

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

# 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



SCALE: 1" = 100'

**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 PLAN AND DESCRIBED HEREIN AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS FASHION POINTE PHASE 4 AND THAT THE SAME HAVE CORRECTLY BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN.

**5' ASP. 0"**  
 DATE: \_\_\_\_\_  
 VON R. HILL  
 HILL & ARGYLE, INC.  
 No. 166385  
 UTAH  
 STATE OF UTAH

**BOUNDARY DESCRIPTION**

A PART OF THE EAST HALF OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN:

BEGINNING AT A POINT ON THE EASTERN 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 132.00 FEET SOUTH 27°05'1" EAST AND 512.00 FEET WEST FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; RUNNING THENCE FOUR COURSES AND DISTANCES ALONG SAID EASTERN RIGHT-OF-WAY LINE AS FOLLOWS: NORTH 42°13'37" WEST 306.87 FEET; NORTH 46°02'57" EAST 0.15 FEET; NORTHWESTLY ALONG THE ARC OF A 748.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 472.51 FEET (CENTRAL ANGLE=34°02'34"); CHORD BEARING AND DISTANCE-NORTH 26°02'34" WEST 465.47 FEET; NORTH 37°17'52" WEST 84.00 FEET; THENCE SOUTH 88°27'47" EAST 309.89 FEET; THENCE SOUTH 67°34'38" WEST 185.00 FEET; THENCE SOUTH 37°05'1" EAST 178.52 FEET TO A POINT ON A 70.00 FOOT RADIUS CURVE TO THE RIGHT WHICH POINT IS ALSO ON THE EASTERN RIGHT-OF-WAY OF FASHION POINTE DRIVE, THENCE FOLLOWING SAID RIGHT-OF-WAY THE FOLLOWING SEVEN COURSES AND DISTANCES: THENCE SOUTH 29°02'34" WEST 465.47 FEET; NORTHWESTLY ALONG THE ARC OF SAID CURVE TO THE EASTERN RIGHT-OF-WAY OF SAID CURVE (CENTRAL ANGLE=37°02'34"); CHORD BEARING AND DISTANCE-NORTH 42°13'37" WEST 371.72 FEET; THENCE SOUTH 29°29' FEET ALONG THE CURVE (CENTRAL ANGLE=57°02'34"); CHORD BEARING AND DISTANCE-NORTH 47°26'1" WEST 183.48 FEET; SOUTH 43°00'50" EAST 85.50 FEET TO A POINT ON A 474.83 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 279.83 FEET (CENTRAL ANGLE=34°02'34"); CHORD BEARING AND DISTANCE-SOUTH 32°04'47" EAST 183.48 FEET; SOUTH 18°05'14" EAST 20.74 FEET TO THE NORTH RIGHT-OF-WAY OF SLOANE DRIVE, THENCE FOLLOWING SAID NORTH RIGHT-OF-WAY SOUTH 88°27'47" WEST 80.83 FEET TO A POINT ON A 623.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 218.8 FEET ALONG THE ARC OF SAID CURVE (CENTRAL ANGLE=37°02'34"); CHORD BEARING AND DISTANCE-SOUTH 58°17'52" WEST 217.89 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 89; THENCE FOLLOWING SAID RIGHT-OF-WAY OF HIGHWAY 89 THE FOLLOWING TWO COURSES, NORTH 42°17'41" WEST 424.44 FEET; NORTH 42°17'52" WEST 318.00 FEET TO THE POINT OF BEGINNING CONTAINING 10.702 ACRES.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C01	199.73	441.43	102°32'36"	S37°02'34"W	196.38
C11	199.41	1060.50	10°46'23"	S47°36'48"E	199.12
C12	36.39	36.00	90°00'00"	S00°00'00"E	28.43
C13	55.87	1096.50	12°42'00"	S42°30'48"E	55.87
C14	169.13	1096.50	82°02'00"	S48°32'21"E	166.00
C15	62.46	411.43	97°00'00"	S48°28'30"E	65.40
C16	178.75	411.43	24°32'00"	S41°28'12"E	177.35
C17	33.66	70.00	27°02'34"	S44°33'09"E	32.75
C18	388.77	768.50	26°14'58"	S33°23'01"E	384.84
C19	83.74	768.50	1°00'00"	S49°33'01"E	83.70
C20	19.24	70.00	12°47'18"	S30°02'34"E	19.49

**LINE TABLE**

LINE	LENGTH	BEARING
L1	53.73	S05°02'34"W
L2	65.00	S03°00'00"W
L3	65.00	S03°00'00"W
L4	4.00	S47°46'23"E

- NOTES:**
- 1) ALL ENTRIES TO BUILDINGS WILL BE ABOVE ELEVATION 4799.00.
  - 2) EACH LOT IS RESPONSIBLE FOR ONSITE DETENTION OF THE 10 YEAR STORM RUNOFF.
  - 3) BEACHING: TOP OF BRASS CAP MONUMENT AT NORTHWEST CORNER OF SOUTHWEST 1/4 OF SECTION 22, T4L R1W S36M US SURVEY ELEVATION 4768.89.
  - 4) UTILITY AND DRAINAGE EASEMENTS SHALL BE OF PROPERTY LINE UNLESS OTHERWISE SHOWN.

**LEGEND**

--- EASEMENT LINE

**OWNERS DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND HEREAFTER SET OUT HAVE BEEN ADVISED BY THE SURVEYOR THAT SAID TRACT OF LAND IS SUITABLE FOR PUBLIC USE AND WE HEREBY DEDICATE TO THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS ANTICIPATED FOR PUBLIC USE, AND DO HEREBY DEDICATE TO SOUTH OGDEN CITY, UTAH, HIGHWAY IMPROVEMENT DISTRICT AND BARNES BANK WATER CONSERVATION DISTRICT, UNDER CERTAIN STIPULATED ASSESSMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREON. THE SAME MAY BE USED FOR HIGHWAY IMPROVEMENT, WATER CONSERVATION AND OPERATION OF PUBLIC UTILITY SERVICES, LINES AND DRAINAGE AS MAY BE ANTICIPATED BY SOUTH OGDEN CITY, UTAH, HIGHWAY IMPROVEMENT DISTRICT AND BARNES BANK WATER CONSERVATION DISTRICT.

IN WITNESS WHEREOF, WE HAVE HERETOFORE SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003.

*Margie Bellau* (Margie Bellau, LANDSTAR DEVELOPMENT, L.L.C.)  
*David D. Smith* (David D. Smith, MEMBER, LANDSTAR DEVELOPMENT, L.L.C.)

*Margie A. Bellau* (Margie A. Bellau, SOUTH OGDEN INVESTMENTS HOLDING, L.P.)  
*David D. Smith* (David D. Smith, SOUTH OGDEN INVESTMENTS HOLDING, L.P.)

**ACKNOWLEDGMENT**

STATE OF UTAH  
 COUNTY OF WING } ss  
 I, \_\_\_\_\_, County Clerk, do hereby certify that the foregoing instrument was duly recorded in my office on this \_\_\_\_\_ day of \_\_\_\_\_ 2003.

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, Notary Public, and \_\_\_\_\_, who being duly sworn do say that he/she is the \_\_\_\_\_ of \_\_\_\_\_, 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: *Suzanne Sasse*  
 RESIDENCE: *Layton, UT*  
 MY COMMISSION EXPIRES: *6/10/06*

NOTARY PUBLIC: *Suzanne Sasse*  
 RESIDENCE: *Layton, UT*  
 MY COMMISSION EXPIRES: *6/10/06*

**CONSENT TO DEDICATE**

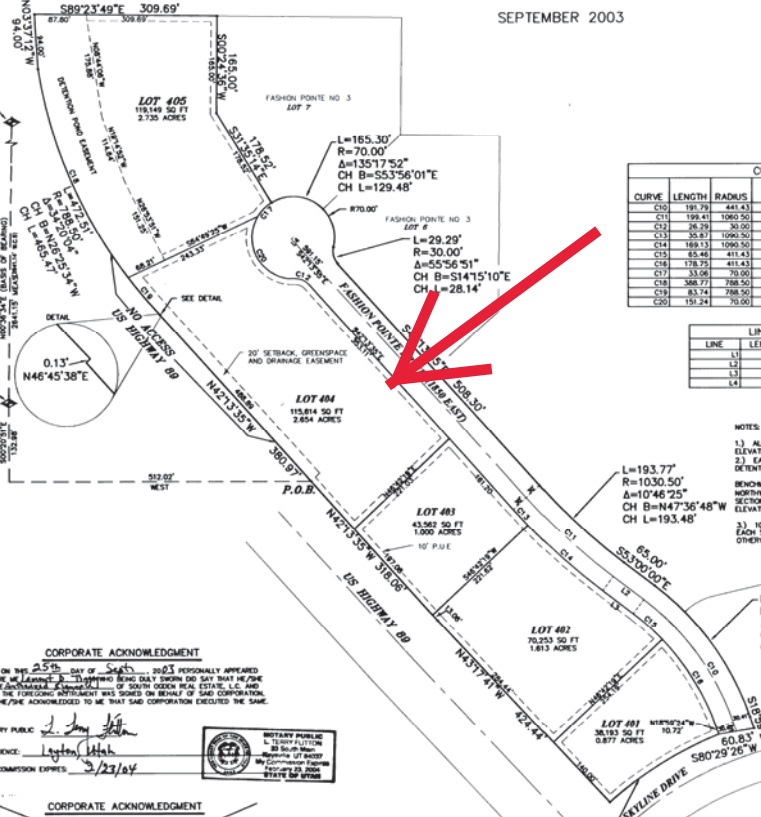
KNOW ALL MEN BY THESE PRESENTS THAT THE STANCORP MORTGAGE INVESTORS, L.L.C., AN OREGON LIMITED LIABILITY COMPANY, THE UNDERSIGNED COMPANY AS A CLAIMANT WITH RESPECT TO THE ABOVE-TITLED SUBDIVISION, DOES HEREBY CONSENT TO THE DEDICATION BY THE OWNER THEREOF OF ALL STREETS AND EASEMENTS AS SHOWN HEREON FOR THE USE OF THE PUBLIC FOREVER, AND IN CONSIDERATION OF THE ACCEPTANCE OF SAID DEDICATION BY THE GOVERNING BODY OF SOUTH OGDEN CITY, SAID STANCORP MORTGAGE INVESTORS, L.L.C., AN OREGON-LIMITED LIABILITY COMPANY, DOES HEREBY REAFFIRM ITS INTEREST IN SAID TO THE PUBLIC USE FOREVER.

NOTARY PUBLIC: \_\_\_\_\_  
 RESIDENCE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**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 SAID DEDICATION BY THE GOVERNING BODY OF SOUTH OGDEN CITY, SAID BARNES BANKING COMPANY, DOES HEREBY SUBSISTANTLY REAFFIRM ITS INTEREST IN SAID TO THE PUBLIC USE FOREVER.

NOTARY PUBLIC: \_\_\_\_\_  
 RESIDENCE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_



**ACKNOWLEDGMENT**  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, who being duly sworn do say that he/she is the \_\_\_\_\_ of \_\_\_\_\_, 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: *Suzanne Sasse*  
 RESIDENCE: *Layton, UT*  
 MY COMMISSION EXPIRES: *6/10/06*

**CORPORATE ACKNOWLEDGMENT**  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, who being duly sworn do say that he/she is the \_\_\_\_\_ of \_\_\_\_\_, 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: *L. Tony Jethon*  
 RESIDENCE: *Layton, Utah*  
 MY COMMISSION EXPIRES: *2/23/04*

**CORPORATE ACKNOWLEDGMENT**  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, who being duly sworn do say that he/she is the \_\_\_\_\_ of \_\_\_\_\_, 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: *L. Tony Jethon*  
 RESIDENCE: *Layton, Utah*  
 MY COMMISSION EXPIRES: *2/23/04*

**ACKNOWLEDGMENT**  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, who being duly sworn do say that he/she is the \_\_\_\_\_ of \_\_\_\_\_, 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: *Suzanne Sasse*  
 RESIDENCE: *Layton, UT*  
 MY COMMISSION EXPIRES: *6/10/06*

**CORPORATE ACKNOWLEDGMENT**  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, who being duly sworn do say that he/she is the \_\_\_\_\_ of \_\_\_\_\_, 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: \_\_\_\_\_

**HILL & ARGYLE, Inc.**  
 Engineering and Surveying  
 100 North 200 West, Suite #1, Bountiful, Utah 84002  
 (801) 280-2238 Phone, (801) 280-1863 Fax  
 82-30 PLATING #1/02

**SOUTH OGDEN CITY ATTORNEY**  
 I HAVE EXAMINED THE FOREGOING PLAN AND DESCRIPTION OF FASHION POINTE PHASE NO. 4 AND IN MY OPINION IT CONFORMS WITH THE CITY ORDINANCES APPLICABLE THERE TO AND NOW IN FORCE AND EFFECT.  
 SIGNED THIS 19th DAY OF September 2003.  
 CITY ATTORNEY

**SOUTH OGDEN CITY ENGINEER**  
 I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREVIOUS TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAN AND DEDICATION HAVE BEEN COMPLIED WITH.  
 SIGNED THIS 3rd DAY OF September 2003.  
 CITY ENGINEER

**SOUTH OGDEN CITY PLANNING COMMISSION**  
 APPROVED BY THE SOUTH OGDEN CITY PLANNING COMMISSION ON THE 12th DAY OF SEPTEMBER 2003.  
 CHAIR

**CONSENT TO DEDICATE**  
 I HAVE EXAMINED THE FOREGOING PLAN OF FASHION POINTE PHASE NO. 4 AS IT PERTAINS TO THE IMPROVEMENT STANDARDS AND DESIGN AND AS NOW IN FORCE AND IN MY OPINION IT COMPLES SAID DEVELOPMENT REQUIREMENTS.  
 SIGNED THIS 19th DAY OF September 2003.  
 JAMES C. BARNES, BARNES BANK DIRECTOR

**SOUTH OGDEN CITY PUBLIC WORKS**  
 THIS IS TO CERTIFY THAT THIS PLAN AND DEDICATION OF THE UNDERSIGNED COMPANY AS A CLAIMANT WITH RESPECT TO THE ABOVE-TITLED SUBDIVISION AND PUBLIC IMPROVEMENT GUARANTEE WERE RECEIVED AND FILED IN MY OFFICE BY THE CITY ENGINEER OF SOUTH OGDEN CITY, UTAH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003.  
 PRESIDENT: *Sharon B. Johnson*  
 CITY ENGINEER: *John Smith*  
 MAYOR



**WEBER COUNTY RECORDER**  
 I HAVE RECEIVED AND FILED THE DEDICATION OF ALL STREETS AND EASEMENTS AND PUBLIC IMPROVEMENT GUARANTEE WERE RECEIVED AND FILED IN MY OFFICE BY THE CITY ENGINEER OF SOUTH OGDEN CITY, UTAH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003.  
 RECORDER: *Donna C. Rogers*  
 DEPUTY