



Cross Pointe Office Complex Condominium Phase II

003278

Scale: 1" = 30'

A part of the Northwest Quarter of Section 22, T5N, R1W, SLB&M U.S. Survey and also all of Cross Pointe Shopping Center Phase IV - Lot 10 a Utah Commercial Subdivision in South Ogden City, Weber County, Utah:

SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a duly Registered Professional Utah Land Surveyor as required by the laws of the State of Utah, holding License No. 4778, do hereby certify that I have surveyed the following described tract of land in the instance of JWH, L.L.C. - Cross Pointe Office Complex Condominiums II and is based on information on record at the Weber County Recorder's Office.

A part of the Northwest 1/4 of Section 22, Township 5 North, Range 1 West, Salt Lake Base & Meridian, U.S. Survey:

Which is all of Lot 10, Cross Pointe Shopping Center IV, a Utah Commercial Subdivision in South Ogden City, Weber County, Utah:

I further certify that the above description correctly describes the perimeter of the surface of the land on which has been or will be constructed "Cross Pointe Office Complex II"; that the property corners have been accurately set on the ground and are sufficient to readily retrace or reestablish this survey; that this Record of Survey Map consisting of five (5) sheets was prepared in accordance with the "Utah Condominium Ownership Act" and represents a true and accurate map of the land and buildings thereon to the best of my knowledge and belief.

Signed this 26th day of September, 2002.

4778 License No.

GARY L. NEWMAN
Gary L. Newman

OWNERS CERTIFICATE OF CONSENT TO RECORD

Know all men by these presents, that the undersigned, John W. Hansen, Manager of JWH, L.L.C., Owner of the tract of land described hereon, Cross Pointe Office Complex Condominium Phase II, do hereby make this Certificate that said owner has caused a survey to be made, and this Record of Survey Map consisting of five (5) sheets to be prepared, that said owner has consented to and do hereby consent to the recordation of this Record of Survey Map in accordance with the provisions in Section 57-8-131(1) of the "Utah Condominium Ownership Act", creating units, common areas, limited common areas and convertible space, and also grant and dedicate unto all owners of units upon which private sanitary sewer lines are constructed or which are otherwise dependent upon such sanitary sewer lines, an easement over such sanitary sewer lines for the purpose of perpetual maintenance and operation, all as set forth herein.

Signed this 26 day of September 2002.

John W. Hansen - Manager of JWH, L.L.C.

ACKNOWLEDGMENT

State of Utah, County of Weber

On the 26 day of September, 2002, personally appeared before me, the undersigned Notary Public, the signee of the above Owner's Dedication, John W. Hansen, being one (1), in number, who duly sworn did say that he is the Manager of JWH, L.L.C., and that said instrument was signed freely for the purposes therein mentioned.

Residing at: N Ogden

Kristi Spencer - Notary Public commissioned in Utah

Commission Expires: 3-1-05

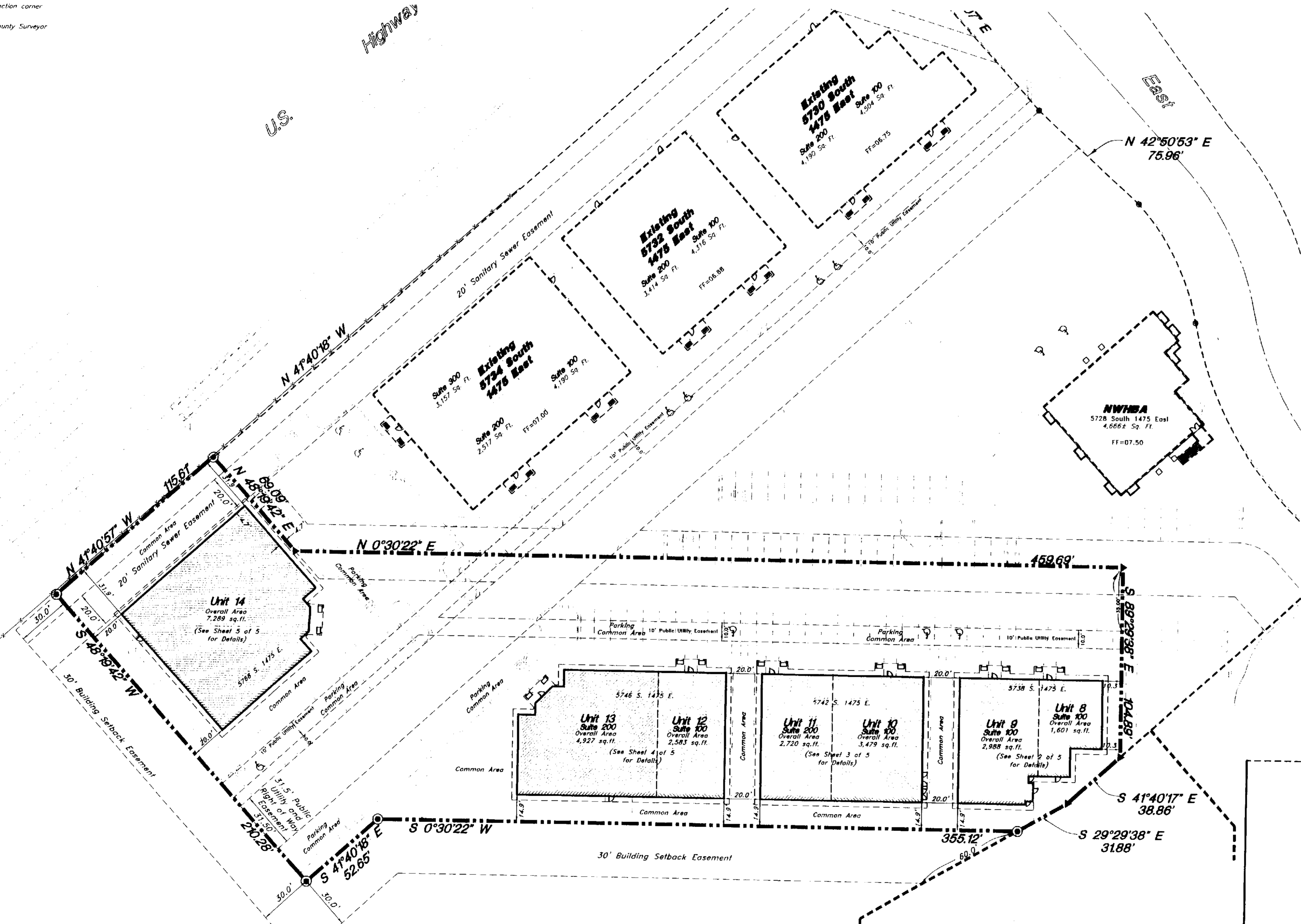
Kristi Spencer

NOTE:

- Construction of this project was not complete at the time this Record of Survey Map was prepared. Upon completion of construction, Map may require amendment in the event of any material change in the final location.
- Each condominium unit contained within the project is as shown and is designated by a number. (See sheets 2 thru 5)
Common areas and facilities -
Private ownership -
Limited common areas and facilities -
Exterior foundation of building - (See Sheet 1 of 5)
- All patios, decks, or balconies, contained within the project are considered Limited Common Areas. They are set aside and reserved for the use of the respective condominium unit to which they are attached and/or appurtenant.
- All other area contained within the project, but not shown with diagonal stripe or cross hatched lines are considered Common Area, including covered and uncovered parking, storm water detention and drainage easement area.
- Dimensions on Sheet 1 of 5 are to exterior foundation only.
- All Common Area is considered to be an easement for public utility and drainage purposes.

003278

- LEGEND**
- Found Easign Engineering Rebar & Cap
 - Found Monument
 - Found Section corner
- W.C.S. Weber County Surveyor



NOTE:
The property shown on this plot is subject to access easements across necessary portions of the property for utilities and drainage purposes, so long as such access does not unreasonably interfere with the existing improvements, structures and the use of such existing improvements or structures. The easements for construction of drainage facilities and utilities may be utilized only in consultation with and following approval of the Cross Pointe Office Complex Owner's Association so as to preserve compatibility with the project as a whole.

NARRATIVE:
This Record of Survey Map was requested by Mr. John W. Hansen for the purpose of defining the air space for each condominium unit. A line bearing North 0°36'34" East between the found Brass Cap Monuments at the Center and the North quarter corner of Section 22, T5N, R1W, SLB&M, U.S. Survey was used as the bearing Base.

SOUTH OGDEN CITY CITY PLANNER

I have examined the foregoing plat of Cross Pointe Office Complex as it pertains to the improvement standards and Ordinances now in force, and in my opinion, complies with such development requirements.

Signed this 27 day of Sept. 2002.

City Planner

GREAT BASIN ENGINEERING NORTH
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WEBER COUNTY RECORDER
ENTRY NO. 1817106 - FEE PAID \$157.00 FILED FOR RECORD AND RECORDED 26 Sep 2002 AT 2:17 PM IN BOOK 56 OF OFFICIAL RECORDS, PAGE 48-56. RECORDED FOR Mountain View Title
Doug Crofts
WEBER COUNTY RECORDER
By: [Signature]