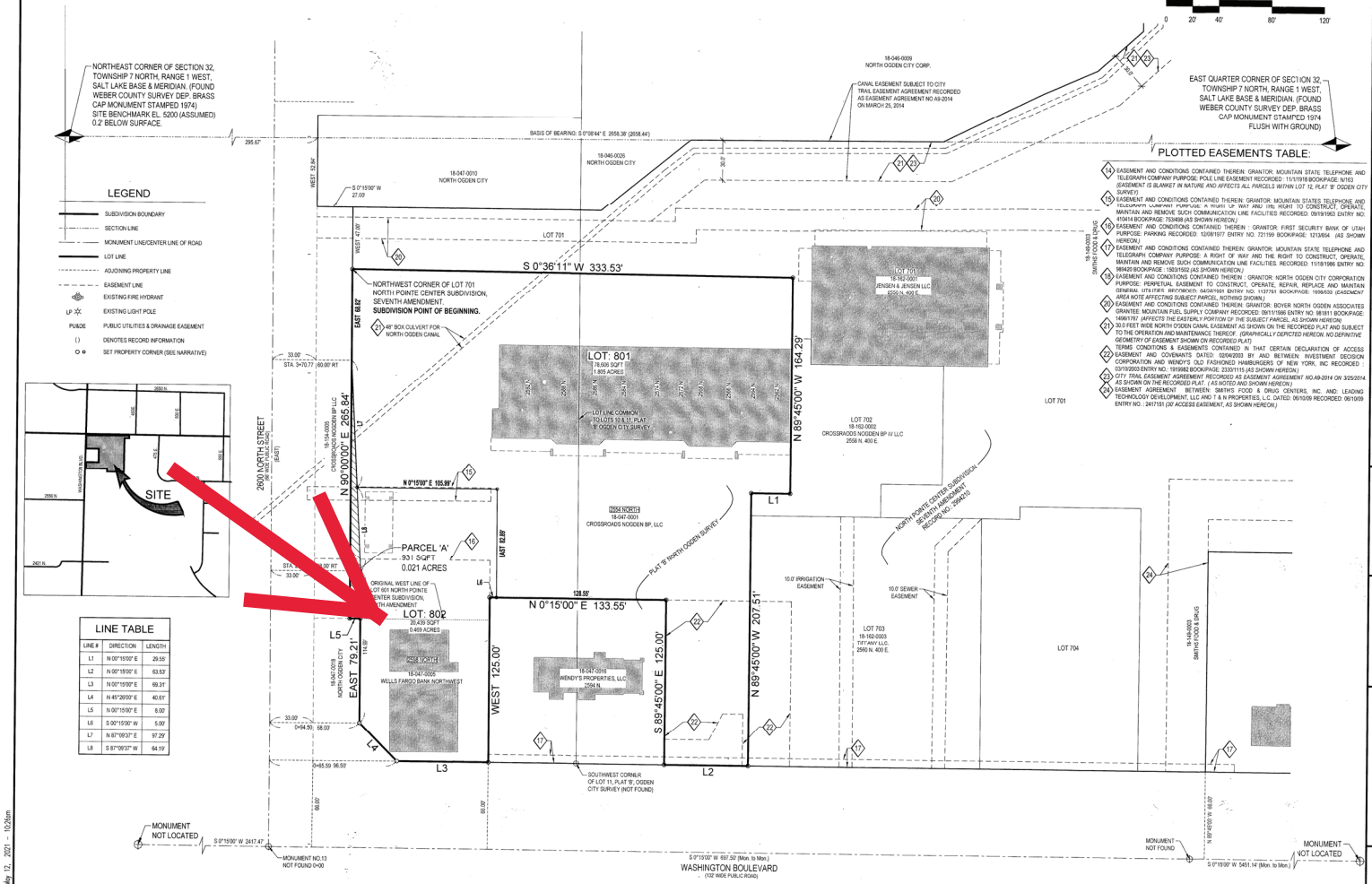
18-06

NORTH POINTE CENTER SUBDIVISION, EIGHTH AMENDMENT

AMENDING AND EXTENDING LOT 601, NORTH POINTE CENTER SUBDIVISION, SIXTH AMENDMENT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, AND THE NORTHEAST
QUARTER OF SECTION 32 TOWNSHIP 7 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
NORTH OGDEN CITY, WEBER COUNTY, UTAH.
JULY 2020



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- MONUMENT LINE/CENTER LINE OF ROAD
- LOT LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- PUE/DE — PUBLIC UTILITIES & DRAINAGE EASEMENT
- ( ) — DENOTES RECORD INFORMATION
- SET PROPERTY CORNER (SEE NARRATIVE)

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 00°15'00" E	29.55'
L2	N 00°15'00" E	63.53'
L3	N 00°15'00" E	69.31'
L4	N 45°26'00" E	40.61'
L5	N 00°15'00" E	8.00'
L6	S 00°15'00" W	5.00'
L7	N 87°09'37" E	57.29'
L8	S 87°09'37" W	64.19'

PLOTTED EASEMENTS TABLE:

14. EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: MOUNTAIN STATE TELEPHONE AND TELEGRAPH COMPANY PURPOSE: POLE LINE EASEMENT RECORDED: 11/17/1919 BOOK/PAGE: N/YES (EASEMENT IS BLANKET IN NATURE AND AFFECTS ALL PARCELS WITHIN LOT 12, PLAT 'B' OGDEN CITY SURVEY)
15. EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY PURPOSE: A RIGHT OF WAY AND THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH COMMUNICATION LINE FACILITIES RECORDED: 09/19/1963 ENTRY NO: 410414 BOOK/PAGE: 753/498 (AS SHOWN HEREON.)
16. EASEMENT AND CONDITIONS CONTAINED THEREIN : GRANTOR: FIRST SECURITY BANK OF UTAH PURPOSE: PARKING RECORDED: 12/08/1977 ENTRY NO: 721159 BOOK/PAGE: 1213/654 (AS SHOWN HEREON.)
17. EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: MOUNTAIN STATE TELEPHONE AND TELEGRAPH COMPANY PURPOSE: A RIGHT OF WAY AND THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE SUCH COMMUNICATION LINE FACILITIES. RECORDED: 11/18/1986 ENTRY NO: 989420 BOOK/PAGE: 1583/1502 (AS SHOWN HEREON.)
18. EASEMENT AND CONDITIONS CONTAINED THEREIN : GRANTOR: NORTH OGDEN CITY CORPORATION PURPOSE: PERPETUAL EASEMENT TO CONSTRUCT, OPERATE, REPAIR, REPLACE AND MAINTAIN GENERAL UTILITIES RECORDED: 04/24/1998 ENTRY NO: 1137751 BOOK/PAGE: 1898/633 (EASEMENT AREA NOTE AFFECTING SUBJECT PARCEL, NOTHING SHOWN.)
19. EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: BOYER NORTH OGDEN ASSOCIATES GRANTEE: MOUNTAIN FUEL SUPPLY COMPANY RECORDED: 09/11/1986 ENTRY NO: 981811 BOOK/PAGE: 1496/1187 (AFFECTS THE EASTERLY PORTION OF THE SUBJECT PARCEL, AS SHOWN HEREON)
20. 30.0 FEET WIDE NORTH O'DEN CANAL EASEMENT AS SHOWN ON THE RECORDED PLAT AND SUBJECT TO THE OPERATION AND MAINTENANCE THEREOF. (GRAPHICALLY DEPICTED HEREON. NO DEFINITIVE GEOMETRY OF EASEMENT SHOWN ON RECORDED PLAT)
21. TERMS CONDITIONS & EASEMENTS CONTAINED IN THAT CERTAIN DECLARATION OF ACCESS EASEMENT AND COVENANTS DATED: 02/04/2003 BY AND BETWEEN: INVESTMENT DECISION CORPORATION AND WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, INC RECORDED 03/10/2003 ENTRY NO.: 1919982 BOOK/PAGE: 2330/1115 (AS SHOWN HEREON)
22. CITY TRAIL EASEMENT AGREEMENT RECORDED AS EASEMENT AGREEMENT NO.A9-2014 ON 3/25/2014 AS SHOWN ON THE RECORDED PLAT. (AS NOTED AND SHOWN HEREON.)
23. EASEMENT AGREEMENT BETWEEN: SMITH'S FOOD & DRUG CENTERS, INC. AND: LEADING TECHNOLOGY DEVELOPMENT, LLC AND 7 & N PROPERTIES, L.C. DATED: 06/10/09 RECORDED: 06/10/09 ENTRY NO. : 2417151 (30' ACCESS EASEMENT, AS SHOWN HEREON.)
24. EASEMENT AND CONDITIONS CONTAINED THEREIN: GRANTOR: MOUNTAIN STATE TELEPHONE AND TELEGRAPH COMPANY PURPOSE: POLE LINE EASEMENT RECORDED: 11/17/1919 BOOK/PAGE: N/YES (EASEMENT IS BLANKET IN NATURE AND AFFECTS ALL PARCELS WITHIN LOT 12, PLAT 'B' OGDEN CITY SURVEY)

SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6135190 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAS VERIFIED ALL MEASUREMENTS AND HAS PLACED MONUMENTS AS REPRESENTED ON THE PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

NORTH POINTE CENTER SUBDIVISION, EIGHTH AMENDMENT
AMENDING AND EXTENDING LOT 601, NORTH POINTE CENTER SUBDIVISION, SIXTH AMENDMENT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN HEREON.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; LOCATE IN NORTH OGDEN CITY, COUNTY OF WEBER, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 701, NORTH POINTE CENTER SUBDIVISION, SEVENTH AMENDMENT, RECORDED AS ENTRY NO.: 2694210, IN BOOK 86, AT PAGE 91, OF OFFICIAL WEBER COUNTY RECORDS, SAID POINT BEING SOUTH 0°08'44" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 295.67' FEET, TO A POINT 33.00 FEET SOUTH OF THE CENTERLINE OF 2600 NORTH STREET; WEST, PARALLEL WITH SAID CENTERLINE, A DISTANCE OF 52.84 FEET, TO THE NORTHEAST CORNER OF PARCEL 'A', SHOWN ON THE NORTH POINTE CENTER SUBDIVISION, SIXTH AMENDMENT; SOUTH 0°15'00" WEST, ALONG THE EAST LINE OF SAID PARCEL 'A', A DISTANCE OF 27.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 701; AND WEST, ALONG THE NORTH LINE OF SAID LOT 701, A DISTANCE OF 47.00 FEET, FROM THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE LINES OF SAID NORTH POINTE CENTER SUBDIVISION SEVENTH AMENDED THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 0°36'11" WEST, A DISTANCE OF 333.53 FEET; (2) NORTH 89°45'00" WEST, A DISTANCE OF 164.29 FEET; (3) NORTH 0°15'00" EAST, A DISTANCE OF 29.55 FEET; (4) NORTH 89°45'00" WEST, A DISTANCE OF 207.51 FEET, TO THE EAST LINE OF WASHINGTON BOULEVARD; THENCE NORTH, 0°15'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 63.53 FEET, TO THE NORTH LINE OF ACORESAID NORTH POINTE CENTER SUBDIVISION SIXTH AMENDMENT, RECORDED AS ENTRY NO.: 2891743, IN BOOK 82, AT PAGE 58, OF OFFICIAL WEBER COUNTY RECORDS; THENCE ALONG THE LINES OF SAID PLAT THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°45'00" EAST, A DISTANCE OF 125.00 FEET; (2) NORTH 0°15'00" EAST, A DISTANCE OF 133.55 FEET; THENCE WEST, ALONG A LINE OF SAID NORTH POINTE CENTER (SIXTH AMENDMENT AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 125.00 FEET, TO THE ACORESAID EAST LINE OF WASHINGTON BOULEVARD; THENCE NORTH 0°15'00" EAST, ALONG SAID EAST LINE, A DISTANCE OF 69.31 FEET.; TO THE SOUTHERLY LINE OF NORTH OGDEN CITY PARCEL, PER SPECIAL WARRANTY DEED RECORDED JULY 14, 2020, ENTRY NO.: 3068672; THENCE NORTH 45°26'00" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 40.61 FEET; THENCE EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 79.21 FEET, TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0°15'00" EAST, ALONG THE EAST LINE OF SAID OGDEN CITY PARCEL, A DISTANCE OF 8.00 FEET, TO THE SOUTHWEST CORNER OF PARCEL 'A', OF AFORESAID NORTH POINTE CENTER SUBDIVISION, SIXTH AMENDMENT; THENCE EAST, ALONG THE SOUTH LINE OF SAID PARCEL 'A', A DISTANCE OF 265.84 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 90,670 SQ. FT., OR 2.083 AC. IN TWO (2) COMMERCIAL LOTS AND ONE (1) REMAINDER PARCEL 'A'.

DENNIS K. WITHERS
L.S. LICENSE NO. 6135190

PROFESSIONAL LAND SURVEYOR — DENNIS K. WITHERS — No. 6135190 — STATE OF UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ THE _____ UNDERSIGNED OWNER( ) OF THE ABOVE DESCRIBED TRACT OF LAND, IN THE CITY OF NORTH OGDEN, UTAH HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:

NORTH POINTE CENTER SUBDIVISION, EIGHTH AMENDMENT
AMENDING AND EXTENDING LOT 601, NORTH POINTE CENTER SUBDIVISION FIFTH AMENDMENT

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON, AND DO HEREBY SET ASIDE PARCEL 'A', FOR THE FUTURE ROADWAY RIGHT OF WAY, TO BE DEDICATED TO NORTH OGDEN CITY, AS SHOWN HEREON.

CROSSROADS NODDEN BP, LLC
BY: Christopher Hatch, Michael Christensen
ITS: Managers

NODDEN CORNER BP, LLC
BY: Christopher Hatch, Michael Christensen
ITS: Managers

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER } S.S.
ON THE 25 DAY OF May A.D. 20 21 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER IN SAID STATE OF UTAH Christopher Hatch & Michael Christensen WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT Crossroads Nodden BP, LLC A UTAH CORPORATION, AND THAT he SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 10/26/2024
commission # 714290
NOTARY PUBLIC
RESIDING IN WEBER COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WEBER } S.S.
ON THE 25 DAY OF May A.D. 20 21 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF WEBER IN SAID STATE OF UTAH Christopher Hatch & Michael Christensen WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT Nodden Corner BP, LLC A UTAH CORPORATION, AND THAT he SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES: 10/26/2024
commission # 714290
NOTARY PUBLIC
RESIDING IN WEBER COUNTY

NARRATIVE

1. THE PURPOSE OF THIS THIS PLAT AMENDMENT IS TO RECONFIGURE AND EXTEND, NORTH POINTE CENTER SUBDIVISION, SIXTH AMENDMENT.
2. MCNEIL ENGINEERING OR MCNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SURVEYOR'S B-2 AS SHOWN HEREON.
3. CORNER MARKERS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR & RED NYLON CAP STAMPED MCNEIL ENGINEERING, OR A NAIL AND WASHER BEARING THE SAME, UNLESS OTHERWISE NOTED HEREON.
4. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESIS, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEY'S OR OTHER SOURCES OF RECORD INFORMATION.
5. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°08'44" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32, BETWEEN WEBER COUNTY MONUMENTS MARKING THE NORTHEAST CORNER AND THE EAST QUARTER CORNER, AS SHOWN ON THE NORTH POINTE CENTER SUBDIVISION THIRD AMENDMENT AND EXTENDED SUBDIVISION PLAT, RECORDED AS ENTRY NO.: 2721276, IN BOOK 76, AT PAGE 95 OF OFFICIAL RECORDS.
6. THE BOUNDS OF THE SUBJECT PARCEL WERE ESTABLISHED BASED UPON THE INFORMATION SHOWN ON THE OFFICIAL PLAT OF NORTH POINTE CENTER SUBDIVISION, SIXTH AND SEVENTH AMENDMENT, ON FILE WITH THE WEBER COUNTY RECORDER'S OFFICE. SEE SURVEY NARRATIVE SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF SUBJECT PARCEL, PREPARED BY MCNEIL ENGINEERING AND FILED WITH THE WEBER COUNTY SURVEYOR'S OFFICE FOR ADDITIONAL BOUNDARY RETRACEMENT INFORMATION.

NORTH POINTE CENTER SUBDIVISION, EIGHTH AMENDMENT
AMENDING AND EXTENDING LOT 601, NORTH POINTE CENTER SUBDIVISION, SIXTH AMENDMENT
LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.
NORTH OGDEN CITY, WEBER COUNTY, UTAH.

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.

Garrett Goff
Garn Development Company
748 W. Heritage Park Blvd. Suite 203
Layton, Utah 84041

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT AND ALL CONDITIONS FOR APPROVAL BY THIS OFFICE HAVE BEEN SATISFIED. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

SIGNED THIS_____ DAY OF _____

WEBER COUNTY SURVEYOR'S OFFICE

PREPARED BY:
McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

SHEET 1 OF 1

NORTH OGDEN CITY ATTORNEY/ CITY ADMINISTRATOR

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF NORTH OGDEN CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS 5-24 DAY OF June 2021

BY: _____ CITY ATTORNEY — DATE 6-3-21
BY: _____ CITY ADMINISTRATOR — DATE 6-3-21

LAND USE AUTHORITY

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE LAND USED AUTHORITY OF NORTH OGDEN CITY THIS 10 DAY OF June 2021

BY: _____ MAYOR — DATE 6-11-2021
BY: _____ CITY ENGINEER — DATE 06/01/2021

NORTH OGDEN CITY APPROVALS

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.

BY: _____ CITY ENGINEER — DATE 6/1/21
BY: _____ PLANNING DIRECTOR — DATE 6/3/21

WEBER COUNTY RECORDER

RECORD NO. 3160048
STATE OF UTAH, COUNTY OF WEBER, RECORDED AND FILED AT THE REQUEST OF
CROSS RANGE TITLE COMPANY
DATE: 10-JUN-2021 TIME: 3:43 PM BOOK: 91 PAGE: 81
$56.00 FEE
LORNA H. KUNZ
WEBER COUNTY RECORDER

S:\2018\Plats\18370\18370J.dwg\Proj Dwg\18370J.dwg\Survey\Proj Dwg\18370J.dwg (MB)Aug May 12, 2021 - 10:26am

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