

(198-)

THE FIELDS SUBDIVISION

PHASE 1

A PORTION OF THE SW1/4, NW1/4 & NE1/4 OF SECTION 21, T4N, R2W, SLB&M
SYRACUSE CITY, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, Sponsor W. Leavelle, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 10165007 in accordance with Title 58, Chapter 23 of Utah State Code. I have been duly sworn by authority of the owners of the land to which this Plat is being recorded and I have completed a Survey of the property described on this Plat in accordance with Sections 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, sketched and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Professional Land Surveyor
Sponsor W. Leavelle
Certificate No. 10165007

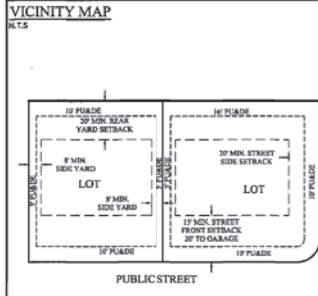
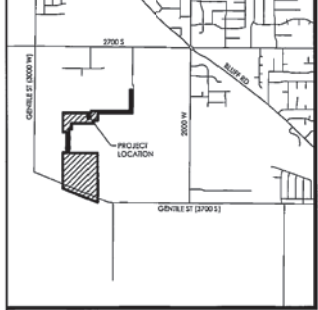
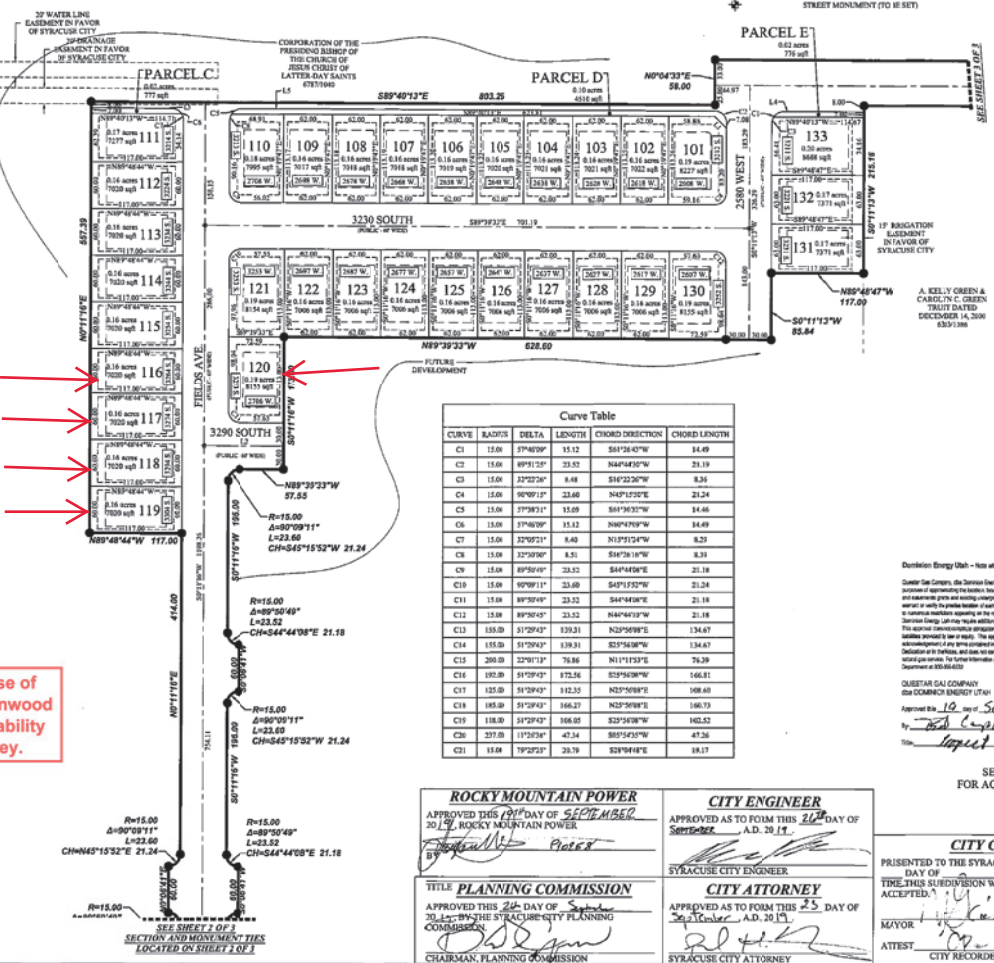
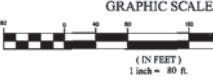
09/12/19
Date

NOTES

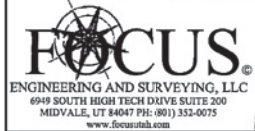
- 1) IF REBAR & CAP (FOCUS ENG TO BE SET AT ALL BEAR LOT CORNERS. LEAD PEGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LINES.
- 2) PARCELS C, D, AND E ARE TO BE OWNED & MAINTAINED BY THE HOA. THE ASSOCIATION MEMBERS TO PARCELS C, D, AND E SHALL ALSO BE MAINTAINED BY THE HOA, AND ARE IN THE ENTIRETY A PUBLIC UTILITY EASEMENT.
- 3) PARCELS A & B ARE HEREBY DEDICATED TO SYRACUSE CITY.
- 4) A PRIVATE IRRIGATION EASEMENT IS HEREBY GRANTED IN FAVOR OF LAYTON CANAL IRRIGATION COMPANY ACROSS PARCELS C, D & E.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MARKER
- SECTION MONUMENT (FOUNDS)
- STREET MONUMENT (TO BE SET)



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.



BOUNDARY DESCRIPTION

A portion of the SW1/4, NW1/4 & NE1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse City, Utah, more particularly described as follows:
Beginning at a point located N89°42'27"W along the Section line 331.77 feet and N00°11'17" 43.63 feet from the South 1/4 Corner of Section 21, T4N, R2W, SLB&M; thence N47°47'11"W 1071.54 feet to a point on the East line of that New Property described in Deed Book 6480 Page 1579 of Official Records of Davis County; thence N00°11'17"E along and down along the East line of that Property described in Deed Book 6174 Page 1540 of Official Records of Davis County and along the 1/4 (40 Acres) Section line 1,430.33 feet; thence S87°37'37"E 177.00 feet; thence N00°11'17"E 18.04 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°59'49" Chord: N44°44'39"W 21.18 feet; thence N00°04'14" 68.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet through a distance of 23.60 feet through a central angle of 90°00'11" Chord: N45°15'52"E 21.24 feet; thence N00°11'17"E 44.40 feet; thence N89°42'49"W 117.00 feet to a point on the East line of that New Property described in Deed Book 879 Page 1504 of Official Records of Davis County; thence N87°18'38"E along and down along the 1/4 (40 Acres) Section line 577.29 feet to the 1/4 Section line; thence S87°40'13"E along the 1/4 Section line 1,626.33 feet; thence N00°11'17"E 60.00 feet; thence N00°11'17"E 71.50 feet; thence N00°11'17"E 56.00 feet to the 1/4 Section line; thence S89°41'13"W along the 1/4 Section line 1,003.15 feet; thence S00°11'13"E 215.16 feet; thence S49°48'17"W 117.26 feet; thence S00°11'13"W 83.84 feet; thence S89°39'33"W 62.66 feet; thence N00°11'17"W 174.00 feet; thence S89°29'27"W 27.25 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°00'11" Chord: S49°15'51"W 21.24 feet; thence S00°11'17"W 184.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°59'49" Chord: S44°44'38"E 21.18 feet; thence S00°04'14"W 69.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet through a distance of 23.52 feet through a central angle of 90°00'11" Chord: S45°13'27"E 21.24 feet; thence S00°11'17"W 97.96 feet; thence S89°39'33"E 81.21 feet; thence S00°11'17"W 1,430.33 feet to the point of beginning.

OWNER'S DEDICATION

WE, THE UNDERIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND DEDICATE THE SAME TO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

THE FIELDS SUBDIVISION
PHASE 1

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SYRACUSE CITY, DAVIS COUNTY, UTAH, ALL THESE PARTS AND PORTIONS OF SAID TRACTS OF LAND RESPECTED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHWAYS FOREVER, ALSO TO GIVE 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 SERVICES LINES AND DRAINAGE PURPOSES AS AUTHORIZED BY SYRACUSE CITY, DEDICATE TO THE HOME OWNERS ASSOCIATION (HOA) PARCELS "C, D, & E" TO BE USED AS COMMON AREA AND PUBLIC UTILITY EASEMENTS TO WARGANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY CLAIMS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.

SIGNED THIS 20 DAY OF September, 2019

W. Leavelle
BY: **W. Leavelle**
Sponsor

Debra Clark
BY: **Debra Clark**
THE CORPORATION OF THE PRESIDENT AND BOARD OF DIRECTORS OF THE CITY OF SYRACUSE
CITY ENGINEER

Debra Clark
BY: **Debra Clark**
THE CORPORATION OF THE PRESIDENT AND BOARD OF DIRECTORS OF THE CITY OF SYRACUSE
CITY ATTORNEY

Debra Clark
BY: **Debra Clark**
THE CORPORATION OF THE PRESIDENT AND BOARD OF DIRECTORS OF THE CITY OF SYRACUSE
CITY ATTORNEY

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CITY ATTORNEY

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BY: **Debra Clark**
THE CORPORATION OF THE PRESIDENT AND BOARD OF DIRECTORS OF THE CITY OF SYRACUSE
CITY ATTORNEY

PHASE INFORMATION		
ZONE	TOTAL AREA	PHASE 1 LOTS
R-1 CLUSTER	39.62 ACRES	33

RECORDED # 3194802
STATE OF UTAH, COUNTY OF DAVIS
DATE 10-10-19 TIME 4:45 BOOK 7365 PAGE 1862
DATE 10-10-19 TIME 4:45 BOOK 7365 PAGE 1862
RUBEN MORGAN
COUNTY RECORDER

ROCKY MOUNTAIN POWER
APPROVED THIS 20 DAY OF September, 2019
BY: *[Signature]*
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER
APPROVED AS TO FORM THIS 20 DAY OF September, A.D. 2019
BY: *[Signature]*
SYRACUSE CITY ENGINEER

CITY ATTORNEY
APPROVED AS TO FORM THIS 20 DAY OF September, A.D. 2019
BY: *[Signature]*
SYRACUSE CITY ATTORNEY

SEE SHEET 3 OF 3
FOR ACKNOWLEDGMENTS

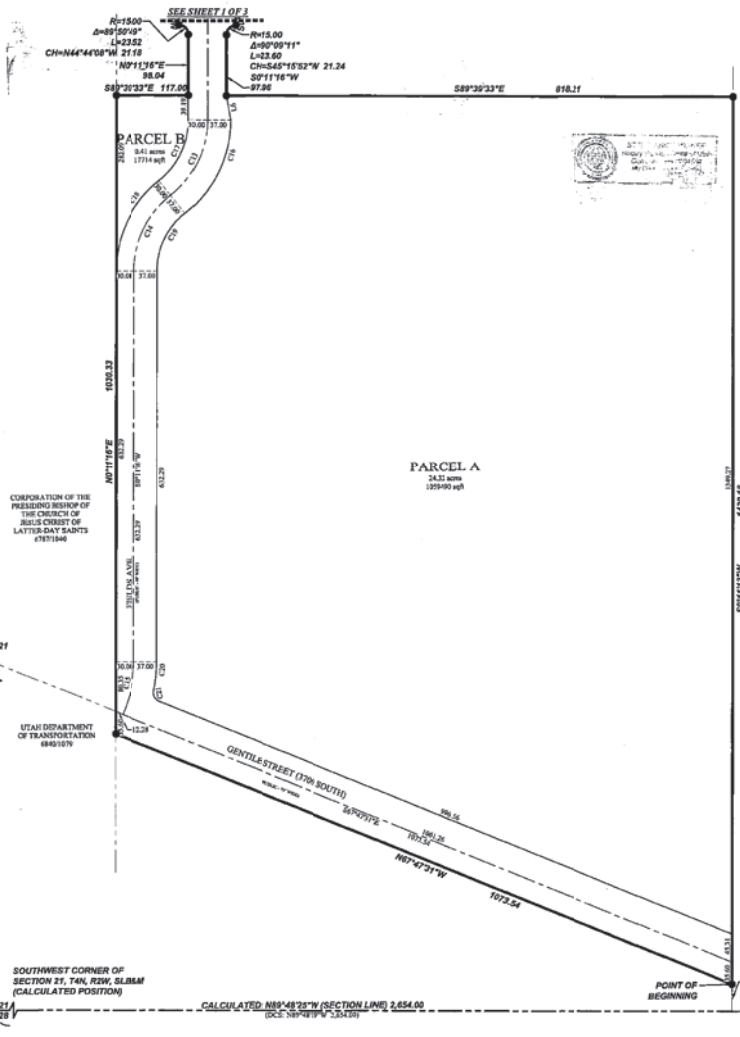
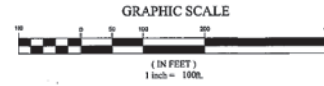
SHEET 1 OF 3
DATE: 07/09/2019

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

THE FIELDS SUBDIVISION

PHASE 1

A PORTION OF THE SW 1/4, NW 1/4 & NE 1/4 OF SECTION 21, T4N, R2W, SLB&M
SYRACUSE CITY, DAVIS COUNTY, UTAH



NOTES:
1) IRON NAIL & CAP (FOCUS END) TO BE SET AT ALL REAL LOT CORNERS. LEAD PEGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
2) PARCELS C, D, AND E ARE TO BE OWNED & MAINTAINED BY THE HOA. THE ABUTTING SIDEWALKS TO PARCELS C, D, AND E SHALL ALSO BE MAINTAINED BY THE HOA.
3) PARCELS 6 & 9 ARE HEREBY DEDICATED TO SYRACUSE CITY.

LEGEND

- BOUNDARY
- - - SECTION LINE
- - - EASEMENT
- - - RIGHT-OF-WAY LINE
- - - BUILDING SETBACK
- - - EXISTING PROPERTY LINE
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- ★ STREET MONUMENT (TO BE SET)

A. KELLY GREEN & CAROLYN C. GREEN TRUST DATED DECEMBER 14, 2009 43021346

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SHEET 2 OF 3
DATE: 07/09/19

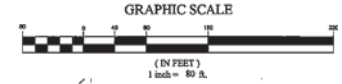
RECORDED # 3194802
 STATE OF UTAH, COUNTY OF DAVIS
 RECORDED AND FILED AT THE REQUEST OF *Syracuse City*
 DATE: *10-10-19* TIME: *4:45* BOOK: *2345* PAGE: *1862*
 FEE: *1.826*
Matthew Johnson
 COUNTY RECORDER

FOCUS
 ENGINEERING AND SURVEYING, LLC
 6949 SOUTH HIGH TECH DRIVE SUITE 200
 MIDVALE, UT 84047 PH: (801) 352-0075
 www.focusutah.com

2-8819

THE FIELDS SUBDIVISION PHASE I

A PORTION OF THE SW1/4, NW1/4 & NE1/4 OF SECTION 21, T4N, R2W, S1. 8&M
SYRACUSE CITY, DAVIS COUNTY, UTAH



ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Davis

ON THE 20th DAY OF September, A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Davis, IN SAID STATE OF UTAH, Louis D. Clark, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 02/11/2023

MY COMMISSION No. 704554

Stephanie Heimer
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Davis

ON THE 19 DAY OF Sept, A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Davis, IN SAID STATE OF UTAH, Devin H. Wright, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF CW The Fields, LLC, A UTAH LLC, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 02-11-2023

Stephanie Heimer
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY
PRINTED FULL NAME OF NOTARY

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- EASE-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKER
- ⊕ SECTION MONUMENT (ROUND)
- ⊕ STREET MONUMENT (TO BE SET)

- NOTES:
- RE BEAR A CAP (FOOT END) TO BE SET AT ALL BEAR LOT CORNERS. LEAD PILES TO BE SET ON THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINE.
 - PARCELS C, D, AND E ARE TO BE OWNED & MAINTAINED BY THE HOA. THE ARBITRARY BOUNDARIES TO PARCELS C, D, AND E SHALL ALSO BE MAINTAINED BY THE HOA.
 - PARCELS A & B ARE HEREBY DEDICATED TO SYRACUSE CITY.

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 18 DAY OF September, A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Steve Remney, THE PERSON SIGNING THE FOREGOING OWNERS DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: 09/09/2021

Marilyn F. Nielson
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY
PRINTED FULL NAME OF NOTARY

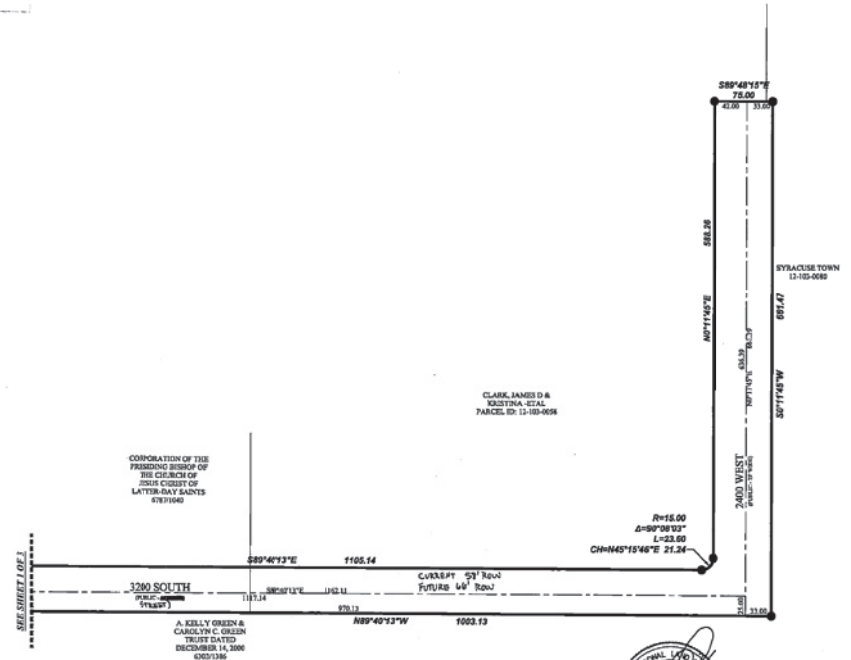
STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH MUNICIPAL CORPORATION AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID MUNICIPALITY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

_____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY
PRINTED FULL NAME OF NOTARY

MUNICIPAL CORPORATE ACKNOWLEDGMENT



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RECORDED # 2194822

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF Syracuse City

DATE 10-10-19 TIME 4:45 BOOK 2365 PAGE 1842

Stephanie Heimer
COUNTY RECORDER



E-8810