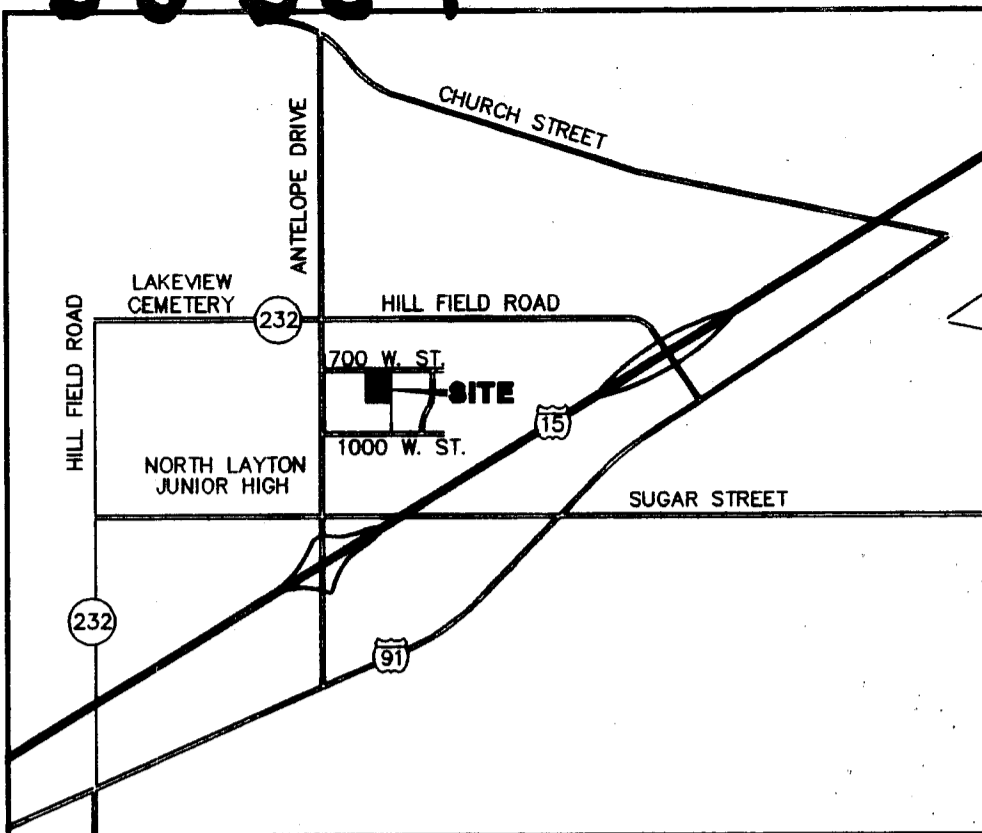


2927-1

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VICINITY MAP

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN, COUNTY OF DAVIS, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ANGLE POINT IN THE EAST RIGHT-OF-WAY LINE OF 700 WEST STREET AS SHOWN ON THE FINAL PLAT OF LAYTON MARKET CENTER SUBDIVISION, SAID POINT BEING SOUTH 89 DEGREES 55 MINUTES 10 SECONDS WEST 328.83 FEET ALONG THE SECTION LINE AND SOUTH 00 DEGREES 04 MINUTES 50 SECONDS EAST 882.66 FEET FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE NORTH 89 DEGREES 49 MINUTES 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LAYTON MARKET CENTER SUBDIVISION AND ALONG THE SOUTH LINE OF LAYTON MARKET CENTER SUBDIVISION AMENDED A DISTANCE OF 781.42 FEET TO THE NORTHEAST CORNER OF LOT 9A OF LAYTON MARKET CENTER SUBDIVISION 2ND AMENDED; THENCE SOUTH 00 DEGREES 10 MINUTES 04 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 9A, A DISTANCE OF 440.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9A; THENCE NORTH 89 DEGREES 55 MINUTES 10 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF 781.43 FEET TO THE SOUTHWEST CORNER OF LOT 10 OF SAID LAYTON MARKET CENTER SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 04 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 10, AND THE NORTHERLY EXTENSION OF SAID WEST LINE, A DISTANCE OF 437.33 FEET; TO THE POINT OF BEGINNING, CONTAINING 343,064 SQUARE FEET OR 7.88 ACRES, MORE OR LESS.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS WITH EASEMENTS, AND PUBLIC RIGHT-OF-WAY AS SHOWN ON THIS PLAT AND NAME SAID TRACT: LAYTON MARKET CENTER SUBDIVISION PHASE III

AND DO HEREBY DEDICATE TO LAYTON CITY, DAVIS COUNTY, UTAH SAID PUBLIC RIGHT-OF-WAY AND THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITIES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITIES BY LAYTON CITY.

SIGNED THIS 6 DAY OF Oct 1997. Robert J. Harris, Trustee, Robert J. Harris Family Trust Dated March 29, 1976.

Odessa H. Harris, Trustee, Robert J. Harris Family Trust Dated March 29, 1976.

Delbert J. Harris, Trustee, Robert J. Harris Family Trust Dated March 29, 1976.

Edison G. Harris, Trustee, Robert J. Harris Family Trust Dated March 29, 1976.

W. Richards Woodbury, Attorney-in-Fact for IG, L.C., a Utah Limited Liability Company.

Gregory Glissmeyer, Attorney-in-Fact for IG, L.C., a Utah Limited Liability Company.

Robert J. L. Moore, Attorney-in-Fact for IG, L.C., a Utah Limited Liability Company.

Herman L. Franks, Attorney-in-Fact for IG, L.C., a Utah Limited Liability Company.

FINAL PLAT FOR LAYTON MARKET CENTER SUBDIVISION PHASE III A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SLBM LAYTON CITY, COUNTY OF DAVIS, STATE OF UTAH

ACKNOWLEDGEMENTS

RESIDING AT: STATE OF UTAH ) COUNTY OF DAVIS ) ON THIS 6th DAY OF OCTOBER 1997, BEFORE ME PERSONALLY APPEARED ROBERT J. HARRIS, WHO UPON BEING DULY SWORN (OR AFFIRMED) UPON OATH THAT HE DID SIGN THE FOREGOING INSTRUMENT WITH AUTHORITY AS GRANTED IN THE CAPACITY AS TRUSTEE OF THE ROBERT J. HARRIS FAMILY TRUST, DATED MARCH 29, 1976 AND THAT THE SAID ROBERT J. HARRIS DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: BARBARA P. McGRATH, Notary Public, 175 E. 400 S., No. 710, Salt Lake City, Utah 84111, My Commission Expires May 22, 2000. Residing at: STATE OF UTAH ) COUNTY OF DAVIS )

ON THIS 10th DAY OF OCTOBER 1997, BEFORE ME PERSONALLY APPEARED ODESSA H. HARRIS, WHO UPON BEING DULY SWORN (OR AFFIRMED) UPON OATH THAT SHE DID SIGN THE FOREGOING INSTRUMENT WITH AUTHORITY AS GRANTED IN THE CAPACITY AS TRUSTEE OF THE ROBERT J. HARRIS FAMILY TRUST, DATED MARCH 29, 1976 AND THAT THE SAID ODESSA H. HARRIS DULY ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.

MY COMMISSION EXPIRES: BARBARA P. McGRATH, Notary Public, 175 E. 400 S., No. 710, Salt Lake City, Utah 84111, My Commission Expires May 22, 2000. Residing at: STATE OF UTAH ) COUNTY OF DAVIS )

ON THIS 1 DAY OF Oct 1997, BEFORE ME PERSONALLY APPEARED DELBERT J. HARRIS, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: SUSAN RICHINS, Notary Public, 1344 West 4675 South, Ogden, Utah 84405, My Commission Expires November 11, 2000. Residing at: STATE OF UTAH ) COUNTY OF DAVIS )

ON THIS 1 DAY OF Oct 1997, BEFORE ME PERSONALLY APPEARED REID S. HARRIS, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: LISAJENSEN, Notary Public, 1800 NORTH HILLFIELD RD., LAYTON UT 84041, COMM. EXP. 5-28-2001. Residing at: STATE OF UTAH ) COUNTY OF DAVIS )

ON THIS 1 DAY OF Oct 1997, BEFORE ME PERSONALLY APPEARED EDISON G. HARRIS, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: SUSAN RICHINS, Notary Public, 1344 West 4675 South, Ogden, Utah 84405, My Commission Expires November 11, 2000. Residing at: STATE OF UTAH ) COUNTY OF DAVIS )

RESIDING AT: STATE OF UTAH ) COUNTY OF DAVIS ) ON THIS 24 DAY OF September 1997, BEFORE ME PERSONALLY APPEARED W. RICHARDS WOODBURY, WHO UPON BEING DULY SWORN (OR AFFIRMED) UPON OATH THAT HE DID SIGN THE FOREGOING INSTRUMENT WITH AUTHORITY AS GRANTED IN THE CAPACITY AS ATTORNEY-IN-FACT FOR IG, L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT THE SAID W. RICHARDS WOODBURY DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: KIM A. KUBOTA, Notary Public, 2677 Parleys Way, Salt Lake City, Utah 84109. Residing at: STATE OF UTAH ) COUNTY OF DAVIS )

ON THIS 26 DAY OF September 1997, BEFORE ME PERSONALLY APPEARED GREGORY GLISSMEYER, WHO UPON BEING DULY SWORN (OR AFFIRMED) UPON OATH THAT HE DID SIGN THE FOREGOING INSTRUMENT WITH AUTHORITY AS GRANTED IN THE CAPACITY AS ATTORNEY-IN-FACT FOR IG, L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT THE SAID GREGORY GLISSMEYER DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: KIM A. KUBOTA, Notary Public, 2677 Parleys Way, Salt Lake City, Utah 84109. Residing at: STATE OF UTAH ) COUNTY OF DAVIS )

ON THIS 29th DAY OF September 1997, BEFORE ME PERSONALLY APPEARED ROBERT J. L. MOORE, WHO UPON BEING DULY SWORN (OR AFFIRMED) UPON OATH THAT HE DID SIGN THE FOREGOING INSTRUMENT WITH AUTHORITY AS GRANTED IN THE CAPACITY AS ATTORNEY-IN-FACT FOR IG, L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT THE SAID ROBERT J. L. MOORE DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: KIM A. KUBOTA, Notary Public, 2677 Parleys Way, Salt Lake City, Utah 84109. Residing at: STATE OF UTAH ) COUNTY OF DAVIS )

ON THIS 29th DAY OF September 1997, BEFORE ME PERSONALLY APPEARED HERMAN L. FRANKS, WHO UPON BEING DULY SWORN (OR AFFIRMED) UPON OATH THAT HE DID SIGN THE FOREGOING INSTRUMENT WITH AUTHORITY AS GRANTED IN THE CAPACITY AS ATTORNEY-IN-FACT FOR IG, L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT THE SAID HERMAN L. FRANKS DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

MY COMMISSION EXPIRES: KIM A. KUBOTA, Notary Public, 2677 Parleys Way, Salt Lake City, Utah 84109. Residing at: STATE OF UTAH ) COUNTY OF DAVIS )

SURVEYOR'S CERTIFICATE

I, WARREN L. RUBY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8806, 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 THAT THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND OF EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE ORIGINAL SUBDIVISION REGULATIONS OF LAYTON CITY.

SIGNED THIS THE 25 DAY OF September 1997. Warren L. Ruby, Surveyor, No. 8806.

LAYTON CITY PLANNING COMMISSION APPROVAL

APPROVED THIS 14th DAY OF OCTOBER A.D., 1997 BY THE LAYTON CITY PLANNING COMMISSION. Chairman: [Signature]

LAYTON CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL EASEMENTS AND PUBLIC IMPROVEMENT GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF LAYTON CITY, UTAH.

THIS 16th DAY OF October 1997. Mayor: [Signature], City Recorder: [Signature]. Seal of Layton City Corporation, State of Utah.

LAYTON CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF LAYTON MARKET CENTER SUBDIVISION PHASE III, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

October 25th 1997. [Signature], City Attorney.

LAYTON CITY ENGINEER

I HAVE EXAMINED THE FOREGOING PLAT OF LAYTON MARKET CENTER SUBDIVISION PHASE III, AND CONCUR WITH THE LEGAL DESCRIPTION AND LINES OF SURVEY AS THEY ARE PRESENTED. IN MY OPINION THIS PLAT MEETS THE APPLICABLE ORDINANCES PREREQUISITE TO APPROVAL BY THE LAYTON CITY COUNCIL.

24 December 1997. [Signature], City Engineer. Seal of City Engineer.

DAVIS COUNTY RECORDER

ENTRY NO. 1374167 FEE PAID 4720 FILED FOR RECORD AND RECORDED JANUARY 13, 1998 AT 10:32 AM IN BOOK 2227 OF OFFICIAL RECORDS, PAGE 273, RECORDED FOR LAYTON CITY. James Olson, Davis County Recorder.

BY: DEPUTY

CLC Associates, Inc.



8480 E. Orchard Road Suite 2000 Englewood, Colorado 80111 (303) 770-5800 FAX (303) 770-2349

Planning/Engineering/Land Surveying Landscape Architecture/Architecture



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2927-2

2927-2

**FINAL PLAT FOR  
LAYTON MARKET CENTER SUBDIVISION PHASE III  
A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SLBM  
LAYTON CITY, COUNTY OF DAVIS, STATE OF UTAH**

NW COR. NW 1/4 SEC. 17,  
T4N, R1W, SALT LAKE MERIDIAN  
FND 2.5" BRASS CAP  
"DAVIS COUNTY SURVEY  
MONUMENT"

NE COR. NW 1/4, SEC. 17  
T4N, R1W, SALT LAKE MERIDIAN  
FND 2.5" BRASS CAP  
"DAVIS COUNTY SURVEY  
MONUMENT"

N 89°55'10" E 2634.46' (COUNTY)  
N 89°55'10" E 2634.88' (MEASURED)

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN

S89°55'10"W 328.83'

**SEE ADDRESS AFFIDAVIT  
Bk2422 Pg370**

LOT 7A

LAYTON MARKET  
CENTER SUBDIVISION  
AMENDED  
LOT 2A

700 WEST STREET

POINT OF BEGINNING

10' PUBLIC UTILITY EASEMENT

N89°49'56"W 781.42'

**LOT 301**  
93,751 SQ. FT.  
2.15 ACRES

**LOT 302**  
30,237 SQ. FT.  
0.69 ACRES

**LOT 305**  
59,285 SQ. FT.  
1.36 ACRES

**LOT 303**  
32,606 SQ. FT.  
0.75 ACRES

NOT A PART

ROBBINS PARK  
NO. 4

LAYTON MARKET  
CENTER SUBDIVISION  
2ND AMENDED  
LOT 9A

LOT 10  
LAYTON MARKET

**LOT 304**  
100,937 SQ. FT.  
2.32 ACRES

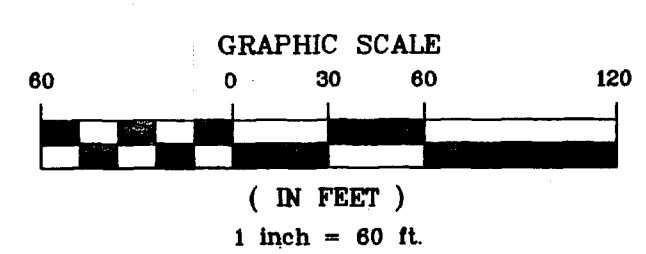
CENTER SUBDIVISION  
LOT 11

ROBBINS PARK  
NO. 2

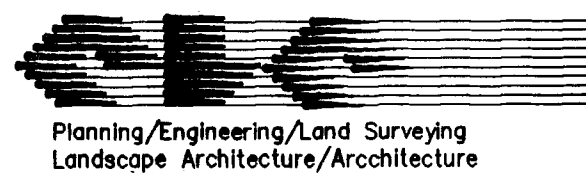
WOODLAND PARK  
COMMERCIAL SUBDIVISION  
PHASE III

PAUL AVE.

FND. #5 REBAR WITH  
YELLOW PLASTIC CAP  
MARKED "CLC INC."  
LS 8806



CLC  
Associates, Inc.



8480 E. Orchard Road  
Suite 2000  
Englewood, Colorado 80111  
(303) 770-5600  
FAX (303) 770-2349

**DAVIS COUNTY RECORDER**  
ENTRY NO. 1374167 FEE PAID \$72.00  
FILED FOR RECORD AND RECORDED JANUARY 13, 1998 AT 10:32 A.M.  
IN BOOK 2227 OF OFFICIAL RECORDS, PAGE 273, RECORDED FOR Layton City  
*James G. ...*  
DAVIS COUNTY RECORDER  
DEPUTY

CENTER 1/4 COR. SEC. 17, T4N,  
R1W, SALT LAKE MERIDIAN  
FND #5 REBAR

6-1598

6-1598