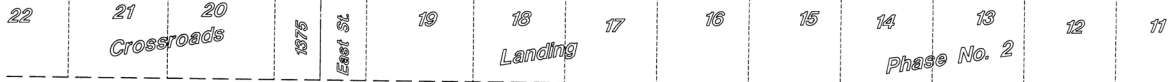


Crossroads Landing Commercial Subdivision No. 3

A part of the West 1/2 of Section 22, T5N, R1W, SLB&M, U.S. Survey
South Ogden City, Weber County, Utah



NARRATIVE:
This survey & subdivision plat was requested by Mr. Chris Martineau for the purpose of platting two (2) Commercial 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.

Scale: 1" = 40'

- Set Nail in Curb
- Set Nail & Cap w/ Tape
- Set Nail & Tack
- ⊕ Monument to be set
- (Red) Radial Line
- (W/C) Non-Radial Line
- W.C.S. Weber County Surveyor

SURVEYOR'S CERTIFICATE
I, Gary L. Newman, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Crossroads Landing Commercial Subdivision No. 3, 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 1st day of June, 2001
4778
License No.

OWNER'S 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 this plat, and name said tract Crossroads Landing Commercial Subdivision No. 3, 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 these certain strips as easements for public utility, parking, and drainage purposes as shown herein, 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.

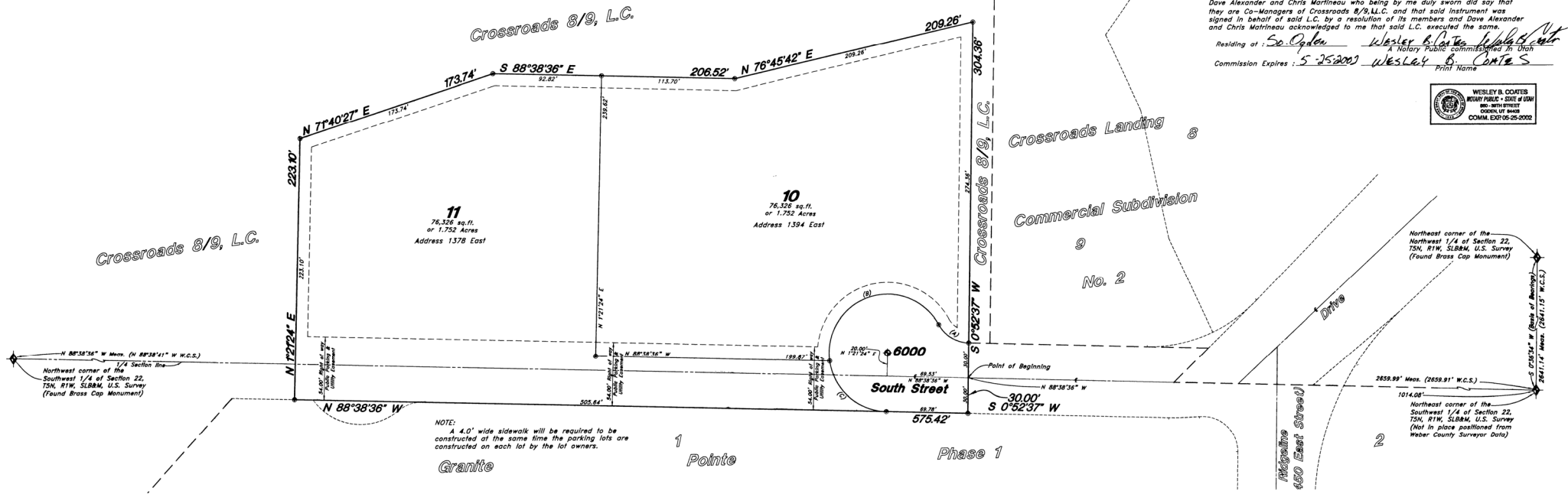
Signed this _____ day of _____, 2001.

Dave Alexander Co-Manager
Chris Martineau Co-Manager

ACKNOWLEDGMENT
State of Utah } ss
County of _____

On the _____ day of _____, 2001, personally appeared before me, Dave Alexander and Chris Martineau who being by me duly sworn did say that they are Co-Managers of Crossroads 8/9, L.C. and that said instrument was signed in behalf of said L.C. by a resolution of its members and Dave Alexander and Chris Martineau acknowledged to me that said L.C. executed the same.

Residing at: *So. Ogden* *Wesley B. Coates* Notary Public commissioned in Utah
Commission Expires: *5-25-2008* *Wesley B. Coates* Notary Public



NOTE:
A 4.0' wide sidewalk will be required to be constructed at the same time the parking lots are constructed on each lot by the lot owners.

PROPERTY LINE CURVE DATA

(A)	(B)	(C)
$\Delta = 60^{\circ}00'03''$	$\Delta = 159^{\circ}12'28''$	$\Delta = 80^{\circ}47'35''$
$R = 30.00'$	$R = 50.00'$	$R = 50.00'$
$L = 31.42'$	$L = 138.94'$	$L = 70.51'$
$LC = 30.00'$	$LC = 88.36'$	$LC = 64.81'$
$N 58^{\circ}38'35'' W$	$S 71^{\circ}45'13'' W$	$N 40^{\circ}14'49'' W$

BOUNDARY DESCRIPTION
A part of the West Half of Section 22, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.
Beginning at a point 1014.08 feet North 88°38'36" West along the Quarter Section line from the Northeast corner of the Southwest Quarter of said Section 22; and running thence South 0°52'37" West 30.00 feet to the North line of Lot 1, Granite Points Phase 1, a subdivision in South Ogden City, Weber County, Utah; thence North 88°38'36" West 573.42 feet along said North line and said North line extended; thence North 1°21'24" East 223.10 feet; thence North 71°40'27" East 173.74 feet; thence South 88°38'36" East 206.52 feet; thence North 76°45'42" East 209.28 feet; thence South 0°52'37" West 304.36 feet to the point of beginning.

Contains 162,281 Square Feet or 3.725 Acres

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 Guarantees were duly approved and accepted by the City Council of South Ogden City, Utah this 1st day of July, 2001.

Attest: *Dana B. Dallan*
The City Recorder

John S. Hill
Mayor

SOUTH OGDEN CITY PUBLIC WORKS DIRECTOR
I have examined the foregoing plat of Crossroads Landing Commercial Subdivision No. 3, as it pertains to the improvement standards and ordinances now in force and in my opinion it complies with such development requirements.

Signed this 1st day of July, 2001.

John S. Hill
Acting 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 1st day of July, 2001.

Wesley B. Coates
City Engineer

SOUTH OGDEN CITY PLANNING COMMISSION
Approved by the South Ogden City Planning Commission on the 5th day of March, 2001.

Dana B. Dallan
Chair

SOUTH OGDEN CITY ATTORNEY
I have examined the foregoing plat and description of Crossroads Landing Commercial Subdivision No. 3 and in my opinion it conforms with the City Ordinances applicable thereto and now in force and effect.

Signed this 1st day of July, 2001.

Dana B. Dallan
City Attorney

WEBER COUNTY RECORDER
I have examined the foregoing plat and description of Crossroads Landing Commercial Subdivision No. 3 and in my opinion it conforms with the City Ordinances applicable thereto and now in force and effect.

Signed this 1st day of July, 2001.

Dave Crofts
Weber County Recorder

Karen Thompson
Deputy

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
4774 South 1300 West - Suite 102
Riverton, Utah 84403
P.O. Box 8307, Ogden, Utah 84409
Phone (801) 244-0218 Fax (801) 244-0222 Fax (801) 244-1944