

WHEN RECORDED MAIL TO:  
Syracuse City Corporation  
1787 South 2000 West  
Syracuse, UT 84075

NW-16-4N-2W

E 2040422 B 3692 P 70  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
12/23/2004 08:03 AM  
FEE \$0.00 Pgs: 1  
DEP RT REC'D FOR SYRACUSE CITY

**SPECIAL WARRANTY DEED**

**Pleasant Valley Investments, LC, a Nevada limited liability company, Grantor**

of Las Vegas, County of Clark, State of Nevada,

hereby CONVEYS and SPECIALLY WARRANTS against all claiming under or through Grantor, to

**Syracuse City Corporation, Grantee**

of Syracuse, County of Davis, State of Utah, for the sum of

Ten Dollars and other good and valuable considerations-----

the following described tract of land in Davis County, State of Utah, together with all rights and privileges appurtenant thereto, to-wit:

BEG AT A PT S 89^40'47" E 2242.65 FT FR THE W1/4 COR SEC 16-T4N-R2W, SLM; & RUN TH N 37^43'47" W 597.60 FT; TH N 33^56'55" W 218.45 FT; TH N 33^51' W 817.19 FT; TH W 594.20 FT; TH S 260.00 FT; TH W 703.00 FT TO THE E R/W LN OF 3000 W STR; TH N 0^09'27" E 709.51 FT; TH S 89^59'08" E 1378.43 FT; TH S 31^21'43" E 415.77 FT ; TH S 33^39'50" E 471.450 FT; TH S 33^53'43" E 450.00 FT; TH S 36^23'13" E 42.7 5 FT; TH S 37^43'47" E 794.57 FT; TH N 89^40'47" W 308.95 FT TO THE POB. CONT. 31.128 ACRES.

Parcel I.D. # 12-091-0081

Subject to Easements, Covenants, Restrictions, Rights, Rights of Way, and Reservations appearing of record and general and special taxes for the year 2005 and each year thereafter.

AND the Grantor hereby binds itself to warrant and defend the title as against the acts of Grantor and no other, subject to the matters above set forth.

WITNESS the hand of said Grantors, this 2nd day of December, 2004.

Signed in the presence of

Accepted and Approved by  
Syracuse City Corporation

Mayor: Fred Panucel

ATTEST: [Signature]  
City Recorder

State of Utah )

)ss.

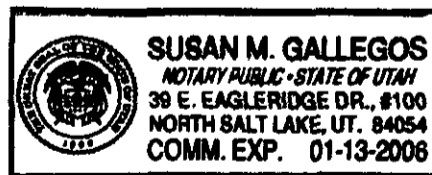
County of Davis )

Pleasant Valley Investments, L.C.

Its: Authorized Agent

[Signature]

By: NATHAN W. RUGSLEY



On the 2nd day of December, 2004, personally appeared before me NATHAN W RUGSLEY who did say that is he the <sup>Authorized Agent</sup> of Pleasant Valley Investments, L.C., a Nevada Limited Liability Company and that the within and foregoing instrument was signed on behalf of said Limited Company by authority of its Articles of Organization and the said Leonard K. Arave duly acknowledged to me that said Limited Company executed the same.

[Signature]  
Notary Public

Commission Expires: .

Residing at:

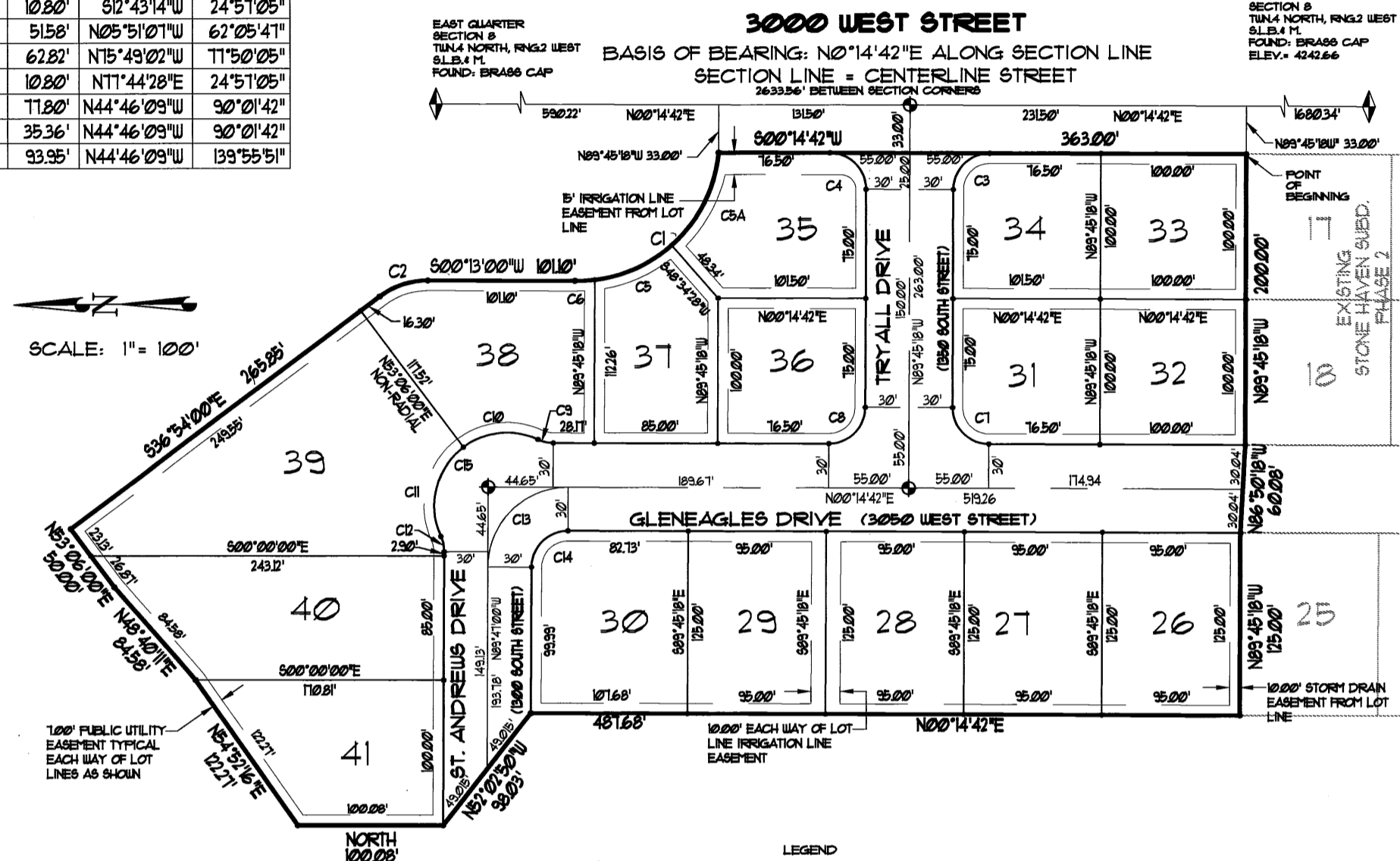
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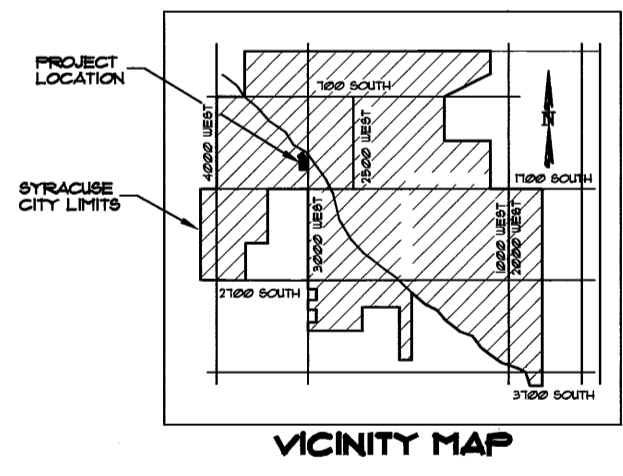
# STONE HAVEN SUBDIVISION PHASE 3

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, T4N, R9E, S4E  
SYRACUSE CITY, DAVIS COUNTY, UTAH  
FINAL PLAT

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	91.03'	145.84'	30.61'	131.50'	S41°36'51"E	86°07'13"
C2	55.00'	35.63'	18.41'	35.01'	S18°20'30"E	31°07'00"
C3	25.00'	39.27'	25.00'	35.36'	N44°45'18"W	90°00'00"
C4	25.00'	39.27'	25.00'	35.36'	N45°14'42"E	90°00'00"
C5	91.03'	58.89'	30.38'	51.99'	S24°02'16"E	34°46'73"
C6	91.03'	13.24'	38.41'	11.52'	S63°03'02"E	43°15'02"
C7	25.00'	39.27'	25.00'	35.36'	S45°14'42"W	90°00'00"
C8	25.00'	39.27'	25.00'	35.36'	S44°45'18"W	90°00'00"
C9	25.00'	10.89'	5.53'	10.80'	S12°43'14"W	24°51'05"
C10	50.00'	54.19'	30.10'	51.58'	N05°51'07"W	67°05'41"
C11	50.00'	61.92'	40.31'	62.82'	N15°49'02"W	11°50'05"
C12	25.00'	10.89'	5.53'	10.80'	N11°44'28"E	24°51'05"
C13	55.00'	86.42'	55.03'	118.07'	N44°46'09"W	90°01'42"
C14	25.00'	39.28'	25.01'	35.36'	N44°46'09"W	90°01'42"
C15	50.00'	122.11'	131.12'	93.95'	N44°46'09"W	139°55'51"

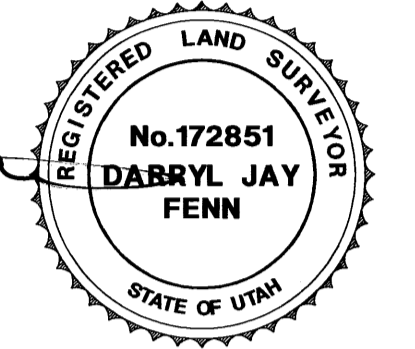


LOT	SQ. FEET	ACRES	ADDRESS
26	11,875	0.271	1386 SO. GLENEAGLES DRIVE
27	11,875	0.271	1368 SO. GLENEAGLES DRIVE
28	11,875	0.271	1350 SO. GLENEAGLES DRIVE
29	11,875	0.271	1332 SO. GLENEAGLES DRIVE
30	13,330	0.31	1314 SO. GLENEAGLES DRIVE OR 3021 W. ST. ANDREWS DRIVE
31	10,016	0.23	1367 SO. GLENEAGLES DRIVE OR 3023 W. TRYALL DRIVE
32	10,000	0.23	1385 SO. GLENEAGLES DRIVE
33	10,000	0.23	1384 SO. 3000 WEST STREET
34	10,016	0.23	1366 SO. 3000 WEST STREET OR 3013 W. TRYALL DRIVE
35	11,295	0.26	1342 SO. 3000 WEST STREET OR 3014 W. TRYALL DRIVE
36	10,016	0.23	1341 SO. GLENEAGLES DRIVE
37	10,181	0.23	1323 SO. GLENEAGLES DRIVE
38	14,293	0.33	1301 SO. GLENEAGLES DRIVE
39	25,947	0.60	3046 W. ST. ANDREWS DRIVE
40	17,620	0.41	3062 W. ST. ANDREWS DRIVE
41	13,544	0.31	3080 W. ST. ANDREWS DRIVE



**SURVEYOR'S CERTIFICATE**  
 I, Darrell Jay Fenn, do hereby certify that I am a Professional Registered Land Surveyor and Utah 1 (Plat) Certificate Number 172851 as prescribed by the laws of the State of Utah. Further, I have made a survey of the lines of land represented hereon and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as STONE HAVEN SUBDIVISION, PHASE 3, and that said subdivision has been correctly surveyed and staked on the ground as shown on the plat.

DATE: May 19 1996  
 SURVEYOR: Darrell Jay Fenn  
 DARRYL JAY FENN  
 UT 172851  
 STATE OF UTAH



### BOUNDARY DESCRIPTION

A Parcel of land which lies within the Southeast Quarter of Section 8, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel hereafter known as STONE HAVEN SUBDIVISION, PHASE 3, and being more particularly described as follows:  
 Beginning at a point on the West right-of-way line of 3000 West Street, said point lies North 0°14'42" East along the East line of said Section 8, 5600.34 feet and North 95°45'18" West, 33.00 feet from the Southeast corner of said Section 8; and running thence North 89°40'18" West, 200.00 feet; thence North 96°30'18" West, 640.00 feet; thence North 89°45'18" West, 15.00 feet; thence North 0°14'42" East, 481.68 feet; thence North 57°02'50" West, 58.00 feet; thence North 100°00'00" West, thence North 84°30'18" East, 122.11 feet; thence North 48°04'11" East, 84.58 feet; thence North 57°00'00" East, 50.00 feet; thence South 34°34'00" East, 269.85 feet to the beginning of a curve to the right, said curve having a central angle of 31°07'10" and a radius of 59.00 feet (chord bears South 18°20'30" East, 35.00 feet) thence along the arc 35.63 feet to the point of tangency; thence South 87°00'00" West, 101.00 feet to the beginning of a curve to the left, said curve having a central angle of 86°07'13" and a radius of 51.00 feet (chord bears South 47°36'51" East, 131.50 feet) thence along the arc 140.24 feet to a point on the West right-of-way line of 3000 West Street; thence South 0°14'42" West along said right-of-way line, 363.00 feet to the point of beginning.

Above described subdivision contains 5.9626 acres.

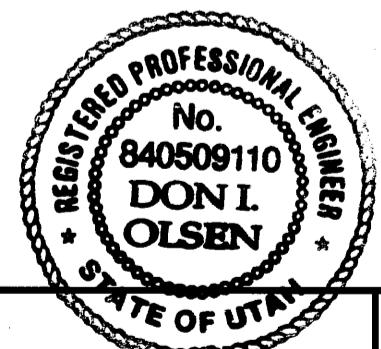
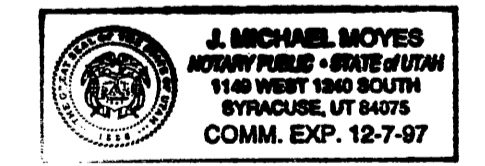
### OWNER'S DEDICATION

Know all men by these presents that 30 the undersigned owner(s) of the above described tract of land, having caused said tract to be subdivided into lots and streets to be hereafter known as STONE HAVEN SUBDIVISION, PHASE 3, do hereby dedicate for perpetual use of the public all portions of land shown by this plat as intended for public use, in witness whereof, I have hereunto set my hand and the seal of said corporation this 19 day of MAY, 1996.  
BLACKBURN JONES REAL ESTATE INC.  
Bruce H. Jones Pres.

### CORPORATE ACKNOWLEDGEMENT

STATE OF UTAH  
 COUNTY OF DAVIS  
 On this 30 day of May, 1996, personally appeared before me Bruce H. Jones who being by me duly sworn did say that he is President of Blackburn Jones Real Estate Inc. a Utah corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of its board of directors, and he acknowledged to me that said corporation executed the same.  
 12-7-97  
 MY COMMISSION EXPIRES 12-7-97 NOTARY PUBLIC Michael May

## STONE HAVEN SUBDIVISION PHASE 3



### CITY ATTORNEY

I have examined the proposed Final Plat of Stone Haven Subdivision and in my opinion it conforms with the City Ordinances applicable thereto and now in force and effect. Signed this 24 day of MAY, 1996.

### CITY ENGINEER

I hereby certify that I have reviewed the lines of survey of the foregoing Final Plat and Legal Description of the land embraced therein and take no exception to the contents thereof. Signed this 24 day of MAY, 1996.

### CITY ACCEPTANCE

I hereby certify that this Final Plat of Stone Haven Subdivision was accepted by the Mayor and the City Council of Syracuse City, Davis County, Utah by a resolution passed on the 24 day of MAY, 1996. In witness I hereunto set my hand and affix the Corporate Seal of Syracuse City. Approved this 24 day of MAY, 1996.

### PLANNING COMMISSION

Approved by the Syracuse City Planning Commission on the 5 day of May, 1996.

### COUNTY RECORDER

Entry No. 1251460  
 First Platted Filed for record and recorded this 13 day of JUNE, 1996, at 1:13 P.M. in Book No. 2023, Page No. 101 of the Official Records.

PREPARED BY: **FORSGREN ASSOCIATES / INC.**  
 PREPARED FOR: **BLACKBURN/JONES REAL ESTATE INC.**

City Attorney

Don I. Olsen  
 City Engineer

Michael May Recorder  
Michael L. Ganett Mayor

Spencer D. Johnson  
 Chairman

Deputy  
Carol Ann Page  
 County Recorder

J:\9316\PHASE3\PLAT3 05/29/96 at 13:43 Plot scale: 1"=100'

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1629

# Book D Clerk's office

On motion of Selectman Walder the Clerk was instructed to invite the Mayors of Bountiful, Farmington and Haysville to meet with the Board at its next session with a view to determine which roads running through said cities the County will maintain.

The Clerk reported that there were no funds on hand to meet the current expenses of the County and it would be necessary in order to pay accruing expenses to procure money from some source.

On motion of Selectman Walder <sup>Lee</sup> it was ordered that Judge Haigh be authorized and instructed to negotiate a loan for the County in the sum of \$1500<sup>00</sup> for a term of six months on the best terms obtainable and to sign the necessary note or notes on behalf of the County to secure said loan.

The Clerk was instructed to pay Wilder Hatch an indigent person \$4<sup>00</sup> per month until further ordered.

Adjourned to Monday May 21<sup>st</sup> 1894 at 10. a.m.  
Thomas H. Phillips, County Clerk.

Adjourned Session

May 21<sup>st</sup> 1894

Full Board Present.

Minutes of Session held May 7<sup>th</sup> 1894 were read and approved.

Judge Haigh reported that pursuant to instructions received at last session he had procured a loan for the County from Barnes Banking Company in the sum of \$1500<sup>00</sup> for a term of 6 months at 8%. Report adopted.

The matter of designating public Highways running through incorporated cities that the County will maintain was

taken up and considered, Mayors Holbrook, Weber and Phillips being present and representing their respective cities.

A petition signed by Joseph P. Mabey and 28 others asking the Board to extend County road in West Bonanza from its present terminus near the center of Section 13 T<sub>2</sub> N, R 1 W. Easterly about one mile to Thomas Pague Corner on Highway No 1. was read and filed.

On motion of Selectman Cook it was ordered that the County will maintain the following highways through Bonanza City, viz. Highway No 1; and the Street beginning at Station 9 on Highway No 1, near Beverly's and running North on a four rod street past the U. P. Ry Depot at Woods Cross to a point where said street intersects a certain street running East and West about 18 rods south of the center of Section 13, T<sub>2</sub> N, R 2 W, Range 1 West, thence East on said last named street about one mile to Highway No 1.

On motion of Selectman Walker Highway No 1 and 4 were designated as the Highways to be maintained by the County running through Farmington City and Highways No 1 and 5 and that portion of Highway No 4, North of the R. G. W Ry Depot in Kayville, and also beginning at the intersection of Highway No 1 and Cherry Street thence East to the S.E. corner of Plat "D" thence North about 60 rods to the N.E. corner of Plat "D" thence North Easterly to intersect the line of Highway No 3.

The petition of James Warren and 14 others asking the right of way to convey water on the North line of the road running East and West on the T<sub>2</sub> line between Townships 4 and 5 North, west from the Weber and Davis County canal about 117 rods thence South across <sup>the road to</sup> a ditch on the South side of said road was read and on motion of Selectman Cook the petition was granted on conditions that the parties conveying said water shall occupy not more than 8 feet in width for said ditch and shall at all times keep the same from damaging the highway.

The coroner's report in the matter of an inquest over the remains of Ashton a suicide was read and ordered filed.

Claims allowed

\$25 <sup>25</sup>	John Hayman Coroner	Inquest afc	\$25 <sup>25</sup>
\$16 <sup>00</sup>	James A. Smith	" "	\$16 <sup>00</sup>
\$28 <sup>13</sup>	C. M. Layton Sup.	Roads	\$28 <sup>13</sup>
\$33 <sup>25</sup>	Thomas H. Phillips	Bounty \$5 <sup>00</sup> Exp to line	\$33 <sup>25</sup>
\$4 <sup>00</sup>	Moses Corey	Poor afc	\$4 <sup>00</sup>

The clerk was instructed to record the survey notes of the county line between Weber and Davis Counties in the County Record.

Section line  
roads

On motion of Selectman Halder it was ordered that all roads now used on section lines as ordered by the Court June 4<sup>th</sup> 1877 be opened and maintained not less than four rods in width; and all other roads in the County at present used whether on 1/4 section lines or located otherwise, for the greater convenience of the public be maintained 4 rods in width unless specially ordered otherwise by the Court. And all persons beginning to fence on the line of the public highways, are instructed to confer with the road Supervisors of their respective Districts before putting up said fences.

Adj Line die

Thomas H. Phillips

County Clerk