2381-1

2381-1

5321-1

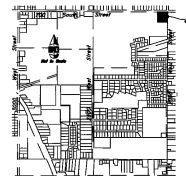
Pheasant Crossing Business Park Condominium

ALL OF LOT 1 PHEASANT CROSSING BUSINESS PARK BEING

A part of the Northeast 1/4 of Section 9, T4N, R2W, SLB&M, U.S. Survey

Syracuse City, Davis County, Utah

Mar, 2013

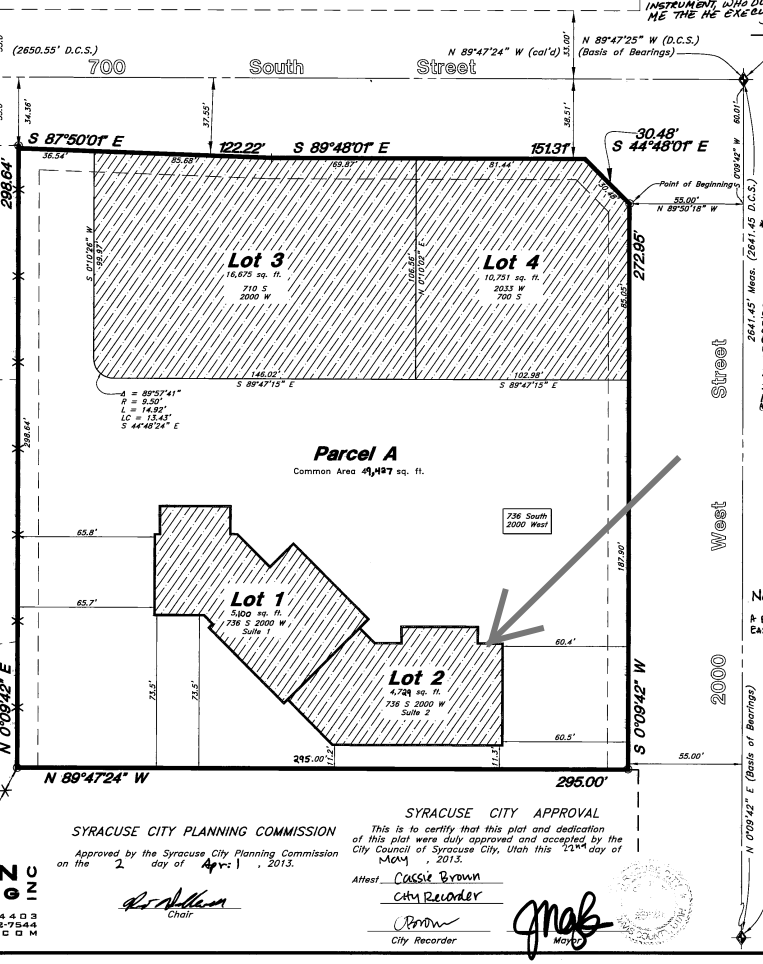


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

ON THE 6TH DAY OF SEPTEMBER, 2013, PERSONALLY APPEARED BEFORE ME BRETT COLEMAN - MANAGING PARTNER OF BND PARTNERS, LLC, THE SIGNER OF FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THE HE EXECUTED THE SAME.

Nita Millard

NITA MILLARD
Notary Public State of Utah
My Commission Expires on:
February 9, 2017
Comm. Number: 662979



NARRATIVE:

This survey and subdivision plat were requested by Mr. Brett Coleman for the purpose of platting a four (4) Commercial lots. Brass cap monuments were found of the Northeast corner and the Northwest corner of the Northeast 1/4 of Section 9, T4N, R2W, SLB&M, U.S. Survey. A line bearing S 89°47'24" E between these two monuments was used as the basis of bearings. Lot corners were monumented as depicted on this plat.

Scale: 1" = 30'

Graphic Scale

Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fence post
- Set Hub & Tack
- Monument to be set
- D.C.S. Davis County Surveyor
- (N/R) Non-radial line
- (Rad.) Radial line
- Limited Common Area
- Private Area
- Common Area

NOTE:

10' wide Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise noted.

SYRACUSE CITY ENGINEER

I hereby certify that this office has examined this plat and it is in accordance with information on file in this office.
Signed this 25 day of April 2013.

Signature

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Pheasant Crossing Business Park Condominium, in Syracuse City, Davis 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 Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.
Signed this 17th day of April, 2013.

6242920
License No.

4-17-2013
No. 6242920
Andy Hubbard
STATE OF UTAH

OWNER'S DEDICATION

I, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Pheasant Crossing Business Park Condominium, and hereby dedicate, grant and convey to Syracuse City, Davis 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 Syracuse City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage, as may be authorized by Syracuse City.*
Signed this 6 day of Sept., 2013.

BND Partners, LLC

Brett Coleman

Brett Coleman–Managing Partner

*OWNER HAS CAUSED A SURVEY TO BE MADE, AND THIS CONDOMINIUM PLAT CONSISTING OF FOUR (4) SHEETS TO BE PREPARED; THAT SAID OWNER HAS CONSENTED TO AND DO HEREBY CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH THE PROVISIONS IN SECTION 57-8-13.1(1) OF THE "UTAH CONDOMINIUM OWNERSHIP ACT," CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND CONVERTIBLE SPACE, AND ALSO GRANT AND DEDICATE UNTO ALL OWNERS OF UNITS UPON WHICH COMMON AREA AND PARKING AND ACCESS AREAS ARE CONSTRUCTED OR WHICH ARE OTHERWISE DEPENDENT UPON SUCH COMMON AREA AND PARKING AND ACCESS AREAS, AN EASEMENT OVER SUCH COMMON AREA AND PARKING AND ACCESS AREAS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION ALL AS SET FORTH HEREIN.

ACKNOWLEDGMENT

State of Utah
County of } ss

On the day of , 2013, personally appeared before me Brett Coleman, who being by me duly sworn did say that he is the Managing Partner of BND Partners, LLC, and that said instrument was signed in behalf of said L.L.C. by a resolution of its Members and Brett Coleman acknowledged to me that said L.L.C. executed the same.

Residing at: 775 W 1700 South

A Notary Public commissioned in Utah

Commission Expires: 01/04/16

Kristin Weber
Print Name

NOTARY PUBLIC
Kristin M Weber
#681877
My Commission Expires
01/04/2016
STATE OF UTAH

BOUNDARY DESCRIPTION

All of Lot 1 Pheasant Crossing Business Park Syracuse City, Davis County, Utah according to the official plat thereof on file in the Davis County Recorder's office.

More particularly described as:

A part of the Northeast Quarter of Section 9, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey

Beginning at a point on the West right of way line of 2000 West Street, said point being 60.01 feet South 0°09'42" West and 55.00 feet North 89°50'18" West from the Northeast corner of said Section 9, and running thence South 0°09'42" West 272.95 feet along said West line; thence North 89°47'24" West 295.00 feet; thence North 0°09'42" East 298.64 feet to the South right of way line of 700 South Street; and running thence two (2) courses along said South line as follows: (1) South 87°50'01" East 122.22 feet; and (2) South 89°48'01" East 151.31 feet; thence South 44°48'01" East 30.48 feet to the point of beginning.

Contains 1.994 Acres

NOTE:
PROPERTY IS SUBJECT TO A PARKING AND ACCESS EASEMENT (ENTRY # 2725024)

SYRACUSE CITY ATTORNEY

Approved by the Syracuse City Attorney on the 29th day of April, 2013.

Attorney

SYRACUSE CITY PLANNING COMMISSION

Approved by the Syracuse City Planning Commission on the 2 day of April, 2013.

Chair

SYRACUSE CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Syracuse City, Utah this 22nd day of May, 2013.

Attest Cassie Brown
City Recorder

City Recorder

Mayor

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

1 of 2

DAVIS COUNTY RECORDER
ENTRY NO. 2765056 FEE PAID $ 79.00 FILED FOR RECORD AND RECORDED SEPT. 9, 2013 AT 12:29 PM IN BOOK 5248 OF OFFICIAL RECORDS, PAGE 214 RECORDED FOR Syracuse City
Richard T. Maughan
DAVIS COUNTY RECORDER
BY: DEPUTY

L2N603 - Pheasant Crossing Bus Park.dwg\L12N603 - Pheasant Crossing.dwg, 4/17/2013 2:25:33 PM, Canon, 1:1

1-1682

12N603 – Pheasant Crossing

1-1682

2281-3

2281-3

Pheasant Crossing Business Park Condominium

ALL OF LOT 1 PHEASANT CROSSING BUSINESS PARK BEING

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Syracuse City, Davis County, Utah

Mar, 2013

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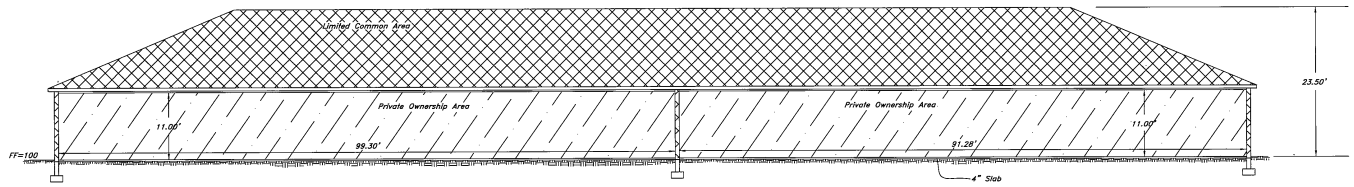
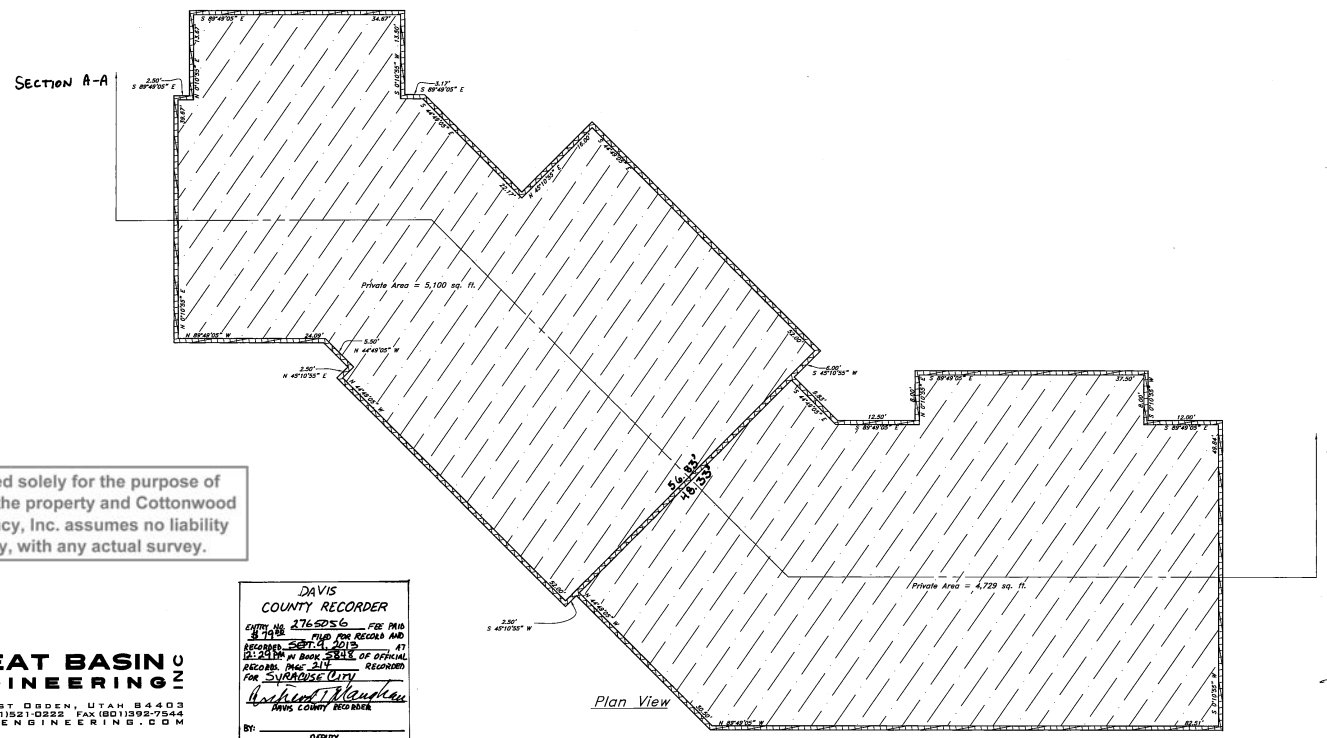


Section A-A



Plan View

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DAVIS COUNTY RECORDER
ENTRY NO. 2765056 FEE PAID $79.00 FILED FOR RECORD AND RECORDED SEPT. 4, 2013 AT 12:24 PM IN BOOK 5327 OF OFFICIAL RECORDS PAGE 214 RECORDED FOR SYRACUSE CITY
DAVIS COUNTY RECORDER
BY: _____ DEPUTY

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

PROFESSIONAL LAND SURVEYOR 4-17-2013 No. 6242920 ANDY HUBBARD STATE OF UTAH

2 of 2

5321-2

12N603 - Pheasant Crossing Bus Park\DWG\12N603 - Pheasant Crossing.dwg, 9/21/2013 10:01:46 AM, Clintk, 1:1

12N603 – Pheasant Crossing

E-1688