



Scale: 1" = 60'

- ▲ Set Nail & Washer
- Set 5/8" Rebar (24" Long) & Cap
- Found Rebar & Cap
- w/ Parapost
- Set Scribe in Concrete
- Monument to be set
- (Fod.) Radial line
- (N/R) Non-Radial line

# Cross Pointe Shopping Center Phase IV - Lot 10

## A Utah Commercial Subdivision

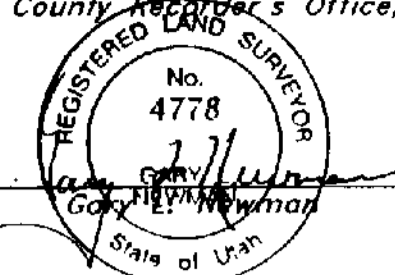
A part of the Northwest 1/4 of Section 22, T5N, R1W, SLB&M, U.S. Survey  
 South Ogden City, Weber County, Utah

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

### SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plot of Cross Pointe Shopping Center Phase IV - Lot 10, A Utah Commercial Subdivision, in South Ogden City, 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 8th day of January, 2002.  
 License No. 4778  
 License No.



### OWNER'S DEDICATION

We, 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 Cross Pointe Shopping Center Phase IV - Lot 10, A Utah Commercial Subdivision, 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 and Utah Highlands Improvement District those certain strips or 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 and Utah Highlands Improvement District.

Signed this 8 day of January, 2002.

Cross Pointe Associates Limited, A Utah limited Partnership,  
 by Woodbury Amsource Inc., its General Partner

W. Richards Woodbury - Chairman

Gregory W. Glissmeyer - Vice-president

### ACKNOWLEDGMENT

State of Utah } ss  
 County of }

On the 8th day of January, 2002, personally appeared before me, W. Richards Woodbury and Gregory W. Glissmeyer who being by me duly sworn did say that they are Chairman & Vice-president of Cross Pointe Associates Limited, A Utah limited Partnership, by Woodbury Amsource Inc., its General Partner, and that said instrument was signed in behalf of said corporation by a resolution of its board of directors and W. Richards Woodbury and Gregory W. Glissmeyer acknowledged to me that said corporation executed the same.

Residing at: Salt Lake County, Utah

A Notary Public commissioned in Utah

Commission Expires: 4-1-2005

Gregory J. Schmidt  
 Print Name

### BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 22, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey:  
 Beginning at a point on the Northeastly right of way line of U.S. Highway 89, which is 1203.81 feet South 89°08'56" East along the Section line; 696.83 feet South to said Northeastly right of way line; 357.82 feet South 41°40'18" East along said Northeastly right of way line to the intersection of said Northeastly right of way line and the Southeastly right of way line of 1475 East Street and 471.90 feet South 41°40'18" East along said Northeastly right of way line from the Northwest corner of said Section, said point also being the Most Southerly corner of Lot 9, Cross Pointe Shopping Center Phase III, a Utah Commercial Subdivision in South Ogden City, Weber County, Utah; running thence three (3) courses along said Lot 9 as follows: North 48°19'42" East 69.09 feet; North 0°30'22" East 459.69 feet and South 89°29'38" East 104.89 feet to the Westerly boundary of Lot 3, Cross Pointe Shopping Center, a Utah Commercial Subdivision in South Ogden City, Weber County, Utah; thence two (2) courses along said Westerly boundary of Lot 3 as follows: South 41°40'18" East 38.86 feet and South 29°29'38" East 31.88 feet; thence South 0°30'22" West 355.12 feet; thence South 41°40'18" East 52.65 feet; thence South 48°19'42" West 210.30 feet to the Northeastly right of way line of said U.S. Highway 89; thence North 41°40'18" West 115.61 feet along said Northeastly right of way to the point of beginning.

Contains 82,813 sq. ft. or 1.901 Acres

### SOUTH OGDEN PUBLIC WORKS DIRECTOR

I have examined the foregoing plat of Cross Pointe Shopping Center Phase IV - Lot 10 A Utah Commercial Subdivision as it pertains to the improvement standards and ordinances now in force. And in my opinion it complies with such development requirements.

Signed this 8th day of JAN, 2002.

Bruce J. Mills  
 Public Works Director

### NARRATIVE:

This survey and subdivision plat was requested by Mr. W. Richards Woodbury for the purpose of platting one (1) commercial lot.  
 Brass Cap Monuments were found at the North 1/4 corner and the Center of Section 22, T5N, R1W, SLB&M, U.S. Survey. A line bearing N 0°37'15" E between these two monuments was used as the basis of bearings.  
 Lot corners were monumented as depicted on this plat.

### 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 10 day of January, 2002.

Attest: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Mayor

### SOUTH OGDEN CITY PLANNING COMMISSION

Approved by the South Ogden City Planning Commission on the 10 day of January, 2002.

Chair

### SOUTH OGDEN CITY ATTORNEY

I have examined the foregoing plat description of Cross Pointe Shopping Center Phase IV - Lot 10, A Utah Commercial Subdivision and in my opinion it conforms with the City Ordinances applicable thereto and now in and force and effect.  
 Signed this 8 day of January, 2002.

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 8th day of January, 2002.

City Engineer

Remaining Parcel  
 (Remaining Parcel is in accordance with Master plan not approved for development at this time.)

Center of Section 22, T5N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument)

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

N 0°36'54" E W.C.S. (N 0°37'15" E meas.) (Basis of Bearings) (as per CRS, Inc. drawing No. 12893 prepared for Woodbury Amsource, Inc., dated January 1995)

1/4 Section Line

2641.15' W.C.S. (2640.99' meas.)

GREAT BASIN ENGINEERING NORTH  
 CONSULTING ENGINEERS AND SURVEYORS  
 4774 South 1300 West - Suite 102  
 Riverdale, Utah 84405  
 P.O. Box 9307, Ogden, Utah 84409  
 Open (801)394-4315 Salt Lake City (801)321-0222 Fax (801)392-7544

WEBER COUNTY RECORDER  
 ENTRY NO. 817663 FEE PAID \$ 50.00 FILED FOR RECORD AND RECORDED 10-Jan-02 AT 3:10 pm IN BOOK 55 OF OFFICIAL RECORDS, PAGE 18 RECORDED FOR Mountain View title  
 Dawn Crofts  
 WEBER COUNTY RECORDER  
 BY: Brandie Kitta  
 DEPUTY