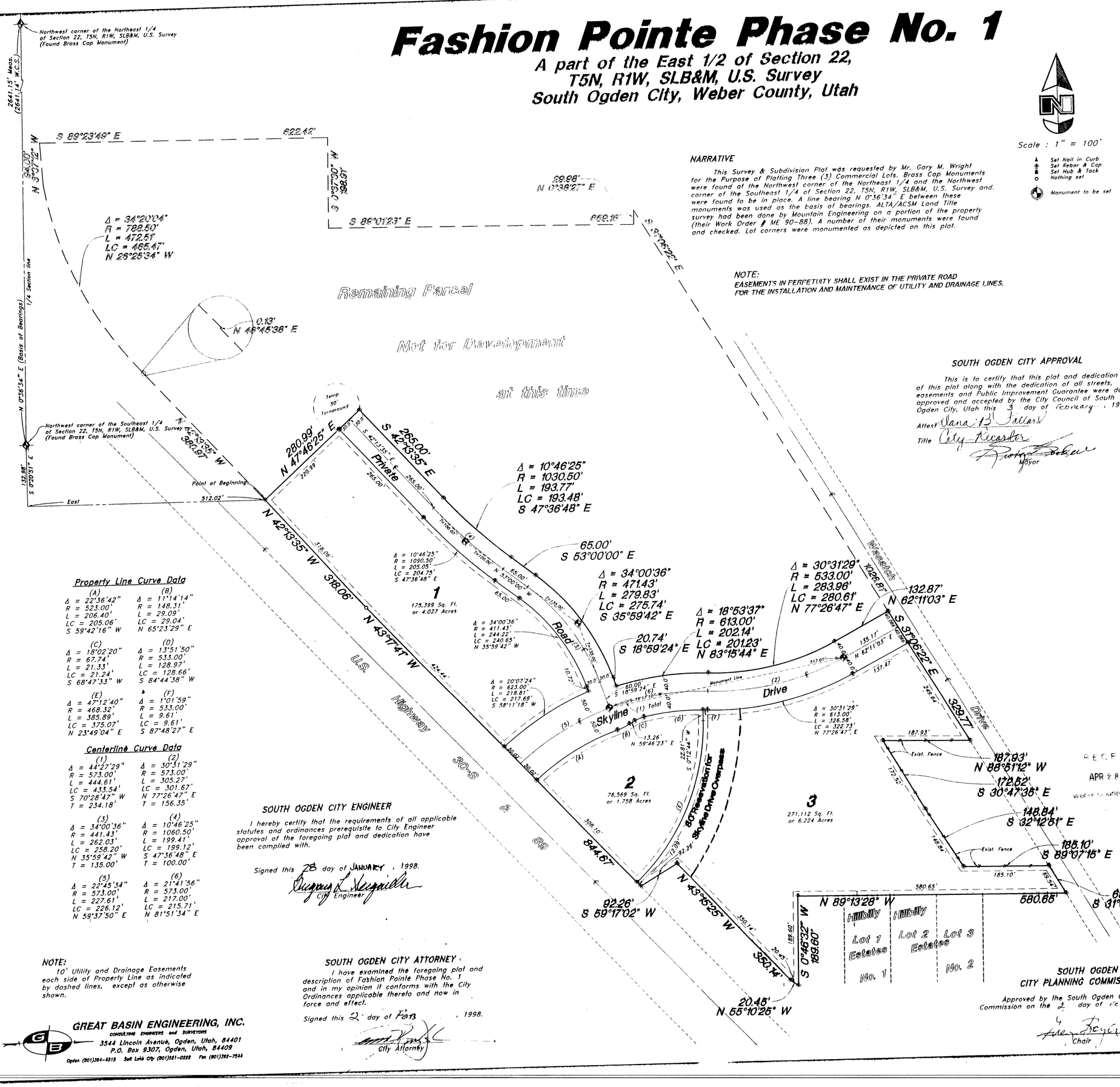
Fashion Pointe Phase No. 1

A part of the East 1/2 of Section 22, T5N, R1W, SLB&M, U.S. Survey South Ogden City, Weber County, Utah



Scale : 1" = 100'

- Set Nail in Curb
- Set Rebar & Cap
- Set Hub & Tack
- Nothing set
- Monument to be set

Property Line Curve Data

(A) Δ = 22°36'42" R = 523.00' L = 206.40' LC = 205.06' S 59°42'16" W	(B) Δ = 1°14'14" R = 148.31' L = 29.09' LC = 29.04' N 65°23'29" E
(C) Δ = 18°02'20" R = 67.74' L = 21.33' LC = 21.24' S 68°47'33" W	(D) Δ = 13°51'50" R = 533.00' L = 128.97' LC = 128.66' S 84°44'38" W
(E) Δ = 47°12'40" R = 468.32' L = 385.89' LC = 375.07' N 23°49'04" E	(F) Δ = 1°01'59" R = 533.00' L = 9.61' LC = 9.61' S 87°48'27" E

Centerline Curve Data

(1) Δ = 44°27'29" R = 573.00' L = 444.61' LC = 433.54' S 70°28'47" W T = 234.18'	(2) Δ = 30°31'29" R = 573.00' L = 305.27' LC = 301.67' N 77°26'47" E T = 156.35'
(3) Δ = 34°00'36" R = 441.43' L = 262.03' LC = 258.20' N 35°59'42" W T = 135.00'	(4) Δ = 10°46'25" R = 1060.50' L = 199.41' LC = 199.12' S 47°36'48" E T = 100.00'
(5) Δ = 22°45'34" R = 573.00' L = 227.61' LC = 226.12' N 59°37'50" E	(6) Δ = 21°41'56" R = 573.00' L = 217.00' LC = 215.71' N 81°51'34" E

NARRATIVE

This Survey & Subdivision Plat was requested by Mr. Gary M. Wright for the Purpose of Platting Three (3) 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 and were found to be in place. A line bearing N 0°36'34" E between these monuments was used as the basis of bearings. ALTA/ACSM Land Title survey had been done by Mountain Engineering on a portion of the property (their Work Order # ME 90-88). A number of their monuments were found and checked. Lot corners were monumented as depicted on this plat.

NOTE:

EASEMENTS IN PERPETUITY SHALL EXIST IN THE PRIVATE ROAD FOR THE INSTALLATION AND MAINTENANCE OF UTILITY AND DRAINAGE LINES.

SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Fashion Pointe Phase No. 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 21st day of January, 1998.

4778
License No.

OWNER'S DEDICATION

The undersigned owner of the herein described tract of land does hereby set apart and subdivide the same into lots and streets as shown on this plat and names said tract, as so subdivided, "Fashion Pointe Phase No. 1." The undersigned owner hereby dedicates, grants, and conveys to South Ogden City, for the perpetual use of the public, as a public street, the strip of land shown and identified on this plat as "Skyline Drive." The undersigned owner expressly does not dedicate or convey to the City the strip of land shown and identified on this plat as "Private Road," and such "Private Road" shall not be a public street or available for use by the public in general (unless and until South Ogden City hereafter expressly accepts such Private Road as a public street, such public street); rather, unless and until the city accepts such Private Road as a public street, such Private Road is intended to be and shall be a private access way, the use and maintenance of which shall be governed by easements, covenants, and restrictions between the undersigned owner and other parties who may come to own land intended to be served by such Private Road. Such Private Road is not necessarily intended to serve only Lot 1 as shown on this plat; if the undersigned owner should so determine in connection with or following the subdivision of the "Remaining Parcel" shown hereon, such Private Road may also serve portions of said Remaining Parcel. The utility and drainage easements designated on this plat are declared by the undersigned owner to be easements in perpetuity, for the installation and maintenance of utility and drainage lines, wires, conduits and facilities.

IN WITNESS WHEREOF, the undersigned owner has executed this Dedication this day of , 1998.

Landstar Development L.L.C. a Utah Limited Liability Company

Gary M. Wright - Member

Wayne A. Belleau - Member

ACKNOWLEDGMENT

State of Utah
County of Davis } ss

On the 23rd day of January, 1998, personally appeared before me, Gary M. Wright & Wayne A. Belleau who being by me duly sworn did say that they are Members the of Landstar Development L.L.C. a Utah Limited Liability Company and that said instrument was signed in behalf of said corporation by a resolution of its Members, and Gary M. Wright & Wayne A. Belleau acknowledged to me that said Limited Liability Company executed the same.

Residing at : Weber

Commission Expires : 12/18/98

A Notary Public commissioned in Utah

Janet L. Pickett
Print Name

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 Guarantee were duly approved and accepted by the City Council of South Ogden City, Utah this 3 day of February, 1998.

Attest Dana B. Tallent

Title City Recorder

Mayor

BOUNDARY DESCRIPTION

A part of the East Half of Section 22, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the Northerly right-of-way line of U.S. Highway 30-S & 89; which is 132.98 feet South 0°20'51" East along the Quarter Section line and 512.02 feet East from the Northwest corner of the Southeast Quarter of said Section 22; running thence North 47°46'25" East 280.99 feet; thence South 42°13'35" East 265.00 feet; thence Southeasterly along the arc of a 1030.50 foot radius curve to the left a distance of 193.77 feet (Long Chord bears South 47°36'48" East 193.48 feet); thence South 53° 00'00" East 65.00 feet; thence Southeasterly along the arc of a 471.43 foot radius curve to the right a distance of 279.83 feet (Long Chord bears South 35°59'42" East 275.74 feet; thence South 18°59'24" East 20.74 feet; thence Northeasterly along the arc of a 613.00 foot radius curve to the right a distance of 202.14 feet (Long Chord bears North 83°15'44" East 201.23 feet); thence Northeasterly along the arc of a 533.00 foot radius curve to the left a distance of 283.96 feet (Long Chord bears North 77°26'47" East 280.61 feet); thence North 62°11'03" East 132.87 feet to the Southerly right-of-way line of Wasatch Drive; thence South 31°06'22" East 329.77 feet along said right-of-way line to an existing fence; thence North 88°51'12" West 187.93 feet along said fence to a fence corner; thence South 30°47'38" East 172.52 feet along an existing fence; thence South 32°12'51" East 148.84 feet along an existing fence to a fence corner; thence South 89°07'15" East 185.10 feet along an existing fence to the Southerly right-of-way line of Wasatch Drive; thence South 31°06'22" East 69.54 feet along said right-of-way line; thence North 89°13'28" West 580.65 feet; thence South 0°46'32" West 189.60 feet to the Northerly right-of-way line of U.S. Highway 30-S & 89; thence five (5) courses along said right-of-way line as follows: North 55°10'25" West 20.45 feet; North 43° 15'25" West 350.14 feet; South 59°17'02" West 92.26 feet; North 43°17'41" West 844.67 feet and North 42°13'35" West 318.06 feet to the point of beginning.

Contains 14.857 Acres

DESCRIPTION FOR REMAINING PARCEL

A part of the East Half of Section 22, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the Northerly right-of-way of U.S. Highway 30-S & 89; which is 132.98 feet South 0°20'51" East along the Quarter Section line and 512.02 feet East the Northwest Corner of the Southeast Quarter of said Section 22; running thence North 42°13'35" West 380.97 feet along said Hght-of-way line; thence North 46°45'38" East 0.13 feet to the Easterly right-of-way line of State Route 203 (Harrison Boulevard); thence two (2) courses along said right-of-way line as follows: Northwesterly along the arc of a 788.50 foot radius curve to the right a distance of 472.51 feet (Long Chord bears North 26°25'34" West 465.47 feet) and North 3°37'30" West 94.00 feet; thence South 89°23'49" East 622.42 feet; thence South 0°37'30" West 198.91 feet; thence South 89°01'23" East 659.18 feet; thence North 0°38'27" East 29.98 feet to the Westerly right-of-way line of Wasatch Drive; thence South 31°06'22" East 1026.81 feet along said right-of-way line; thence South 62°11'03" West 132.87 feet; thence Southwesterly along the arc of a 533.00 foot radius curve to the right a distance of 283.96 feet (Long Chord bears South 77°26'47" West 280.61 feet); thence Southwesterly along the arc of a 613.00 foot radius curve to the left a distance of 202.14 feet (Long Chord bears South 83°15'44" West 201.23 feet); thence North 18°59'24" West 20.74 feet; thence Northwesterly along the arc of a 471.43 foot radius curve to the left a distance of 279.83 feet (Long Chord bears North 35°59'42" West 275.74 feet); thence North 53°00'00" West 65.00 feet; thence Northwesterly along the arc of a 1030.50 foot radius curve to the right a distance of 193.77 feet (Long Chord bears North 47°36'48" West 193.48 feet); thence North 42°13'35" West 265.00 feet; thence South 47°46'25" West 280.99 feet to the point of beginning.

Contains 24.782 Acres

RECEIVED APR 2 8 1998 Weber County Surveyor

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 28 day of JANUARY, 1998.

City Engineer

SOUTH OGDEN CITY ATTORNEY

I have examined the foregoing plat and description of Fashion Pointe Phase No. 1 and in my opinion it conforms with the City Ordinances applicable thereto and now in force and effect.

Signed this 2 day of February, 1998.

City Attorney

SOUTH OGDEN CITY PLANNING COMMISSION

Approved by the South Ogden City Planning Commission on the 2 day of February, 1998.

Chair

NOTE:

10' Utility and Drainage Easements each side of Property Line as indicated by dashed lines, except as otherwise shown.

GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS and SURVEYORS
3544 Lincoln Avenue, Ogden, Utah, 84401
P.O. Box 9307, Ogden, Utah, 84409
Ogden (801)394-4515 Salt Lake City (801)531-0222 Fax (801)392-7544

WEBER COUNTY RECORDER
ENTRY NO. 514240 FEE PAID $133.00 FILED FOR RECORD AND RECORDED 03-FEB-98 AT 12:32PM IN BOOK 46 OF OFFICIAL RECORDS, PAGE 22 RECORDED FOR LANDSTAR DEVELOPMENT
ED RICHARDS
WEBER COUNTY RECORDER
BY: Carrie Warner
DEPUTY

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