96-55

Brier Pointe No. 1

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

003280

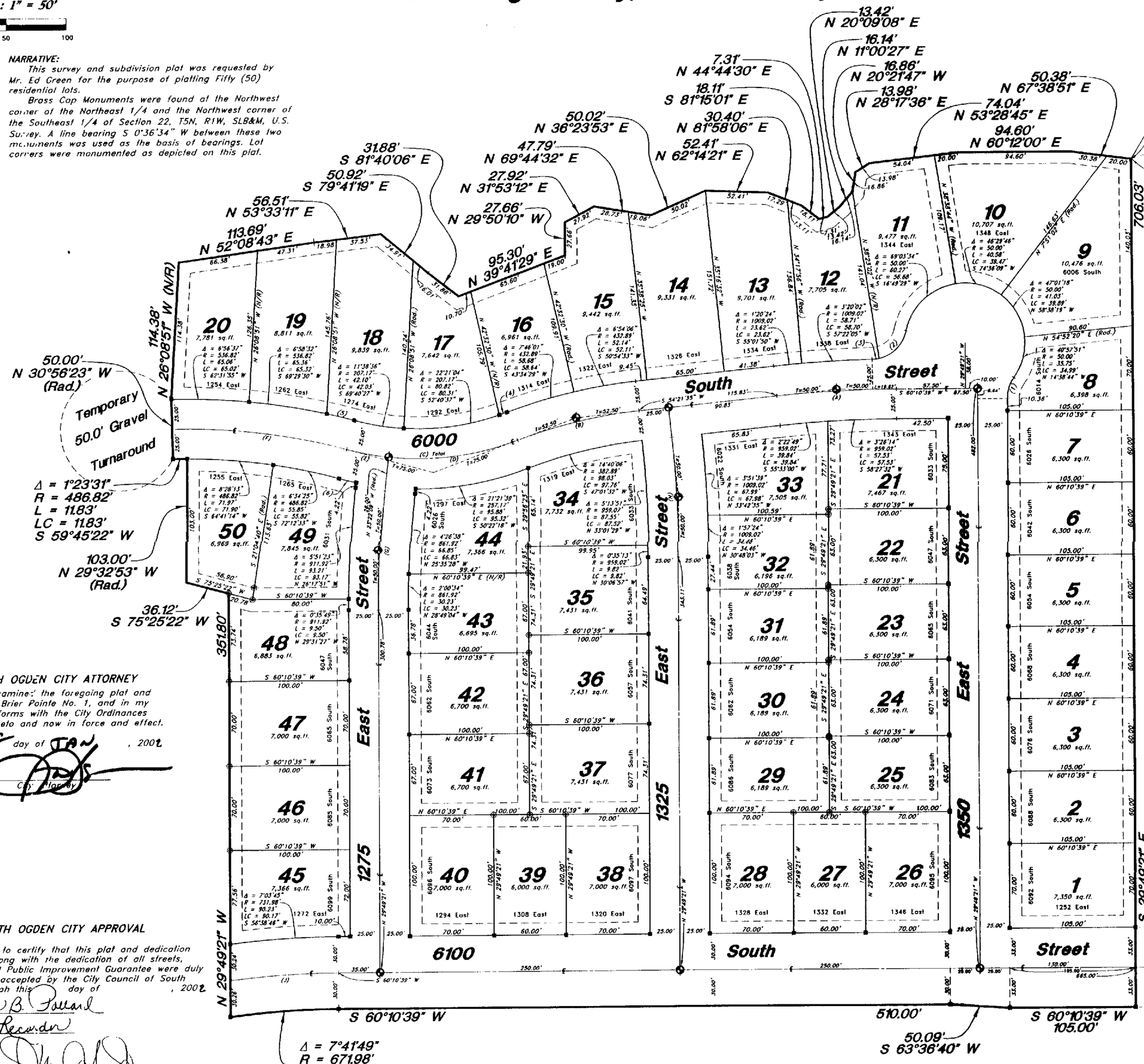
Scale : 1" = 50'

0 25 50 100

NARRATIVE:

This survey and subdivision plat was requested by Mr. Ed Green for the purpose of platting Fifty (50) residential 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 bearings. Lot corners were monumented as depicted on this plat.



Legend

- ▲ Set Nail in Curb
- ◉ Set 5/8"x Rebar (24" long) & Cap w/ Tenicapost
- ■ Set Hub & Tack
- ◆ Monument to be set
- (Rad.) Radial line
- (N/R) Non-Radial line
- W.C.S. Weber County Surveyor

CENTERLINE CURVE DATA

(A)	(B)	(C) Total
Δ = 5°49'03"	Δ = 14°40'06"	Δ = 35°48'16"
R = 984.02'	R = 407.89'	R = 232.17'
L = 99.91'	L = 104.43'	L = 145.09'
LC = 99.87'	LC = 104.14'	LC = 142.74'
S 57°16'07" W	S 47°01'32" W	S 57°35'53" W
T = 50.00'	T = 52.50'	T = 75.00'
(D)	(E)	(F)
Δ = 26°56'22"	Δ = 8°51'54"	Δ = 16°26'08"
R = 232.17'	R = 231.17'	R = 511.82'
L = 109.16'	L = 35.92'	L = 146.82'
LC = 108.16'	LC = 35.89'	LC = 146.32'
S 53°09'40" W	S 71°03'48" W	S 67°16'41" W
(G)	(H)	(I)
Δ = 6°27'12"	Δ = 57°49'03"	Δ = 7°21'58"
R = 886.92'	R = 884.02'	R = 701.98'
L = 99.89'	L = 99.91'	L = 90.25'
LC = 99.84'	LC = 99.82'	LC = 90.18'
N 28°35'45" W	N 37°43'53" W	S 56°29'40" W
T = 50.00'	T = 50.00'	

PROPERTY LINE CURVE DATA

(1)	(2)	(3)
Δ = 35°39'33"	Δ = 65°23'05"	Δ = 11°21'19"
R = 30.00'	R = 30.00'	R = 30.00'
L = 18.67'	L = 34.24'	L = 5.95'
LC = 18.37'	LC = 32.41'	LC = 5.94'
N 11°59'25" W	S 14°59'14" W	S 53°21'27" W
(4)	(5)	(6)
Δ = 1°48'36"	Δ = 2°30'59"	Δ = 3°17'12"
R = 203.17'	R = 536.82'	R = 257.17'
L = 6.55'	L = 23.58'	L = 14.75'
LC = 6.54'	LC = 23.58'	LC = 14.75'
S 40°35'47" W	S 74°14'16" W	S 73°51'09" W

NOTE:

A land drain will be constructed throughout this subdivision. All lots will be provided a lateral & connection will be required unless waived by South Ogden City. Bottom of Footing elevations shall be one foot (1.0') higher than adjacent Land drain main elevation.

SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Brier Pointe 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 18th day of October, 2001

4778
License No.

REGISTERED LAND SURVEYOR No. 4778 STATE OF UTAH
Gary L. Newman

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 Brier Pointe No. 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, parking, and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and public parking with associated ingress and egress and drainage, as may be authorized by South Ogden City.

Signed this day of , 2001.

Brier Ridge Limited Liability Company

Edward D. Green
Edward D. Green
Managing Member

NOTARY PUBLIC NATHAN B. BINGHAM 1344 West 4575 South Ogden, Utah 84403 My Commission Expires June 21, 2005 STATE OF UTAH

ACKNOWLEDGMENT

State of Utah } ss
County of Weber }

On the day of , 2001, personally appeared before me, Edward D. Green who being by me duly sworn did say that he is managing member. and that said instrument was signed in behalf of said Limited Liability Company by a resolution of its members and Edward D. Green acknowledged to me that said Limited Liability Corporation executed the same.

Residing at : Ogden Utah

Nathan B. Bingham
A Notary Public commissioned in Utah

Commission Expires : June 21, 2005

Nathan B. Bingham
Print Name

BOUNDARY DESCRIPTION

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

Beginning at the most Westerly corner of Lot 1, Granite Pointe Phase 1, a subdivision in South Ogden City, Weber County, Utah, said point being 1833.26 feet North 88°38'36" West along the Quarter Section line and 245.13 feet South from the Northeast corner of said Southwest Quarter of said Section 22; running thence South 29°49'21" East 706.03 feet along the Westerly line of said Lot 1 and line extended to the South right of way line of Ridgeline Circle (6100 South Street); thence South 60°10'39" West 105.00 feet; thence South 63°36'40" West 50.09 feet; thence South 60°10'39" West 510.00 feet; thence Southwesterly along the arc of a 671.98 foot radius curve to the left a distance of 90.27 feet (Long Chord bears South 56°19'44" West 90.20 feet); thence North 29°49'21" West 351.80 feet; thence South 75°25'22" West 36.12 feet; thence North 29°32'53" West 103.00 feet; thence Southwesterly along the arc of a 486.82 foot radius curve to the left a distance of 11.83 feet (Long Chord bears South 59°45'22" West 11.83 feet); thence North 30°56'23" West 50.00 feet; thence North 26°08'51" West 114.38 feet; thence North 52°08'43" East 113.69 feet; thence North 53°33'11" East 56.51 feet; thence South 79°41'19" East 50.92 feet; thence South 81°40'06" East 31.88 feet; thence North 39°41'29" East 95.30 feet; thence North 29°50'10" West 27.66 feet; thence North 31°53'12" East 27.92 feet; thence North 69°44'32" East 47.79 feet; thence North 36°23'53" East 50.02 feet; thence North 62°14'21" East 52.41 feet; thence North 81°58'06" East 30.40 feet; thence North 81°15'01" East 18.11 feet; thence North 44°44'30" East 7.31 feet; thence North 20°09'08" East 13.42 feet; thence North 11°00'27" East 16.14 feet; thence North 20°21'47" West 16.86 feet; thence North 28°17'36" East 13.98 feet; thence North 53°28'45" East 74.04 feet; thence North 60°12'00" East 94.60 feet; thence North 67°38'51" East 50.38 feet to the point of beginning.

Contains 11.764 Acres

SOUTH OGDEN CITY ATTORNEY

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

Signed this 8 day of JAN, 2002

City Attorney

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 day of , 2002

Attest: Dana B. Pollard
Title: City Recorder

Mayor

NOTE:

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

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
4774 South 1300 West - Suite 102
Riverdale, Utah 84405
P.O. Box 9307, Ogden, Utah 84409
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

SOUTH OGDEN CITY PLANNING COMMISSION

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

Chair

SOUTH OGDEN CITY PUBLIC WORKS DIRECTOR

I have examined the foregoing plat of Brier Pointe No. 1, as it pertains to the improvement standards and ordinances now in force and in my opinion, complies with such development requirements.

Signed this 8th day of JAN, 2002

Public Works Director

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

WEBER COUNTY RECORDER

ENTRY NO. 1823760 FEE PAID $ 30.00 FILED FOR RECORD AND RECORDED 30-Jan-02, AT 12:31pm IN BOOK 55 OF OFFICIAL RECORDS, PAGE 26, RECORDED FOR Brier Ridge LLC

 Owen Crafts
WEBER COUNTY RECORDER
BY: Brenda Lin

JAN 0 04

003280