

FASHION POINTE SUBDIVISION PH-5

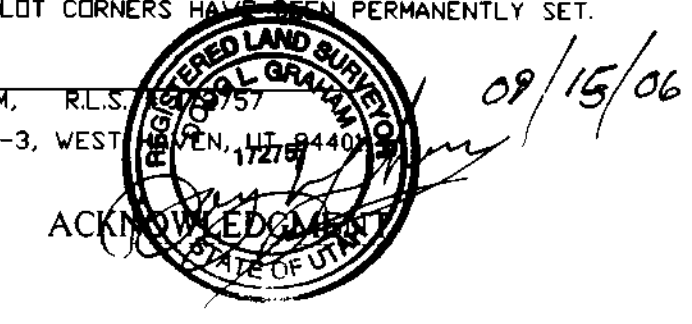
A PART OF THE EAST HALF OF SECTION 22, T. 5 N., R. 1 W., S.L.B. AND M.
SOUTH OGDEN CITY, WEBER COUNTY, UTAH

JUNE 2006

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THE SURVEY AND SUBDIVISION PREMISES DESCRIBED AND PLATTED HEREOF WERE MADE UNDER MY DIRECTION DURING THE MONTH OF _____ 20____ THAT THE PLAT IS CORRECT AND ACCURATE, THAT THE MONUMENTS SHOWN HEREOF HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND LOT CORNERS PERMANENTLY SET.

DOUG L. GRAHAM, R.L.S. 12517
4646 S. 3500 W. WA-3, WEST HAVEN, UTAH 84404



STATE OF UTAH)
COUNTY OF WEBER)
ON THIS _____ DAY OF _____ 20____ BEFORE ME THE
THE UNDERSIGNED _____ PERSONALLY APPEARED
WHO ACKNOWLEDGES THAT HE/SHE EXECUTED THE
FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.
IN WITNESS WHEREOF I HEREOF TO SET MY HAND AND OFFICIAL SEAL.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

BOUNDARY DESCRIPTION

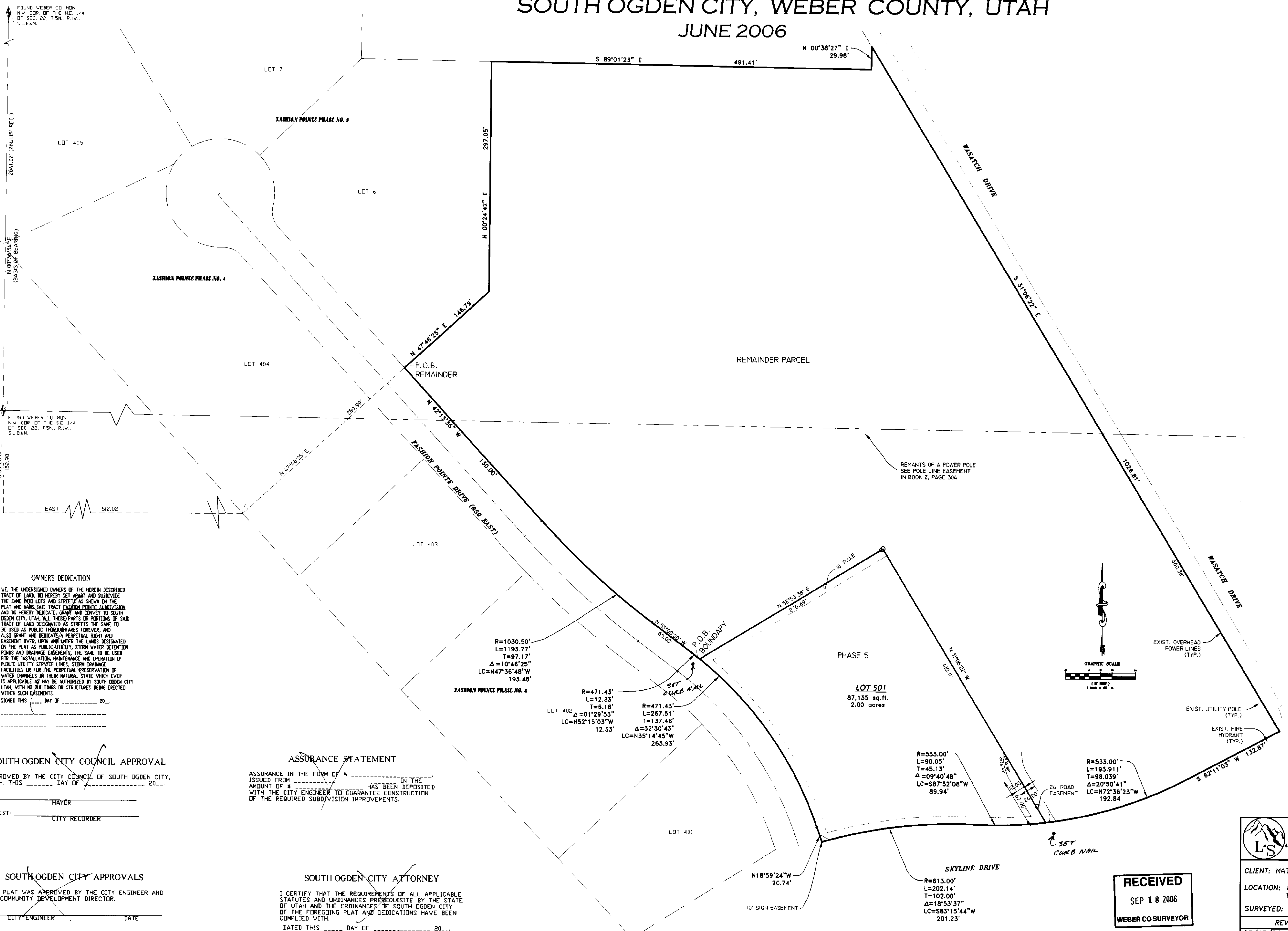
A PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 00°20'51" EAST 132.98 FEET, EAST 512.02 FEET NORTH 47°46'25" EAST 280.99 FEET, SOUTH 42°13'35" EAST 130 FEET, 193.77 FEET ALONG A 1030.50 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 10°46'25" (LC= SOUTH 47°36'48" EAST 193.48 FEET); SOUTH 53°00'00" EAST 65.00 FEET; AND 12.33 FEET ALONG A 471.43 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 01°29'53" (LC= SOUTH 52°15'03" EAST 12.33 FEET); FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, TO THE POINT OF BEGINNING; RUNNING THENCE 267.51 FEET ALONG A 471.43 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 32°30'43" (LC 53°14'45"E 263.93 FEET); THENCE SOUTH 18°59'24" EAST 20.74 FEET THENCE 202.14 FEET ALONG A 613.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA ANGLE OF 18°53'37" (LC= SOUTH 83°15'44" WEST 201.23 FEET); THENCE 90.05 FEET ALONG A 533.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA ANGLE OF 09°40'48" (LC= SOUTH 87°52'08" WEST 89.94 FEET); THENCE NORTH 31°06'22" WEST 410.11 FEET; THENCE SOUTH 58°53'38" WEST 276.69 FEET; TO POINT OF BEGINNING.
CONTAINS 87,135 S.F. & 2.00 ACRES.

REMAINDER PARCEL DESCRIPTION

A PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH WEST CORNER OF LOT 6 OF FASHION POINTE PHASE NO. 4, SAID POINT BEING SOUTH 00°20'51" EAST 132.98 FEET, EAST 512.02 FEET AND NORTH 47°46'25" EAST 280.99 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, AND RUNNING THENCE THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF SAID LOT 6, (1) NORTH 47°46'25" EAST 146.79 FEET, (2) NORTH 00°24'42" EAST 297.05 FEET; THENCE SOUTH 89°01'23" EAST 491.41 FEET; THENCE NORTH 00°38'27" EAST 29.98 FEET TO THE WESTERLY LINE OF WASATCH DRIVE; THENCE SOUTH 31°06'22" EAST 1026.81 FEET ALONG SAID WESTERLY LINE TO THE NORTH LINE OF FASHION POINTE PHASE NO. 1 AND SKYLINE DRIVE; THENCE SOUTH 62°11'03" WEST 132.87 FEET, THENCE 193.91 FEET ALONG A 533.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A DELTA OF 20°50'41" (LC= SOUTH 72°36'23" WEST 192.84 FEET); THENCE NORTH 31°06'22" WEST 410.11 FEET; THENCE SOUTH 58°53'38" WEST 276.69 FEET; THENCE 12.33 FEET ALONG A 471.43 FOOT RADIUS CURVE TO THE LEFT, HAVING A DELTA OF 01°29'53" (LC= NORTH 52°15'03" WEST 12.33 FEET); THENCE NORTH 53°00'00" WEST 65.00 FEET, THENCE 193.77 FEET ALONG A 1030.50 FEET RADIUS CURVE TO THE LEFT, HAVING A DELTA OF 10°46'25" (LC= NORTH 47°36'48" WEST 193.48 FEET); THENCE NORTH 42°13'35" WEST 130.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 15.36 ACRES.

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE ONE BUILDING LOT FOR COMMERCIAL DEVELOPMENT. AN EXISTING ALTA SURVEY BOUNDARY BY MOUNTAIN ENGINEERING ACCEPTED.



OWNERS DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT FASHION POINTE SUBDIVISION AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH OGDEN CITY, 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 GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION POND AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY SOUTH OGDEN CITY UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.
SIGNED THIS _____ DAY OF _____ 20____

SOUTH OGDEN CITY COUNCIL APPROVAL
APPROVED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, UTAH, THIS _____ DAY OF _____ 20____
BY: _____ MAYOR
ATTEST: _____ CITY RECORDER

ASSURANCE STATEMENT
ASSURANCE IN THE FORM OF A _____ ISSUED FROM _____ IN THE AMOUNT OF \$ _____ HAS BEEN DEPOSITED WITH THE CITY ENGINEER TO GUARANTEE CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

SOUTH OGDEN CITY APPROVALS
THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE COMMUNITY DEVELOPMENT DIRECTOR.
BY: _____ CITY ENGINEER DATE _____
BY: _____ COMMUNITY DEVELOPMENT DIRECTOR DATE _____

SOUTH OGDEN CITY ATTORNEY
I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREVIOUSLY BY THE STATE OF UTAH AND THE ORDINANCES OF SOUTH OGDEN CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
DATED THIS _____ DAY OF _____ 20____
signature _____

RECEIVED
SEP 18 2006
WEBER CO SURVEYOR

LANDMARK SURVEYING, INC. A COMPLETE LAND SURVEYING SERVICE 4646 S. 3500 W. WA-3, WEST HAVEN, UTAH 84401 PHONE 801-731-4075 FAX 801-731-8506		WEBER COUNTY RECORDER ENTRY # _____ FEE _____ FILED FOR RECORD & RECORDED THIS _____ DAY OF _____ 20____ AT _____ IN BOOK _____ OF _____ PAGE _____ _____ WEBER COUNTY RECORDER BY _____ DEPUTY
CLIENT: MATT LOWE LOCATION: PART OF THE E. 1/2 OF SEC. 22, T. 5N., R. 1W., S.L.B. & M. SURVEYED: MAY 2004		DRAWN BY: K.R. CHECKED BY: D.B. DATE: 03-15-06 FILE: 2600-PH1.DWG
REVISIONS: 03/15/06 KR 03/28/06 KR	DATE: 03-15-06 FILE: 2600-PH1.DWG	003679