

Balling Engineering

Canyon Creek Estates Subdivision

Being a Part of the Southwest Quarter of Section 24, T.4N., R.1W., S.L.B.& M. Layton City, Davis County, Utah

Boundary Description

Beginning at a Point of the Easterly right-of-way of limited-access line of State Route 89 which Point is S 01° 30' 00" E 450.33 ft. along the Section Line and 230.89 ft. from the West Quarter Corner of Section 24, T.4N., R.1W., S.L.B.& M. and running thence N 85° 14' 21" E 50.50 ft. along the South boundary of State Frontage Road thence along the boundary of an irrigation reservoir property owned by the United States of America as recorded in Book 207, Page 28 of Davis County Records in the following three courses: S 30° 23' 00" E 356.80 ft.; East 322.60 ft.; North 374.40 ft. thence along the South boundary of the Adams Canyon Trill Property in the following three courses: N 05° 13' 37" E 157.03 ft.; thence S 07° 00' 00" E 150.30 ft.; thence South 228.68 ft.; thence Southwesterly 154.29 ft. along the arc of a 44.50 ft. radius curve to the right through a central angle of 198° 59' 59" (chord bears S 38° 41' 04" E 57.82 ft.); thence S 03° 08' W 101.21 ft.; thence S 30° 37' 08" W 40.00 ft.; thence along the Centerline of Holmes Creek in the following six courses: N 75° 29' 00" W 23.99 ft.; thence S 77° 54' 00" E 65.89 ft.; thence S 58° 00' W 54.55 ft.; thence North 30.00 ft.; thence West 153.81 ft.; thence N 11° 48' 10" E 109.35 ft.; thence Westerly 39.25 ft. along the arc of a 40.00 ft. radius curve to the left through a central angle of 49° 25' 42" (chord bears S 82° 58' 00" E 40.00 ft.); thence Northwesterly 133.27 ft. along the arc of a 54.50 ft. radius curve to the right through a central angle of 146° 24' 51" (chord bears N 18° 14' 00" E 104.25 ft.); thence Northwesterly 44.49 ft. along the arc of a 45.50 ft. radius curve to the left through a central angle of 35° 01' 00" (chord bears N 22° 26' N 42.74 ft.); thence N 30° 23' 00" E 300.00 ft. right-of-way of State Route 89 to the Point of Beginning Containing 3.048 Acres.

Layton City Engineer's Approval
Approved this 30 day of April 2002

Layton City Attorney's Approval
Approved this 30 day of April 2002

Layton Planning Commission
Approved this 27th day of February 2002

Adams Canyon Trail
N 184445.89 E 108361.83
N 184402.15 E 108449.51
N 108465.94 E 108465.94
N 184419.55 E 108465.94
N 184419.55 E 108465.94

Narrative
PURPOSE OF STUDY
The purpose of the survey was to subdivide into residential lots.

BASIS OF ESTABLISHMENT
Our instrument was set on the existing brass USGS Monument located on Lot 12 as shown and the survey monument on Antelope Island was back-sighted on the Corner of Bearing. From this point, all corners were radially located. Rebar and caps were set on all back corners and copper disks will be set on front corners on appropriate offsets after the job is installed.

FOUND MONUMENTS
Existing Brass Monument 13 were found at the USGS Monument on Lot 12 at the Southwest Corner of Section 24, T.4N., R.1W., S.L.B.& M.

Consent to Dedicate
Known all men by these presents that the undersigned and beneficiary under that certain deed of Trust encumbering the tract of land described herein, which Deed of Trust dated May 1, 2001 and recorded in the official records of Davis County, Utah, on May 7, 2001, as Entry No. 659140 Book 2002, Page 995, do hereby consent to the Dedication for the perpetual use of the Public of all portions of the tract of land shown as this plat of "CANYON CREEK ESTATES SUBDIVISION", or being Dedicated for public use, and hereby subordinate its interest in and to the land included within such public streets and easements to the public use forever.

Owner's Declaration
I, J. Scott Johnston, a Registered Land Surveyor holding Certificate No. 102155 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 plat and described hereon and have subdivided said tract of land into lots and streets hereafter to be known as Canyon Creek Estates Subdivision and that the same has been correctly surveyed and staked of the ground as shown.

Owner's Declaration
I, K. F. Achter, do hereby declare that I am the undersigned owner of the herein described tract of land hereby set apart for public use and shown as this plat and name said tract "CANYON CREEK ESTATES SUBDIVISION" and have subdivided the same into lots and streets hereafter to be known as Canyon Creek Estates Subdivision and that the same has been correctly surveyed and staked of the ground as shown.

Acknowledgment
On the 24 day of April 2002, three persons appeared before me, the undersigned Notary Public, K. F. Achter and Ruth A. Achter, signers of the above consent to dedicate, who duly acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.

Acknowledgment
On the 12 day of February 2002, I, Jeffrey M. Stringham, Vice President of BARNES BANKING COMPANY, a Utah Corporation, who executed the foregoing instrument and acknowledged to me that the foregoing plat was signed on behalf of said corporation and acknowledged to me that said corporation executed the foregoing instrument.

Consent to Dedicate
I, K. F. Achter, do hereby declare that I am the undersigned owner of the herein described tract of land hereby set apart for public use and shown as this plat and name said tract "CANYON CREEK ESTATES SUBDIVISION" and have subdivided the same into lots and streets hereafter to be known as Canyon Creek Estates Subdivision and that the same has been correctly surveyed and staked of the ground as shown.

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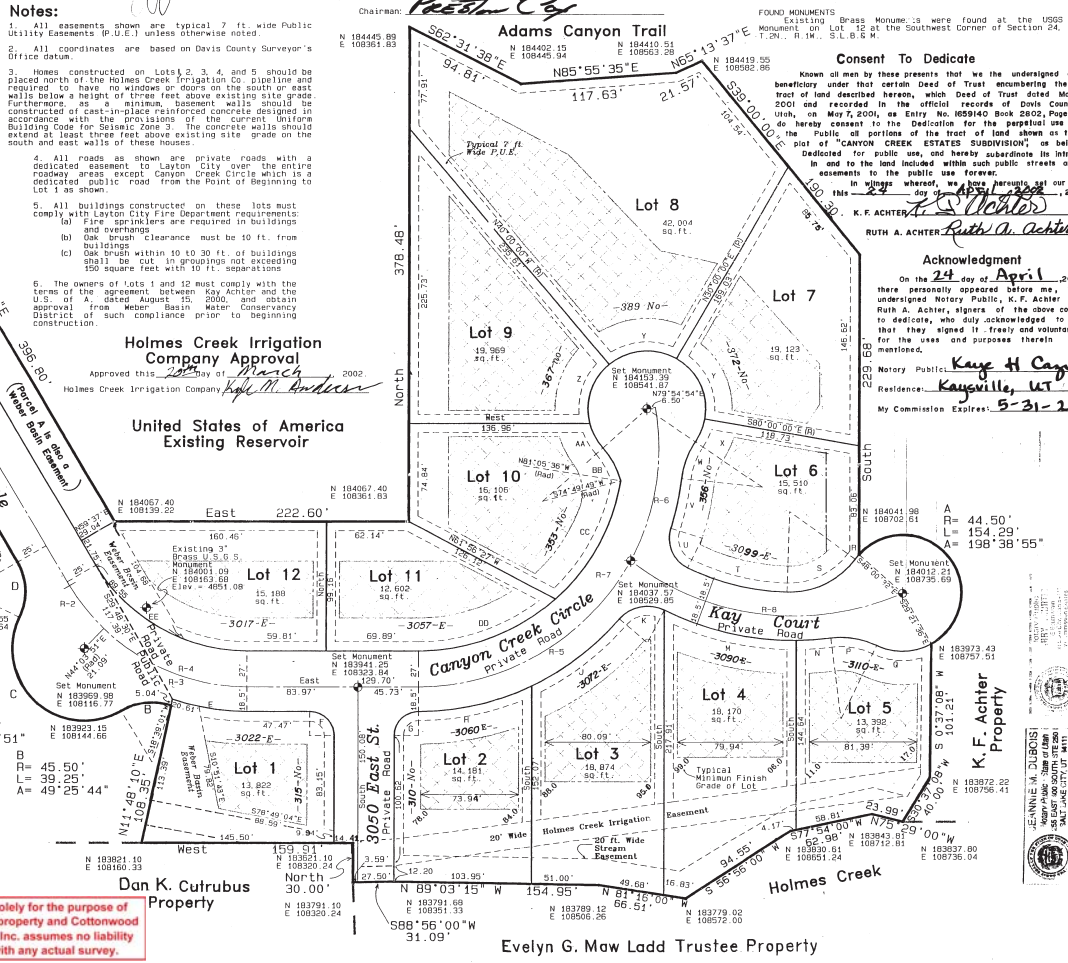
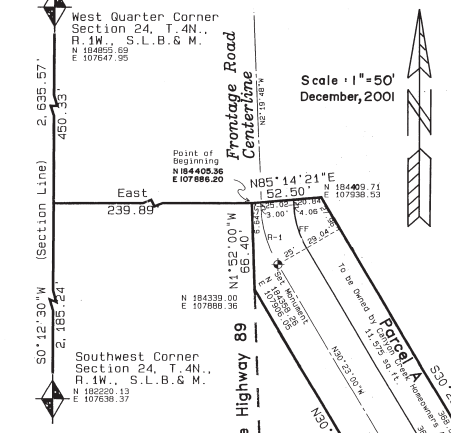
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Notice to all Lot Owners

Certain lots herein may require measures due to sensitive land issues, including debris flow from Adams Canyon. Each individual lot owner/buyer/purchaser is responsible for complying with the geotechnical/soil reports herein to determine if any measures are required. Canyon Creek Estates Subdivision further details may be obtained by calling the following consulting geotechnical engineers at 2558 South 550 East, Bountiful, UT 84010, telephone: (801) 295-1978. Other soil reports and reviews may be accessed at Layton City Offices. Layton City is not responsible for any engineering or inspection failure or any damages resulting therefrom. Any damage caused to public property, or public interest in property, public improvements, or public facilities within the subdivision, by either a failure to comply with the referenced reports, or by a debris flow, shall be repaired by the party failing to comply therewith, or the abutting property owner, respectively.

Curve Information

Curve	Radius	Central Angle	Length	Chord	Tangent
A	44.50'	129° 27'	135.28'	82.00'	20.94'
B	45.50'	49° 25' 42"	39.25'	38.05'	20.94'
C	54.50'	146° 24' 51"	139.27'	104.35'	180.59'
D	44.50'	129° 27'	135.28'	82.00'	20.94'
E	45.50'	49° 25' 42"	39.25'	38.05'	20.94'
F	174.41'	19° 50' 44"	57.37'	57.11'	24.20'
G	18.50'	90° 00' 00"	36.98'	36.98'	18.50'
H	18.24'	90° 00' 00"	36.25'	36.25'	18.24'
I	154.41'	146° 24' 51"	139.27'	104.35'	180.59'
J	200.00'	24° 03' 46"	84.00'	83.98'	42.63'
K	20.00'	76° 10' 17"	32.22'	34.54'	21.94'
L	38.00'	180° 11' 19"	76.00'	76.00'	38.00'
M	210.50'	27° 10' 00"	102.87'	102.83'	52.79'
N	210.50'	27° 10' 00"	102.87'	102.83'	52.79'
O	61.50'	33° 15' 38"	29.70'	29.58'	15.37'
P	44.50'	59° 53' 02"	42.96'	41.91'	23.32'
Q	61.50'	33° 15' 38"	29.71'	29.59'	15.37'
R	154.41'	146° 24' 51"	139.27'	104.35'	180.59'
S	200.00'	24° 03' 46"	84.00'	83.98'	42.63'
T	200.00'	18° 16' 31"	34.76'	34.62'	17.74'
U	61.50'	27° 54' 07"	30.95'	29.65'	15.28'
V	44.50'	24° 10' 25"	18.86'	18.72'	9.57'
W	44.50'	70° 00' 00"	33.17'	33.17'	16.58'
X	44.50'	84° 39' 40"	30.10'	27.50'	28.08'
Y	44.50'	27° 17' 41"	34.76'	34.62'	17.74'
Z	61.50'	26° 38' 02"	28.59'	28.33'	14.56'
AA	154.50'	39° 00' 35"	105.19'	103.17'	54.73'
BB	154.50'	39° 00' 35"	105.19'	103.17'	54.73'
CC	132.06'	113° 43' 44"	138.34'	132.18'	76.17'
DD	132.06'	113° 43' 44"	138.34'	132.18'	76.17'
EE	71.00'	27° 17' 41"	34.76'	34.62'	17.74'
FF	96.00'	28° 03' 12"	47.00'	46.54'	23.98'
GG	105.91'	19° 33' 09"	42.35'	42.19'	21.29'
HH	105.91'	19° 33' 09"	42.35'	42.19'	21.29'
II	105.91'	44° 03' 43"	118.97'	118.97'	63.16'
JJ	105.91'	44° 03' 43"	118.97'	118.97'	63.16'
KK	181.50'	30° 04' 26"	120.61'	118.40'	62.63'
LL	181.50'	30° 04' 26"	120.61'	118.40'	62.63'
MM	200.00'	109° 29' 47"	317.00'	242.40'	216.54'
NN	200.00'	109° 29' 47"	317.00'	242.40'	216.54'

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.

Surveyor's Certificate

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Notary Public: *Robert C. Hill*
Residence: Salt Lake City, UT
My Commission Expires: 03/01/2002

Notary Public: *Jeffrey M. Stringham*
Residence: Salt Lake City, UT
My Commission Expires: 12/31/2002

Notary Public: *Robert C. Hill*
Residence: Salt Lake City, UT
My Commission Expires: 03/01/2002

Davis County Recorder
Filed No. 1754446 Fee Paid \$450.00
Entry for Record and Recorded this 17th day of May 2002, at 1:32 P.M. in Book 3046 of Official Records Page 151

Shirley A. White
Davis County Recorder

Adrienne McKinn
Davis County Recorder

PTD

3679

PHC

43 00