CITY ATTORNEY

CITY APPROVAL

PRESENTED TO SALT LAKE CITY THIS 28th DAY OF May A.D., 1997 AND IS HEREBY APPROVED

SALT LAKE CITY MAYOR
SALT LAKE CITY RECORDER
CHIEF DEPUTY

RECORDED # 6661680

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF ENSIGN DEVELOPMENT

DATE 6-5-97 TIME 9:02AM BOOK 97-6P PAGE 167
FEE $ 62.00
SALT LAKE COUNTY RECORDER

NUMBER
ACCOUNT

326-015

8-22-31 $62.00 97-6P-167