

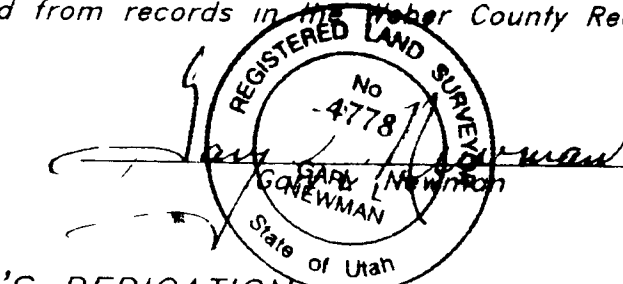
Northwest corner of the Northeast 1/4 of Section 22, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument)

# Fashion Pointe Phase No. 3

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

SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Fashion Pointe Phase No. 3, 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 9<sup>th</sup> day of July, 1999



4778  
License No

OWNER'S DEDICATION

The undersigned owners of the hereon described tract of land, do hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Fashion Pointe Phase No. 3. The undersigned owners expressly do not dedicate or convey to South Ogden City the portions of land shown and identified on this plat as "Private Road" and "Detention Pond" and such "Private Road" shall not be a public street or available for use by the public in general and such "Detention Pond" shall not be a public pond but shall be available for public storm water detention (unless and until South Ogden City hereafter expressly accepts such "Private Road" as a public street or "Detention Pond" as a public storm water detention basin), rather, unless and until the city accepts such private facilities as public facilities, such Private facilities are intended to be and shall be, respectively, a private access way and a private pond (except for public storm water detention), the use and maintenance of which shall be covered by easements, covenants, and restrictions between the undersigned owners and other parties who may come to own land intended to be served by such Private Road or Private Pond. Owners hereby dedicate to South Ogden City, Utah Highland Improvement District and Weber Basin Water Conservancy District 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, Utah Highlands Improvement District and Weber Basin Water Conservancy District.

IN WITNESS WHEREOF, the undersigned owner has executed this Dedication this \_\_\_\_\_ day of \_\_\_\_\_, 1999

Landstar Development LLC a Utah Limited Liability Company

*Gary M. Wright*  
Gary M. Wright - Member  
*Wayne A. Belleau*  
Wayne A. Belleau - Member

ACKNOWLEDGMENT

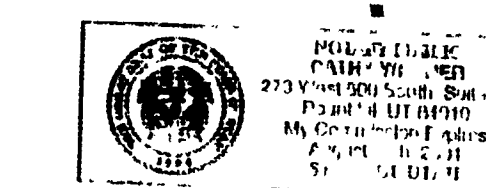
State of Utah  
County of \_\_\_\_\_

On the 24<sup>th</sup> day of August, 1999, personally appeared before me, Gary M. Wright & Wayne A. Belleau who being by me duly sworn did say that they are Members of the Landstar Development LLC a Utah Limited Liability Company and that said instrument was signed in behalf of said company 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 \_\_\_\_\_

Commission Expires \_\_\_\_\_

*Wayne A. Belleau*  
Wayne A. Belleau - Member  
*Calvin H. Peterson*  
A Notary Public Commissioned in Utah  
*Calvin H. Peterson*  
Print Name



RECEIVED  
2000

### BOUNDARY DESCRIPTION FOR PHASE NO. 3

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 Easterly right-of-way line of U.S. Highway 89, said point also being the most Westerly corner of Lot 1, Fashion Pointe Phase No. 1, South Ogden City, Weber County, Utah, which is 132.98 feet South 0°20'51" East and 512.02 feet East from the Northwest corner of the Southeast Quarter of said Section 22, running thence four (4) courses along said Easterly right-of-way line as follows North 42°13'35" West 380.97 feet, North 46°45'38" East 0.13 feet; 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°37'12" 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 167.75 feet; thence South 0°24'42" West 297.05 feet; thence South 47°46'25" West 427.78 feet to the point of beginning  
Contains 9.425 Acres

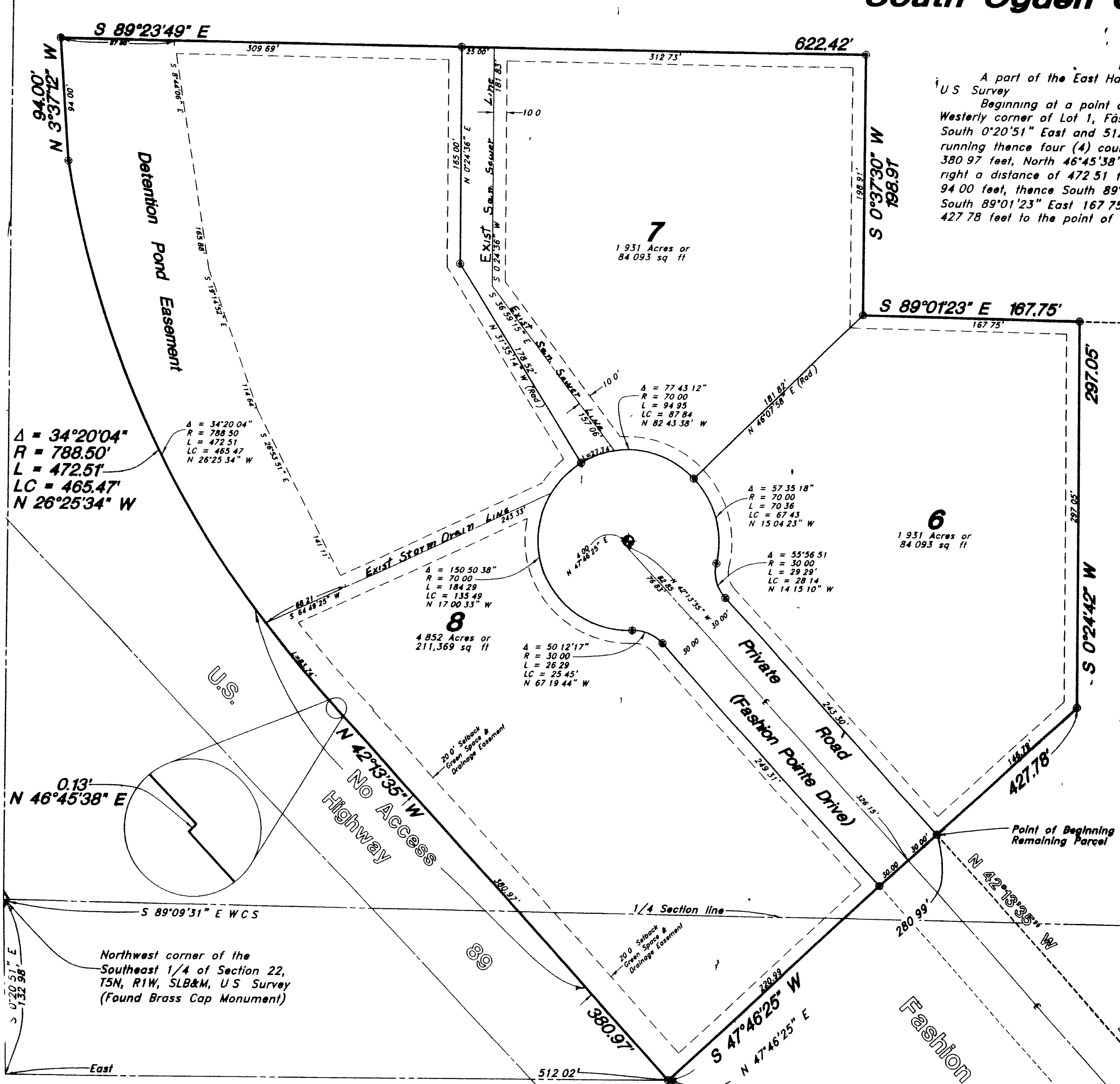
Scale 1" = 60'

- ▲ Set Nail in Curb
- ⊙ Set Rebar & Cap w/ Fencespost
- ⊙ Set Hub & Tack
- ⊙ Monument to be set
- (Red) Radial line
- (N/R) Non-Radial line

- NOTE:
- All entries in buildings on lot 6-8 will be above elevation 4799.00
  - Each lot is responsible for onsite detention of 10 year storm run off

BENCHMARK:  
Top of Brass Cap Monument at the Northwest corner of the Southwest 1/4 of Section 22, T5N, R1W, SLB&M, U.S. Survey.  
Elevation 4798.89

ADDRESSES:  
Lot 6 5974 South Fashion Pointe Drive  
Lot 7 5926 South Fashion Pointe Drive  
Lot 8 5963 South Fashion Pointe Drive



Remaining Parcel

SOUTH OGDEN CITY PUBLIC WORKS  
I have examined the foregoing plat of Fashion Pointe Phase No. 3 as it pertains to the improvement standards and ordinances now in force and in my opinion it complies with such development requirements  
Signed this 24 day of August, 1999

*Bruce J. Miller*  
City Public Works Director

### BOUNDARY 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 the most Northerly corner of Fashion Pointe Phase No. 1, South Ogden City, Weber County, Utah, said point being 132.98 feet South 0°20'51" East along the Quarter Section line, 512.02 feet East and 280.99 feet North 47°46'25" East from the Northwest corner of the Southeast Quarter of said Section 22, running thence North 47°46'25" East 146.79 feet, thence North 0°24'42" East 297.05 feet, thence South 89°01'23" East 491.41 feet, thence North 0°38'27" East 29.98 feet to the Westerly right-of-way line of Skyline Drive, thence South 31°06'22" East 1026.81 feet along said Westerly right-of-way line to the boundary of said Fashion Pointe Phase No. 1, thence eight (8) courses along the boundary of said Phase No. 1 as follows South 62°11'03" West 132.87 feet, Southwesterly along the arc of a 533.00 foot radius curve to the right a distance of 283.96 feet (Long Chord bears North 77°26'47" West 280.61 feet), 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), North 18°59'24" West 20.74 feet, 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), North 53°00'00" West 65.00 feet, 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) and North 42°13'35" West 265.00 feet to the point of beginning  
Contains 15.357 Acres

NARRATIVE  
This survey and 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. A line bearing N 0°36'34" E between these monuments was used as the basis of bearings. Lot corners were monumented as depicted on this plat.

SOUTH OGDEN CITY PLANNING COMMISSION  
Approved by the South Ogden City Planning Commission on the 9<sup>th</sup> day of AUG, 1999  
*James E. Johnson*  
Chair

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 24<sup>th</sup> day of August, 1999  
Attest *Dana B. Tisdell*  
Title City Recorder

SOUTH OGDEN CITY ATTORNEY  
I have examined the foregoing plat and description of Fashion Pointe Phase No. 3 and in my opinion it conforms with the City Ordinances applicable thereto and now in force and effect  
Signed this 1 day of SEP, 1999  
*David J. ...*  
City Attorney

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 5 day of AUGUST, 1999  
*Wayne L. ...*  
City Engineer

GREAT BASIN ENGINEERING, NORTH  
CONSULTING ENGINEERS AND SURVEYORS  
3544 Lincoln Avenue, Ogden, Utah, 84401  
P.O. Box 9307, Ogden, Utah, 84409  
Ogden (801)384-4515 Salt Lake City (801)521-0222 Fax (801)382-7544

00287  
WEBER COUNTY RECORDER  
ENTRY NO. 1041753 FEE PAID \$33.00 FILED FOR RECORD AND RECORDED SEPT 10, 1999 AT 1:04 PM IN BOOK 50 OF OFFICIAL RECORDS PAGE 48 RECORDED FOR GARY M. WRIGHT  
DAVE COFFETS  
WEBER COUNTY RECORDER  
BY *David Coffets*  
DEPUTY