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

We, the undersigned owners of the hereon descinbed intract of land, do hereby see apart and subdivide 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 those 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 as easements for public utility and drainage purposes as shown hereon, 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

Crossroads 8/

ACKNOWLEDGMENT

Chris Martineau Co-Manager

State of Utah
County of WUW Sss

Dave Alexander Co-Manager

Scale . 1" = 100

(Rad) Radial Line

. **= 12083**

S 65°59'29" E

Street

299.51

LC = 117.71'

(2659 91 WCS)-

S 88°38'36" E

4 00 Acres

_____389 33

4 483 Acres

Drive

Street)

N 89°06'13" W

234.47'

Weber County Surveyor

5 88'38 36" F

-L = 12083

S 65 59 29" E

Set Nail in CurbSet Rebar & Cap

w/ Fencepost Set Hub & Tack

Monument to be set

(N/R) Non-Radial Line
WCS Weber County Surveyor

Northeast corner of the

Northwest 1/4 of Section 22.

T5N, R1W, SLB&M, US Survey

(Found Brass Cap Monument)

Northeast corner of the

Southwest 1/4 of Section 22,

T5N, R1W, SLB&M, US Survey

(Found Brass Cap Monument)

On the 18 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

State of Utah County of What ss

On the 18 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, LLC 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

County of World Sss Z 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. LC and that said instrument was signed in behalf of said LC by a resolution of its members and Dave Alexander and Chris Matrineau acknowledged to me that said LC executed the same

Commission Expires

State of Utah Sss On the 18 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 Residing at H. Oselen

BOUNDARY DESCRIPTION A part of Crossroads Landing Commercial Subdivision No 2 in South Oaden City, Weber County, Utah and part of the West 1/2 of Section 22, T5N, R1W, SLB&M,

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 38 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 152.81 foot radius curve to the left a distance of 120.83 feet (Long Chord bears South 65*59 29" East 117 71 feet) and South 88*38'36" East 299 51 feet to the centerline of 1550 East Street, thence South 0°37'04" West 908 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 352 27 feet thence South 83°12'10" West 176 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 169 71 feet (Long Chord bears North 62°28'44" West 163 67 feet), thence North 35.51'15" 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 76°39'45 West 95 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

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 69 47 feet thence Northeasterly 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 Southeasterly 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 669 94' feet to the West right-of-way line of Ridgeline Drive, -thence South 46°06'22" West 42 24 feet along said right-of-way

to the point of beginning

line to the South Line of Crossroads Landing Commercial Subdivision No 2, thence South 88'38'36" East 397 88 feet Contains 37 754 Acres

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

S 88 38 36" E

 $\Delta = 42^{\circ}41 \ 32$ $R = 224 \ 91$

 $\Delta = 53^{\circ}1458'$

R = 11661

-L = 10838'

LC = 10452

-N 89 06 13" W South

5 62.28 44"

*397.88*ⁱ`

Storm Prainage Easemen.

A = 26.21 28 R = 230.00 -L = 105.81 LC = 104.88 S = 13.49.12 W

669.94'

A = 6.30 15 R = 231 46 -

LC = 26 26 N 88.06 18' E

R = 15891 -

L = 11841LC = 115 69 N 21 59 14' E

N 44'09 00'

 $\Delta = 954717'$ R = 30 00 -

L = 50.15

LC = 4451

646 87

Street

L = 11474

LC = 11159

305.00'

R = 206.87'

L = 96.31' -

LC = 95.44'

△ = 53°14'58"

R = 182.61'

L = 16971'

Δ = 26°40'30"

N 66°40 00 E

638 417 -

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 bearinas Lot corners were monumented as depicted on this plat

 $\Delta = 41^{\circ}24'35'$

 $R = 30.00^{\circ}$

LC = 2121'

S 88°38'36" E

L = 21.68

 $\Delta = 29 49 21$ R = 273 30

LC = 140 66 5 75 05 19 W

-L = 14226

LC = 73 46 5 82 46 58

S 70 39 03' W

S 67°56'22" E

South

14 479 Acres

-L = 21.68'

I have examined the fore going 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 Signed this 15 day of December, 1999

SOUTH OGDEN CITY

PUBLIC WORKS DIRECTOR

 $\Delta = 29^{\circ}4921''$

 $R = 240 \ 30'$

L = 125.08'

LC = 12367'

R = 173.87'

LC = 32.76'

L = 32.81'

R = 50.00' $L = 82.50^{\circ}$ LC = 7345'N 85°29'48" E S 88°38'36" E *60.00'*— N 1°21'24" E -N 88'38 36" W Meas (N 88'38'41" W W C S) Northwest corner of the

CENTERLINE CURVE DATA

 $\Delta = 35^{\circ}51'15'$

R = 173.87'

LC = 107.04

N 72°04'22'

 $\Delta = 53^{\circ}1458^{\circ}$

LC = 13409

1 = 94°32'15'

T = 7500

R = 149.61'

 $\Delta = 46^{\circ}40~00$ "

L = 14161'

I = 7500'

R = 19191'

L = 14299'

T = 75.00

N 48°44'22" E N 21°59'14" E S 62°28'44' E

S 75°05'19" W N 66°40'00" E

 $\Delta = 10^{\circ}48'45'' \quad \Delta = 42^{\circ}41'32'$

LC = 137.73'

Southwest 1/4 of Section 22,

T5N, R1W, SLB&M, US Survey

(Found Brass Cap Monument)

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

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

CITY PLANNING COMMISSION

Approved by the South Ogden City Planning Commission on the 774 day of Decade 1999

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

GREAT BASIN ENGINEERING NORTH

PO Box 9307, Ogden, Utah 84409

Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

West

A = 29°49'21"

R = 207.31

L = 107.90'

LC = 106.69'

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 day of January, 1999.

Ridgeline Circle

(6100 South Street)

S 75°05'19" W S 76°39'45" W

LC = 163.67'N 62°28'44" W 5166'-N 89°06'13" W -113.12° SOUTH OGDEN CITY APPROVAL This is to certify that this plat and dedication RECEIVED APR 2 2000

S 0°37'04" W

002478

6200 South Street

Skylline

NOTE.

WEBER COUNTY RECORDER ENTRY NO 1655049 FEE PAIL

4 35.00 FILED FOR RECORD AND RECORDED 19-JAN-00 4:46 PMN BOOK 51 OF OFFICIA RECORDS PAGE \$5 FOR MOUNTAIN VIEW TITLE