

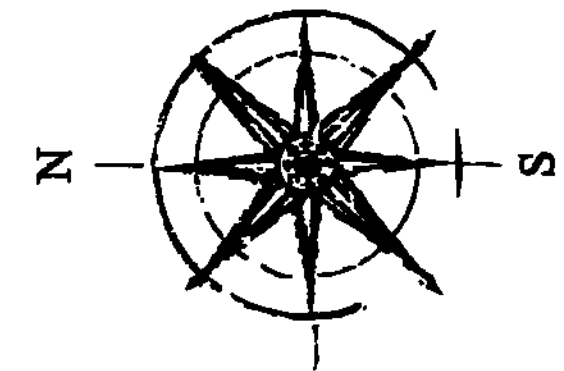
SIMPSON SPRINGS

PHASE 3

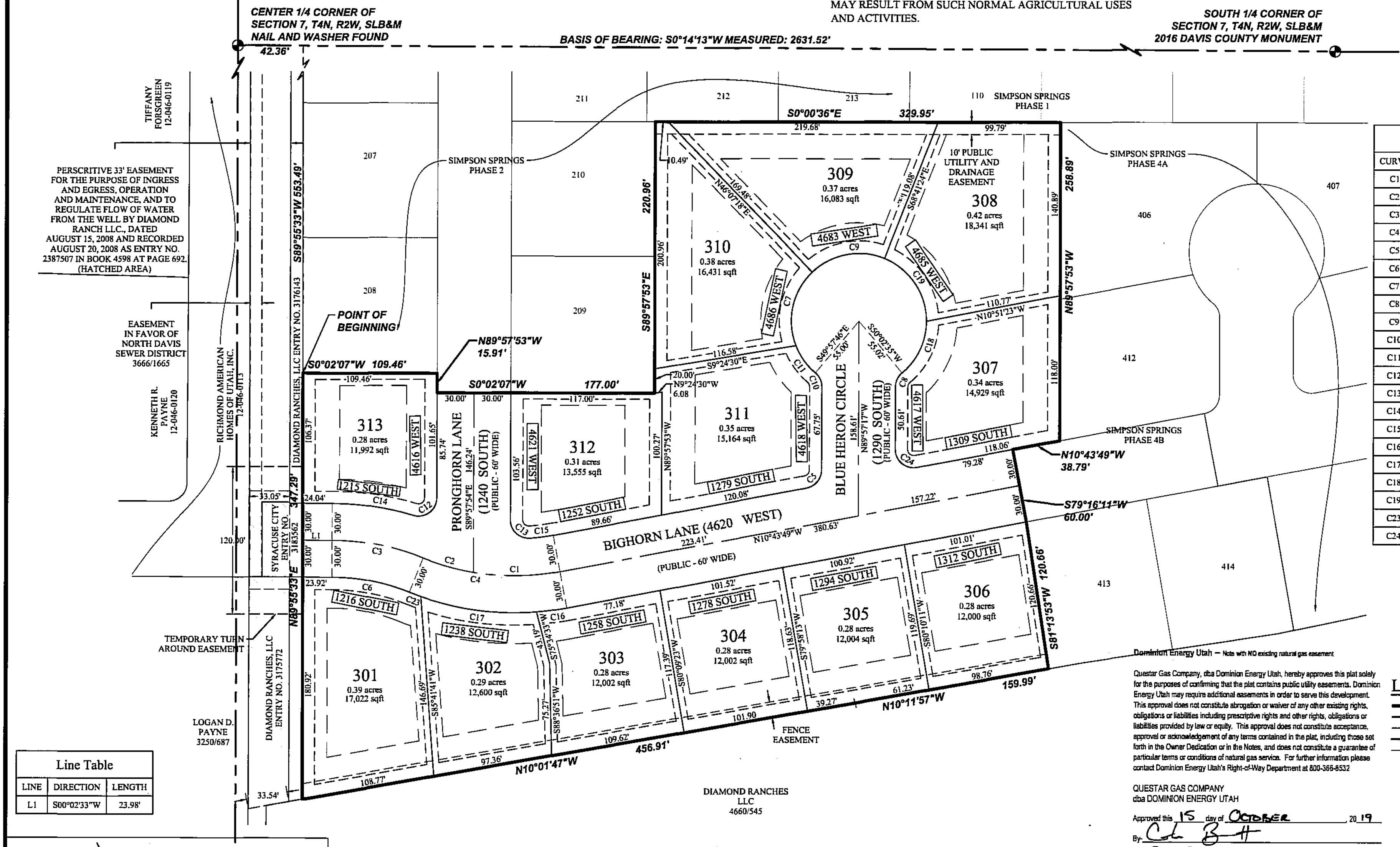
LOCATED IN THE SW 1/4 OF SECTION 7, T4N, R2W,
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

NOTES:

- #5 REBAR AND CAP TO BE SET AT ALL REAR LOT CORNERS. NAILS TO BE SET IN CURB AT THE FRONT EXTENSION OF SIDE LOT LINES.
- AGRICULTURE PROTECTION AREA. THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE PROTECTION AREA IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AGRICULTURE PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.



VICINITY MAP



CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	200.00'	20°18'39"	70.90'	N00°34'29"W	70.53'
C2	200.00'	12°14'01"	42.70'	N15°41'51"E	42.62'
C3	200.00'	21°46'19"	76.00'	N10°55'42"E	75.54'
C4	200.00'	32°32'40"	113.60'	S05°32'31"W	112.08'
C5	15.00'	79°14'04"	20.74'	S59°20'51"E	19.13'
C6	170.00'	21°46'19"	64.60'	N10°55'42"E	64.21'
C7	55.00'	67°32'49"	64.84'	S77°39'17"E	61.15'
C8	15.00'	50°00'50"	13.09'	N64°57'28"W	12.68'
C9	55.00'	66°06'41"	63.46'	S10°49'32"E	60.00'
C10	15.00'	49°58'32"	13.08'	S65°02'51"W	12.67'
C11	55.00'	28°30'43"	27.37'	N54°18'56"E	27.09'
C12	15.00'	106°39'30"	27.92'	S36°38'08"E	24.06'
C13	15.00'	94°22'43"	24.71'	S42°50'46"W	22.01'
C14	230.00'	16°39'15"	66.85'	N08°22'10"E	66.62'
C15	170.00'	6°23'13"	18.95'	S07°32'12"E	18.94'
C16	230.00'	6°11'31"	24.86'	N07°38'03"W	24.84'
C17	230.00'	23°51'38"	95.78'	N07°23'31"E	95.09'
C18	55.00'	50°09'45"	48.15'	N65°01'55"W	46.63'
C19	55.00'	67°39'24"	64.95'	S56°03'30"W	61.24'
C23	230.00'	2°29'31"	10.00'	N20°34'08"E	10.00'
C24	15.00'	100°45'56"	26.38'	S39°39'09"W	23.11'

LINE	DIRECTION	LENGTH
L1	S00°02'33"W	23.58'

—	BOUNDARY
- - -	SECTION LINE
- · - · -	EASEMENT
- · - · -	RIGHT-OF-WAY LINE
— · — · —	BUILDING SETBACK
⊙	SECTION MONUMENT (FOUND)

PLANNING COMMISSION
APPROVED THIS 5 DAY OF September 20 17, BY THE SYRACUSE CITY PLANNING COMMISSION.
[Signature]
PLANNING DIRECTOR

CITY ENGINEER
APPROVED THIS 4th DAY OF November, A.D., 2019.
[Signature]
SYRACUSE CITY ENGINEER

CITY ATTORNEY
APPROVED THIS 23 DAY OF October, A.D., 2019.
[Signature]
SYRACUSE CITY ATTORNEY

CITY COUNCIL
PRESENTED TO THE SYRACUSE CITY COUNCIL THIS 12 DAY OF September, 2019, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature]
MAYOR
[Signature]
ATTEST
CITY RECORDER

UTILITIES
ROCKY MOUNTAIN POWER
[Signature]
DATE 10-15-19
DOMINION ENERGY
[Signature]
DATE 10/15/19

RECORDED # 320240x
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
[Signature]
DATE 11-8-2019 TIME 2:36 p.m. BOOK 7386 PAGE 1448
\$ 76.00 FEE
[Signature]
COUNTY RECORDER

SURVEYOR'S CERTIFICATE
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.
[Signature]
Professional Land Surveyor
Certificate No. 10516507
Date 10/10/19

BOUNDARY DESCRIPTION
A portion of the SW 1/4 of Section 7, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Syracuse City, Utah, more particularly described as follows:
Beginning at a point located S00°14'13"W along the 1/4 Section line 42.36 feet and S89°55'33"W 553.49 feet from the Center 1/4 Corner of Section 7, T4N, R2W, SLB&M; thence S00°02'07"W 109.46 feet; thence N89°57'53"W 15.91 feet; thence S00°02'07"W 177.00 feet; thence S89°57'53"E 220.96 feet; thence S00°00'36"E 329.95 feet; thence N89°57'53"W 258.89 feet; thence N10°43'49"W 38.79 feet; thence S79°16'11"W 60.00 feet; thence S81°13'53"W 120.66 feet to the Westerly line of that Real Property described in Deed Book 4660 Page 545 of the Official Records of Davis County; thence along said deed the following 2 (two) courses and distances: thence N10°11'57"W 159.99 feet; thence N10°01'47"W 456.91 feet to a fence line; thence N89°55'33"E along said fence line 347.29 feet to the point of beginning.
Contains: 5.53 acres +/-

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

SIMPSON SPRINGS PHASE 3

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SYRACUSE CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, 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, AND WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OF OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS.

SIGNED THIS 5 DAY OF November, 2019
[Signature] Thomas J. Calton
for: Richmond American Homes of Utah, Inc
Its: Land Project Manager

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF DAVIS

ON THE 5th DAY OF November, A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF DAVIS, *[Signature]* IN SAID STATE OF UTAH, *[Signature]* WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Land Project Manager OF Richmond American Homes, a UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 7/31/2022
[Signature]
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN DAVIS COUNTY
MY COMMISSION No. 701536
[Signature]
PRINTED FULL NAME OF NOTARY

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