

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.

LOFTS AT FALCON RIDGE

LOCATED IN THE NE 1/4 OF SECTION 26, T.5N., R.2W., S.1.B.&M.
SUNSET CITY, DAVIS COUNTY, UTAH
JUNE 2020

FOUND BRASS DISK WITH X IN BRG
SECTION 26, T5N, R2W, S1B&M C2M

FOUND BRASS DISK WITH X IN BRG
SECTION 26, T5N, R2W, S1B&M C2M

SURVEYOR'S CERTIFICATE

I, JEREMIAH E. CUNNINGHAM, a Professional Land Surveyor, License No. 18297, State of Utah, do hereby certify that by the authority of the owners I have made an accurate survey of the tract of lands shown on this plat and described as herein, and that the same has been correctly surveyed as shown on this plat.

Jeremiah E. Cunningham
JEREMIAH E. CUNNINGHAM UT #18297
PROFESSIONAL LAND SURVEYOR

BOUNDARY DESCRIPTION
SEE SHEET 2

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE HEREBY dedicated for public use all easements shown on this plat as indicated by the dashed lines and have reserved all other easements shown hereon as public utility easements for the installation and maintenance of public utilities.

WITNESSED THIS 14th DAY OF JUNE, 2020.

Joseph A. Blach
JOSEPH A. BLACH, MANAGER
SUNSET CITY DEVELOPMENT, LLC

L.L.C. ACKNOWLEDGMENT

ON THIS 14th DAY OF JUNE, 2020, THESE PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, JOSEPH A. BLACH, WHO HAS KNOWN AND IS KNOWN TO ME TO BE THE SAID L.L.C. AND SAID L.L.C. HAS SAID THAT IT HAS ADOPTED AND IS ADOPTING AS ITS OFFICIAL ACTION IN BEHALF OF SAID L.L.C. BY RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: *Joseph A. Blach*
RESIDENCE: *Davis Co. Utah*
MY COMMISSION EXPIRES: *2-2-2024*

TRACE BOOKS
17111
COMM. EXP. 02/02/21

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CONDUCE PROPERTIES AND RECORD EASEMENTS ON THIS PROPERTY, THE BASIS OF BEING AS SHOWN ON THE PLAT.

DEVELOPER
FALCON HILL DEVELOPMENT, LLC
JOSEPH COOK
P.O. BOX 54895
NORTH SALT LAKE, UTAH 84054
sunsetbuilders1@gmail.com

SUNSET CITY PLANNING COMMISSION

APPROVED BY THE SUNSET CITY PLANNING COMMISSION ON THIS 12th DAY OF JUNE, 2020.

SIGNED THIS 10th DAY OF JUNE, 2020.

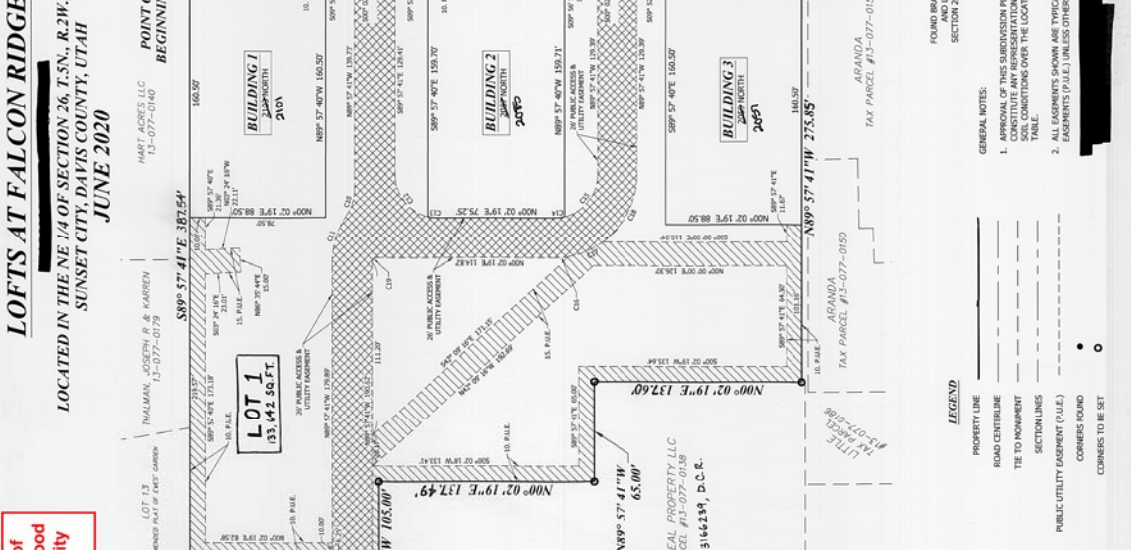
PLANNING COMMISSION MEMBER

DAVIS COUNTY RECORDER

ENTRY NO. 322337 FEE PAID \$50
FILED FOR RECORD AND RECORDED THIS 24th DAY OF JUNE 2020 AT 10:17 AM IN BOOK 2391 PAGE 558
COUNTY RECORDER: *Habib K. Prangem*
DEPUTY

SCALE: 1" = 40'

CURVE LENGTH	RADIUS	A	CH BEARING	CH LENGTH
C10	16.74	28.67	03°15'26" N 72°49'58" W	16.67
C11	33.48	56.67	03°15'26" N 72°49'58" W	33.97
C12	37.29	28.67	07°51'42" N 51°52'58" E	34.62
C13	6.69	28.67	01°34'18" N 69°52'58" E	6.97
C14	6.69	28.67	01°34'18" N 69°52'58" E	6.67
C15	37.29	28.67	07°51'42" N 51°52'58" W	34.67
C16	9.02	54.07	00°59'18" N 69°44'49" W	9.01
C17	24.46	54.07	00°59'18" N 69°44'49" W	24.36
C18	51.34	54.07	06°49'15" N 64°42'33" W	49.87
C19	4.71	3.07	09°09'00" N 64°57'41" W	4.24



GENERAL NOTES:

- APPROVAL OF THIS SUBDIVISION PLAT BY SUNSET CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE CONDITIONS OR THE LOCATION OR DEPTH OF UNDERGROUND UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
- ALL EASEMENTS SHOWN ARE TYPICAL 10 FOOT WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.

LEGEND

- PROPERTY LINE
- ROAD CENTERLINE
- TIE TO MONUMENT
- SECTION LINES
- PUBLIC UTILITY EASEMENT (P.U.E.)
- CORNERS FOUND
- CORNERS TO BE SET

UTILITY APPROVAL

NOTE: SEE SHEET 2 FOR THE SPECIFIC SUBDIVISION ENERGY IMPROVEMENT LANGUAGE

NORTH DAVIS SEWER IMP. DIST. DATE: 6/15/20
DOMINION ENERGY DATE: 6/15/20
CENTURYLINK DATE: 6-5-20
CONTACT: *Elahab* DATE: 6-4-20
ROCKY MOUNTAIN POWER: *Suzanne Barber* DATE: 6/13/2020

SUNSET CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF THE STREETS AND EASEMENTS WERE DULY FILED WITH THE CLERK OF THE COUNTY OF SUNSET CITY, UTAH, ON THIS 14th DAY OF JUNE, 2020.

MAJOR: *Joseph A. Blach*
CITY RECORDER: *Suzanne Barber*
ATTY: *Suzanne Barber*

SUNSET CITY ENGINEER

THIS IS TO CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION CONTAINED THEREON. I HAVE SIGNED THIS 14th DAY OF JUNE, 2020.

Joseph A. Blach
SUNSET CITY ENGINEER

SUNSET CITY ATTORNEY'S OFFICE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTIONS AND IN MY OPINION IT COMBODS WITH THE CITY CODES AND ORDINANCES. I HAVE SIGNED THIS 17th DAY OF JUNE, 2020.

Joseph A. Blach
SUNSET CITY ATTORNEY

APPROVAL

APPROVED BY THE SUNSET CITY PLANNING COMMISSION ON THIS 12th DAY OF JUNE, 2020.

SIGNED THIS 10th DAY OF JUNE, 2020.

PLANNING COMMISSION MEMBER

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PLANNING COMMISSION MEMBER

ENTELLUS

1470 South 600 West
Woods Cross, UT, 84010
Phone: 801.298.2236
www.entellus.com

PROJECT: 1000003 JUNE 2020

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