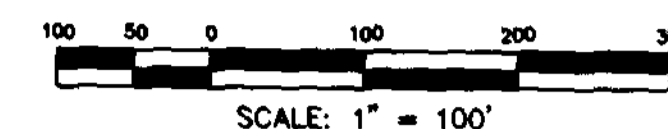


FASHION POINTE PHASE NO. 4

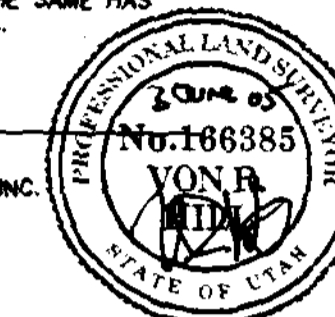
AMENDING LOT 1 OF FASHION POINTE PHASE NO. 1 AND
LOT 8 FASHION POINTE PHASE NO. 3
SOUTH OGDEN CITY, WEBER COUNTY, UTAH

SEPTEMBER 2003



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN AND HAVE SURVEYED SAID TRACT OF LAND INTO LOTS AND STREETS HEREBY TO BE KNOWN AS FASHION POINTE PHASE 4 AND THAT THE SAME HAS CORRECTLY BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN.



DATE: _____
VON R. HILL
HILL & ARGYLE, INC.

BOUNDARY DESCRIPTION

A PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1, FASHION POINTE PHASE NO. 1 SOUTH OGDEN CITY, WEBER COUNTY, UTAH, WHICH POINT IS 132.98 FEET SOUTH 0°20'15" EAST AND 512.02 FEET EAST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; RUNNING THENCE FOUR COURSES AND DISTANCES ALONG SAID EASTERLY RIGHT-OF-WAY LINE AS FOLLOWS: NORTH 42°13'35" WEST 360.97 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 (CENTRAL ANGLE=34°20'04", CHORD BEARING AND DISTANCE=NORTH 26°25'34" WEST 465.47 FEET) AND NORTH 3°37'12" WEST 94.00 FEET; THENCE SOUTH 89°23'49" EAST 309.89 FEET; THENCE SOUTH 0°24'36" WEST 185.00 FEET; THENCE SOUTH 31°35'14" EAST 178.52 FEET TO A POINT ON A 70.00 FOOT RADIUS CURVE TO THE RIGHT WHICH POINT IS ALSO ON THE EASTERLY RIGHT-OF-WAY OF FASHION POINTE DRIVE; THENCE FOLLOWING SAID RIGHT-OF-WAY THE FOLLOWING SEVEN COURSES AND DISTANCES: THENCE SOUTH EASTERLY ALONG THE ARC OF SAID CURVE 185.30 FEET (CENTRAL ANGLE=135°17'52", CHORD BEARING AND DISTANCE=SOUTH 53°56'01" EAST 129.48 FEET) TO A POINT ON A 30.00 FOOT RADIUS REVERSE CURVE 29.29 FEET ALONG THE CURVE (CENTRAL ANGLE=55°56'51", CHORD BEARING AND DISTANCE=SOUTH 14°15'10" EAST 28.14 FEET); THENCE SOUTH 42°13'35" EAST 508.30 FEET TO A POINT ON A 1030.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 193.77 FEET (CENTRAL ANGLE=10°46'25", CHORD BEARING AND DISTANCE=SOUTH 47°36'48" EAST 193.48 FEET); SOUTH 53°00'00" EAST 65.00 FEET TO A POINT ON A 471.43 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 279.83 FEET (CENTRAL ANGLE=34°00'36", CHORD BEARING AND DISTANCE=SOUTH 35°58'42" EAST 193.48 FEET); SOUTH 18°59'24" EAST 20.74 FEET TO THE NORTH RIGHT-OF-WAY OF SKYLINE DRIVE; THENCE FOLLOWING SAID NORTH RIGHT-OF-WAY SOUTH 80°29'26" WEST 60.83 FEET TO A POINT ON A 623.00 FOOT NON TANGENT CURVE TO THE LEFT, THENCE 218.81 FEET ALONG THE ARC OF SAID CURVE (CENTRAL ANGLE=20°07'25", CHORD BEARING AND DISTANCE=SOUTH 58°11'18" WEST 217.69 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 89; THENCE FOLLOWING SAID RIGHT-OF-WAY OF HIGHWAY 89 THE FOLLOWING TWO COURSES, NORTH 43°17'41" WEST 424.44 FEET, NORTH 42°13'35" WEST 318.06 FEET TO THE POINT OF BEGINNING CONTAINING 10.702 ACRES.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS FASHION POINTE PHASE NO. 4, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO 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 HIGHLAND IMPROVEMENT DISTRICT AND WEBER BASIN WATER CONSERVANCY DISTRICT.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS _____ DAY OF _____ 20__

WAYNE BELLEAU (MEMBER, LANDSTAR DEVELOPMENT, L.L.C.) GARY M. WRIGHT (MEMBER, LANDSTAR DEVELOPMENT, L.L.C.)

WAYNE A. BELLEAU GARY M. WRIGHT (MEMBER, TETON INVESTMENTS HOLDING, L.P.)

SOUTH OGDEN REAL ESTATE, L.C.

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF _____ } ss

ON THE _____ DAY OF _____, 20__, THERE PERSONALLY APPEARED BEFORE ME, GARY M. WRIGHT AND WAYNE A. BELLEAU WHO BEING DULY SWORN BY ME DID SAY THAT THEY ARE MEMBERS OF THE LANDSTAR DEVELOPMENT L.L.C., A UTAH LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY A RESOLUTION OF ITS MEMBERS, AND GARY M. WRIGHT AND WAYNE A. BELLEAU ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____
RECEIVED
JUN 27 2003
Weber County Surveyor

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 _____
TITLE _____
MAYOR

BARNES BANK

SOUTH OGDEN CITY PUBLIC WORKS

I HAVE EXAMINED THE FOREGOING PLAT OF FASHION POINTE PHASE NO. 4 AS IT PERTAINS TO THE IMPROVEMENT STANDARDS AND ORDINANCES NOW IN FORCE AND IN MY OPINION IT COMPLIES WITH SUCH DEVELOPMENT REQUIREMENTS.

SIGNED THIS _____ DAY OF _____, 2002.

CITY PUBLIC WORKS DIRECTOR

CONSENT TO DEDICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE BARNES BANKING COMPANY, THE UNDERSIGNED COMPANY AS A CLAIMANT WITH RESPECT TO THE ABOVE TITLED SUBDIVISION, DOES HEREBY CONSENT TO THE DEDICATION BY THE OWNER THEREOF OF ALL STREETS AND EASEMENTS AS SHOWN HEREON FOR THE USE OF THE PUBLIC FOREVER, AND IN CONSIDERATION OF THE ACCEPTANCE OF THIS DEDICATION PLAT BY THE GOVERNING BODY OF SOUTH OGDEN CITY, SAID BARNES BANKING COMPANY, DOES HEREBY SUBORDINATE ITS INTEREST IN AND TO THE LAND INCLUDED WITHIN SUCH PUBLIC STREETS AND EASEMENTS TO THE PUBLIC USE FOREVER.

SIGNED THIS _____ DAY OF _____, 2002.

CITY PUBLIC WORKS DIRECTOR

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C10	191.79	441.43	24°53'36"	N31°26'12"W	190.29
C11	199.41	1060.50	10°46'25"	S47°36'48"E	199.12
C12	26.29	30.00	50°12'17"	N67°19'44"W	25.45
C13	35.87	1090.50	1°53'05"	S43°10'08"E	35.87
C14	169.13	1090.50	8°53'20"	S48°33'21"E	169.01
C15	65.46	411.43	9°07'00"	N48°26'30"W	65.40
C16	178.73	411.43	24°53'36"	N31°26'12"W	177.35
C17	33.06	70.00	27°03'22"	S44°53'05"W	32.75
C18	368.77	788.50	28°14'58"	S23°23'01"E	364.84
C19	83.74	788.50	8°02'02"	S40°33'03"E	83.70
C20	151.24	70.00	12°47'18"	S30°32'14"E	125.69

LINE TABLE

LINE	LENGTH	BEARING
L1	15.73	N18°58'24"W
L2	65.00	N53°00'00"W
L3	65.00	N53°00'00"W
L4	4.00	S47°48'25"W

NOTES:

- ALL ENTRIES TO BUILDINGS WILL BE ABOVE ELEVATION 4799.00.
 - EACH LOT IS RESPONSIBLE FOR ON-SITE DETENTION OF THE 10 YEAR STORM RUNOFF.
 - 10' UTILITY AND DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINE, UNLESS OTHERWISE SHOWN.
- BENCHMARK: TOP OF BRASS CAP MONUMENT AT NORTHWEST CORNER OF SOUTHWEST 1/4 OF SECTION 22, T4N, R1W, S18&M US SURVEY ELEVATION 4798.89

LEGEND

--- EASEMENT LINE

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO AMEND LOTS PREVIOUSLY PLATTED. THIS WAS DONE BASED UPON INFORMATION FROM PREVIOUS SUBDIVISIONS DONE BY GREAT BASIS ENGINEERING. BASIS OF BEARING IS AS SHOWN.

NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, T5N, R1W, S18&M, U.S. SURVEY (FOUND BRASS CAP MONUMENT)

NOTE: ALL UTILITY AND DRAINAGE EASEMENTS ARE 10' UNLESS OTHERWISE NOTED.

NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22, T5N, R1W, S18&M, U.S. SURVEY (FOUND BRASS CAP MONUMENT)

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF TETON INVESTMENTS HOLDING, L.P. AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID PARTNERSHIP, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID PARTNERSHIP EXECUTED THE SAME.

NOTARY PUBLIC _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF BARNES BANK AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20__, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WAYNE A. BELLEAU, THE SIGNER OF THE OWNER'S DEDICATION AND DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF SOUTH OGDEN REAL ESTATE, L.C. AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, _____ WHO BEING DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF STANCORP MORTGAGE INVESTORS, L.L.C. AN OREGON LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

SOUTH OGDEN CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF FASHION POINTE PHASE NO. 4 AND IN MY OPINION IT CONFORMS WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS _____ DAY OF _____, 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 _____ DAY OF _____, 2002.

CITY ENGINEER

SOUTH OGDEN CITY PLANNING COMMISSION

APPROVED BY THE SOUTH OGDEN CITY PLANNING COMMISSION ON THE _____ DAY OF _____, 2002.

CHAIR

HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-5863 Fax
02-301 PLATA(MEY)DWG 8/5/03
8/5/06 ADD NARRATIVE, CORRECT DESCRIPTION