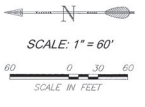


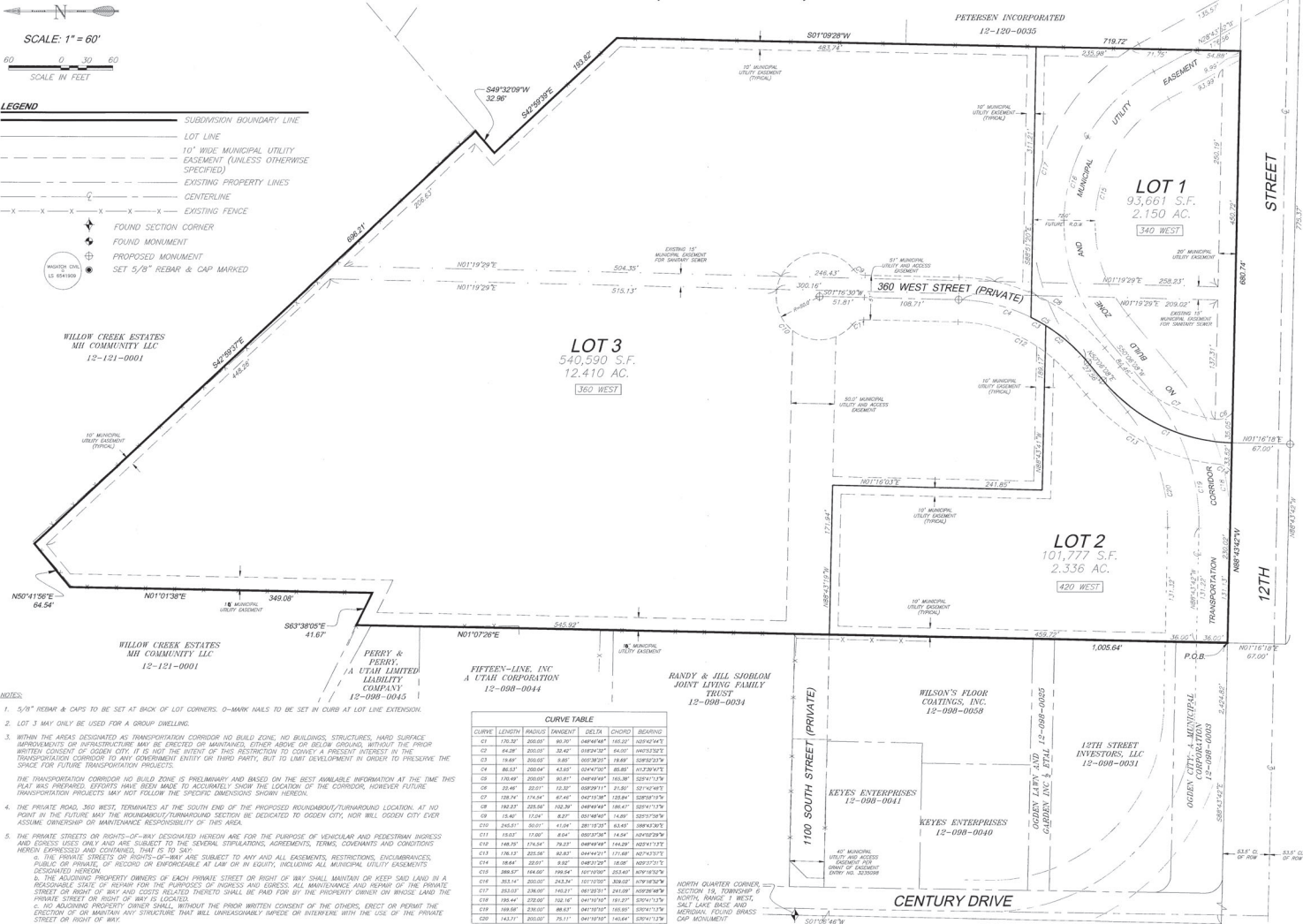
h2-26

# THE POINTE SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. OGDEN CITY, WEBER COUNTY, UTAH.



- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - 10' WIDE MUNICIPAL UTILITY EASEMENT (UNLESS OTHERWISE SPECIFIED)
  - EXISTING PROPERTY LINES
  - CENTERLINE
  - EXISTING FENCE
  - FOUND SECTION CORNER
  - FOUND MONUMENT
  - PROPOSED MONUMENT
  - SET 5/8" REBAR & CAP MARKED
  - MARKED NAILS (AS SHOWN)



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	176.87	200.00	93.87	148.94	162.07
C2	64.38	200.00	33.42	61.92	64.00
C3	13.67	200.00	6.83	13.35	18.88
C4	86.57	200.00	42.87	134.47	45.85
C5	176.87	200.00	93.87	148.94	162.07
C6	20.44	200.00	10.22	20.39	21.50
C7	126.74	174.54	62.44	162.58	123.84
C8	182.87	225.86	102.38	184.94	188.47
C9	23.46	200.00	11.73	23.38	24.49
C10	245.51	500.00	41.04	281.92	43.49
C11	120.57	170.00	60.28	165.78	142.4
C12	140.57	174.54	70.28	144.94	144.29
C13	176.12	225.86	82.87	164.42	171.68
C14	184.4	225.86	92.2	182.72	182.8
C15	268.57	144.54	134.28	161.94	161.94
C16	353.4	200.00	176.7	101.99	203.07
C17	393.07	276.87	193.1	181.93	211.09
C18	194.4	225.86	102.2	184.94	188.47
C19	188.58	276.87	88.67	181.93	188.47
C20	143.17	200.00	71.58	141.93	144.4

- NOTES:**
- 5/8" REBAR & CAPS TO BE SET AT BACK OF LOT CORNERS. MARK NAILS TO BE SET IN CURB AT LOT LINE EXTENSION.
  - LOT 3 MAY ONLY BE USED FOR A GROUP DWELLING.
  - WITHIN THE AREAS DESIGNATED AS TRANSPORTATION CORRIDOR NO BUILD ZONE, NO BUILDINGS, STRUCTURES, HARD SURFACE IMPROVEMENTS OR INFRASTRUCTURE MAY BE ERRECTED OR MAINTAINED EITHER ABOVE OR BELOW GRADE, WITHOUT THE PRIOR WRITTEN CONSENT OF OGDEN CITY. IT IS NOT THE INTENT OF THIS RESTRICTION TO CONVEY A PRESENT INTEREST IN THE TRANSPORTATION CORRIDOR TO ANY GOVERNMENT ENTITY OR THIRD PARTY, BUT TO LIMIT DEVELOPMENT IN ORDER TO PRESERVE THE SPACE FOR FUTURE TRANSPORTATION PROJECTS.
  - THE TRANSPORTATION CORRIDOR NO BUILD ZONE IS PRELIMINARY AND BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME THIS PLAN WAS PREPARED. EFFORTS HAVE BEEN MADE TO ACCURATELY SHOW THE LOCATION OF THE CORRIDOR; HOWEVER, FUTURE TRANSPORTATION PROJECTS MAY NOT FOLLOW THE SPECIFIC DIMENSIONS SHOWN HEREON.
  - THE PRIVATE ROAD, 360 WEST, TERMINATES AT THE SOUTH END OF THE PROPOSED ROUNDABOUT/TURNAROUND LOCATION. AT NO POINT IN THE FUTURE MAY THE ROUNDABOUT/TURNAROUND SECTION BE DEDICATED TO OGDEN CITY, NOR WILL OGDEN CITY EVER ASSUME OWNERSHIP OR MAINTENANCE RESPONSIBILITY OF THIS AREA.
  - THE PRIVATE STREETS OR RIGHTS-OF-WAY DESIGNATED HEREON ARE FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ONLY AND ARE SUBJECT TO THE GENERAL ORDINANCES, AGREEMENTS, TERMS, CONDITIONS AND CONDITIONS HEREOF EXPRESSED AND CONTAINED, THAT IS TO SAY:
    - THE PRIVATE STREETS OR RIGHTS-OF-WAY ARE SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, ENCUMBRANCES, PUBLIC OR PRIVATE, OF RECORD OR ENFORCEABLE AT LAW OR IN EQUITY, INCLUDING ALL MUNICIPAL UTILITY EASEMENTS DESIGNATED HEREON.
    - THE ADDING PROPERTY OWNERS OF EACH PRIVATE STREET OR RIGHT OF WAY SHALL MAINTAIN OR KEEP SAID LAND IN A REASONABLE STATE OF REPAIR FOR THE PURPOSES OF INGRESS AND EGRESS. ALL MAINTENANCE AND REPAIR OF THE PRIVATE STREET OR RIGHT OF WAY AND COSTS RELATED THEREO SHALL BE PAID FOR BY THE PROPERTY OWNER ON WHOSE LAND THE PRIVATE STREET OR RIGHT OF WAY IS LOCATED.
    - NO ADDING PROPERTY OWNER SHALL, WITHOUT THE PRIOR WRITTEN CONSENT OF THE OTHERS, DIRT OR PERMIT THE ERECTION OF OR MAINTAIN ANY STRUCTURE THAT WILL UNREASONABLY OBSTRUCT OR INTERFERE WITH THE USE OF THE PRIVATE STREET OR RIGHT OF WAY.

**SURVEYORS CERTIFICATE**

I, MATTHEW ABRAM MURDOCK, A LICENSED PROFESSIONAL LAND SURVEYOR, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 25 AND HOLDING LICENSE NUMBER 640089, DO HEREBY CERTIFY THAT A SURVEY OF THIS PART OF THE POINTE SUBDIVISION IN CENTERVILLE CITY, DAVIS COUNTY, UTAH HAS BEEN MADE BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH SECTION 11-23-17 AND 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 ON DATA COMPILED FROM THE RECORDS IN THE DAVIS COUNTY RECORDERS OFFICE AND OF A SURVEY MADE ON THE GROUND.

SIGNED THIS 31st DAY OF May, 2022.

MATTHEW ABRAM MURDOCK, P.L.S.  
 STATE OF UTAH  
 LICENSE NO. 6541900  
 MATTHEW ABRAM MURDOCK  
 SURVEYOR

**BOUNDARY DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF 12TH STREET, SAID POINT BEING LOCATED SOUTH 01°06'48" WEST 1,541.38 FEET AND SOUTH 88°43'42" EAST 248.63 FEET ALONG SAID NORTH RIGHT OF WAY LINE FROM THE NORTH QUARTER CORNER OF SAID SECTION 19, SAID POINT ALSO BEING LOCATED NORTH 88°43'42" WEST 773.31 FEET AND NORTH 01°16'18" EAST 67.00 FEET FROM THE OGDEN CITY MONUMENT NUMBER 837 LOCATED AT THE INTERSECTION OF 12TH STREET AND GIBSON AVENUE, RUNNING THENCE NORTH 01°07'38" EAST 1,005.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID SECTION 19, AS SHOWN IN ENTRY NO. 18243 AS RECORDED IN THE WEBER COUNTY RECORDERS OFFICE; THENCE THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID PARCEL: (1) SOUTH 63°38'05" EAST 41.87 FEET; (2) NORTH 01°11'58" EAST 349.08 FEET; (3) NORTH 50°18'58" EAST 64.54 FEET; (4) SOUTH 42°59'37" EAST 896.21 FEET; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG AN EXISTING FENCE: (1) SOUTH 49°32'08" EAST 328.88 FEET; (2) SOUTH 42°39'08" EAST 183.93 FEET; (3) SOUTH 01°08'38" WEST 718.72 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE NORTH 88°43'42" WEST 880.74 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 736,028 SQUARE FEET OR 16.897 ACRES, MORE OR LESS.

**OWNER'S DEDICATION**

THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND HEREBY SETS APART AND SUBDIVIDES THE SAME TRACT INTO LOTS AND PRIVATE RIGHTS-OF-WAY, AS SHOWN ON THIS PLAN, AND ASSIGNS THE LAMES AND LIES IN THIS PLAN THE NAME OF THE POINTE SUBDIVISION, AND HEREBY DEDICATES, GRANTS AND CONVEYS TO THE LOT OWNERS IN THE POINTE SUBDIVISION, THOSE PORTIONS OF SAID TRACT OF LAND DESIGNATED HEREON AS PRIVATE STREETS AND RIGHTS-OF-WAY, THE SAME TO BE MAINTAINED AND REPAIRED BY SAID LOT OWNERS AS PROVIDED HEREON, AND HEREBY DEDICATES, GRANTS AND CONVEYS TO OGDEN CITY ALL THOSE CERTAIN STRIPS DESIGNATED HEREON AS MUNICIPAL UTILITY EASEMENTS (MUE), THE SAME TO BE USED FOR DRAINAGE PURPOSES AND THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AS MAY BE AUTHORIZED BY OGDEN CITY WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS, AND GRANT AND CONVEY TO OGDEN CITY THE RIGHT AND AUTHORITY TO RESTRICT DEVELOPMENT WITHIN THE AREA SHOWN HEREON AS TRANSPORTATION CORRIDOR NO BUILD ZONE IN THE MANNER AND FOR THE PURPOSES DESCRIBED HEREON, TOGETHER WITH THE RIGHT TO REMOVE ANY UNAUTHORIZED STRUCTURE WITHIN THE TRANSPORTATION CORRIDOR NO BUILD ZONE WITHOUT COMPENSATION TO THE OWNER OF SUCH STRUCTURE.

SIGNED THIS 1st DAY OF June, 2022.

FIG JACKSON CROSSING LLC, A UTAH LIMITED LIABILITY COMPANY

BY: *[Signature]*

NAME/TITLE: **BRINN SCHNELL, MANAGER**

**ACKNOWLEDGMENT**

STATE OF UTAH

COUNTY OF WEBER

ON THIS 1st DAY OF June, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, **Brian Schnell** WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE MANAGER/MEMBER OF FIG JACKSON CROSSING LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT THE FOREGOING INSTRUMENT AS SIGNED ON BEHALF OF SAID ENTITY, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

MY COMMISSION EXPIRES: **August 1, 2023**

*[Signature]*  
 NOTARY PUBLIC

KAREN WELLS  
 NOTARY PUBLIC STATE OF UTAH  
 COMMISSION # 107149  
 COMM. EXP. 08-01-2023

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS NORTH 11°17'37" EAST 703.68 FEET BETWEEN THE FOUND OGDEN CITY BRASS CAP CENTERLINE MONUMENT AT THE INTERSECTION OF 12TH STREET AND GIBSON AVENUE AND THE FOUND OGDEN CITY BRASS CAP CENTERLINE MONUMENT AT THE INTERSECTION OF GIBSON AVENUE AND 15TH STREET.

THE COORDINATE SYSTEM USED ON THIS SURVEY IS NAD 83 STATE PLANE UTAH NORTH ZONE. A GRID TO GROUND SCALE FACTOR OF 1.002507700 WAS USED. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ( ) ARE RECORD INFORMATION.

**PREPARED BY:**

**WASATCH CIVIL**  
 Consulting Engineering

116 SOUTH WILSON DRIVE, SUITE 205  
 OGDEN, UT 84404 (801) 775-9191

*[Signature]*  
 OGDEN CITY ATTORNEY

**OGDEN CITY ATTORNEY'S OFFICE**

APPROVED BY THE OGDEN CITY ATTORNEY'S OFFICE  
 THIS 6th DAY OF June, 2022.

**OGDEN CITY ENGINEER**

I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE MINIMUM CONDITIONS OF THE OGDEN CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.

SIGNED THIS 2nd DAY OF June, 2022.

*[Signature]*  
 OGDEN CITY ENGINEER

**OGDEN CITY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**

I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE MINIMUM REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF OGDEN CITY, AND CONFORMS WITH THE APPROVED PRELIMINARY PLAN, AS REVIEWED AND APPROVED BY THE OGDEN CITY PLANNING COMMISSION AND THE MAYOR OF OGDEN CITY, PREVIOUS TO FINAL PLAN APPROVAL BY THE MAYOR OF OGDEN CITY.

SIGNED THIS 1st DAY OF June, 2022.

*[Signature]*  
 MANAGER, PLANNING DIVISION

**OGDEN CITY APPROVAL**

THIS PLAN AND ANY DEDICATIONS OFFERED HEREON ARE APPROVED AND ACCEPTED BY THE MAYOR OF OGDEN CITY.

THIS 7th DAY OF June, 2022.

*[Signature]*  
 MICHAEL P. CALDWELL, MAYOR

ATTEST:  
*[Signature]*  
 CITY RECORDER

**WEBER COUNTY RECORDER**

ENTRY AND 5/24/2022. FEE PAID \$50.00 AND RECORDED 10/20/2022 AT 9:31 AM. BOOK 194-150-0043. PAGE 24 FOR WEBER CITY.

*[Signature]*  
 COUNTY RECORDER