

# SYRACUSE WAL-MART

A PART OF THE SOUTH EAST OF SECTION 9,  
TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.&M., CITY OF  
SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH

PREFIX 17  
12-606

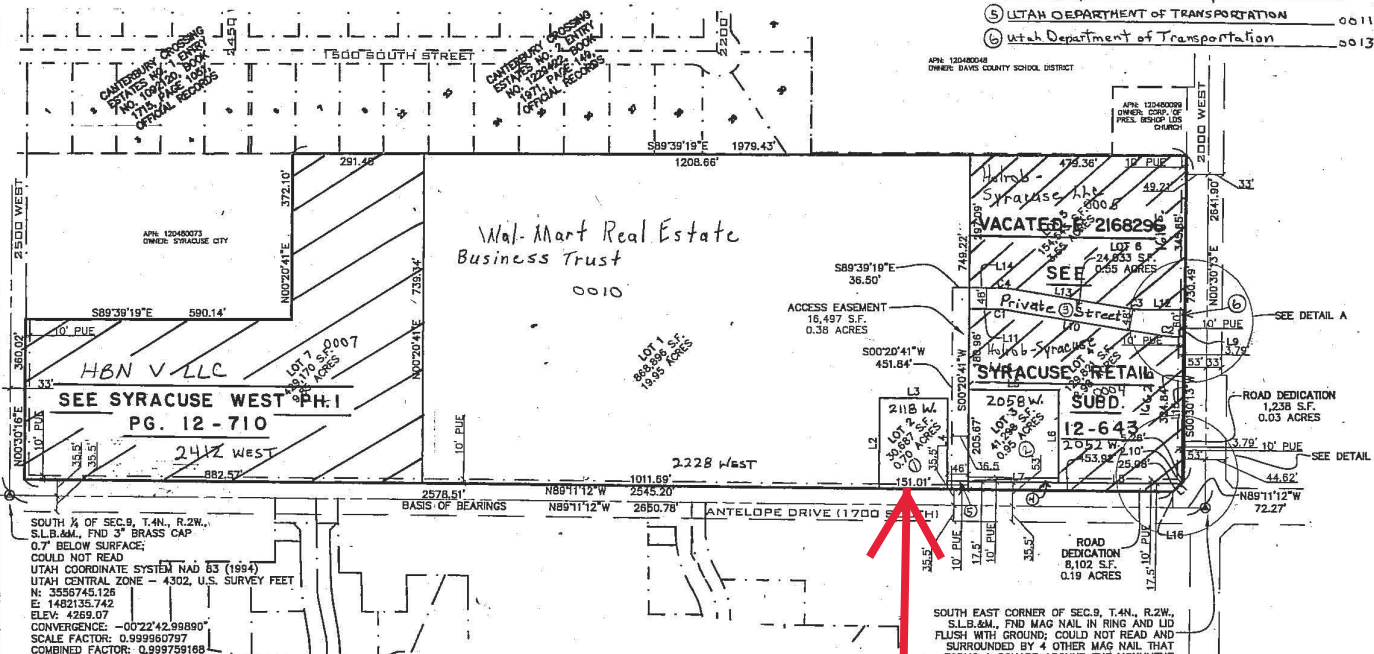
LAST #  
0013

N

SCALE:  
1" = 200'

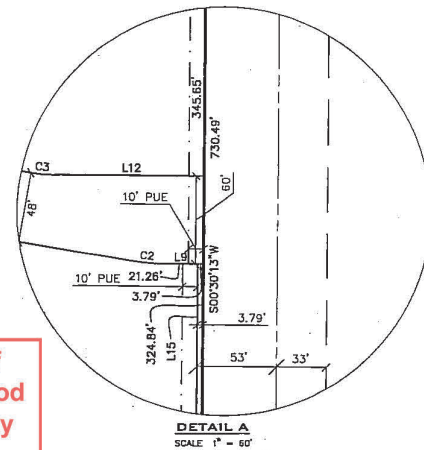
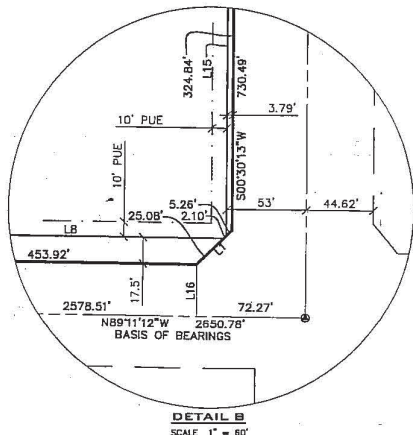
- ① Carl Kancher Enterprises Inc 0002
- ② Privatized Water Treatment LLC-et al 0008
- ③ Wal-Mart Real Estate Business Trust 0012
- ④ Utah Department of Transportation 0009
- ⑤ UTAH DEPARTMENT OF TRANSPORTATION 0011
- ⑥ Utah Department of Transportation 0013

APR 12040009  
OWNER: DAVIS COUNTY SCHOOL DISTRICT



SOUTH 1/4 OF SEC. 9, T.4N., R.2W.,  
S.L.B.&M., FND 3" BRASS CAP  
0.7' BELOW SURFACE;  
COULD NOT READ  
UTAH COORDINATE SYSTEM NAD 83 (1994)  
UTAH CENTRAL ZONE - 4302, U.S. SURVEY FEET  
N: 3556745.128  
E: 1482135.742  
ELEV: 4269.07  
CONVERGENCE: -00'22'42.99890"  
SCALE FACTOR: 0.999980797  
COMBINED FACTOR: 0.999759188

SOUTH EAST CORNER OF SEC. 9, T.4N., R.2W.,  
S.L.B.&M., FND MAG NAIL IN RING AND LID  
FLUSH WITH GROUND; COULD NOT READ AND  
SURROUNDED BY 4 OTHER MAG NAIL THAT  
FORMS A SQUARE AROUND THE MONUMENT  
UTAH COORDINATE SYSTEM NAD 83 (1994)  
UTAH CENTRAL ZONE - 4302, U.S. SURVEY FEET  
N: 3556707.510  
E: 1484785.609  
ELEV: 4280.99  
CONVERGENCE: -00'22'20.17873"  
SCALE FACTOR: 0.999980799  
COMBINED FACTOR: 0.999759591



**CLC ASSOCIATES**  
380 SOUTH 400 EAST  
SUITE 304  
SALT LAKE CITY  
UTAH 84111  
P: 801 363 8810  
F: 801 363 8804  
CLC@CLC.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING

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.

DEVELOPMENT: SYRACUSE WAL-MART  
CITY: SYRACUSE  
LOTS: 1 THRU 7  
SE 1/4 OF SEC 9, T.4N, R. 2W  
S.L.M. DAVIS COUNTY, UTAH  
FILE #4283  
R 08-09-05

606

12

4283

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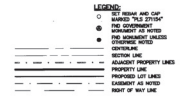
**NARRATIVE**  
THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THIS PARCEL INTO SEVEN LOTS AND TWO ROAD DEDICATIONS.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE UTM COORDINATE SYSTEM NAD 83 (UTM NORTH ZONE, MULTIPLY GRID DISTANCES SHOWN HEREIN BY 0.99999842 TO OBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES.

**NOTES:**  
COORDINATES SHOWN HEREIN ARE BASED ON THE UTM COORDINATE SYSTEM NAD 83 (UTM NORTH ZONE, MULTIPLY GRID DISTANCES SHOWN HEREIN BY 0.99999842 TO OBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES.

LINE	BEARING	LENGTH	CURVE	RADIUS	DELTA	LENGTH	TANGENT
L1	S48°34'24"W	32.40	C1	180.00'	9°11'30"	16.34'	8.19'
L2	S00°00'41"E	202.81'	C2	148.00'	9°13'30"	23.79'	13.94'
L3	S89°39'13"E	151.00'	C3	100.00'	9°13'30"	16.87'	8.05'
L4	S00°25'41"W	203.89'					
L5	S89°39'13"E	200.00'					
L6	S00°25'41"W	207.31'					
L7	N89°11'12"W	202.00'					
L8	S89°11'12"W	272.03'					
L9	S89°24'07"E	224.00'					
L10	N82°12'25"W	351.46'					
L11	S89°39'13"E	68.46'					
L12	N82°29'41"W	59.10'					
L13	N82°12'25"W	276.44'					
L14	N82°32'13"E	68.46'					
L15	N00°26'13"E	306.19'					
L16	S00°00'41"E	38.50'					

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	180.00'	9°11'30"	16.34'	8.19'
C2	148.00'	9°13'30"	23.79'	13.94'
C3	100.00'	9°13'30"	16.87'	8.05'
C4	148.00'	9°13'30"	23.79'	13.94'



# SYRACUSE WAL-MART

A PART OF THE SOUTH EAST OF SECTION 9,  
TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.&M., CITY OF  
SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH  
JULY 2005

## VACATION ORDINANCE ENTRY 2168296 (lots 4,8,5)

**SURVEYOR'S OPINION**  
I, BRAD T. WORTENSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HAVE OBTAINED A LICENSE AS REFERENCED UNDER THE UTAH PROFESSIONAL LAND SURVEYING ACT, CHAP. 36, ART. 2, SEC. 2-3, UTAH CODE ANNOTATED, AND THAT I HAVE BEEN QUALIFIED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS FOR THE ALIQUOT OF THE CORNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND SHOWN HEREIN AND HAVE SUBMITTED SAID TRACT TO THE CITY OF SYRACUSE, UTAH, TO BE OPENED TO THE PUBLIC AS A PUBLIC HIGHWAY AND THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCES.

EXECUTED THIS 27<sup>TH</sup> DAY OF JULY 2005

BRAD T. WORTENSON  
PROFESSIONAL LAND SURVEYOR #12754  
FOR AND ON BEHALF OF  
COTTONWOOD, INC.  
306 S. 400 E., SUITE 304  
SALT LAKE CITY, UT 84143

**LEGAL DESCRIPTION**  
ALL THAT PART OF THE SOUTH EAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 2 WEST, EAST LINE RANG 2 WEST, IN THE STATE OF UTAH, COUNTY OF DAVIS, CITY OF SYRACUSE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING ON THE NORTH LINE OF ANTELOPE DRIVE (1700 SOUTH) SAID PART BEING N89°11'12"W ONE (01) CORNER (1984) NORTH ZONE ALONG THE SOUTH LINE OF SAID SECTION 9, 72.27 FEET; AND SOUGHTENED ALONG THE SOUTH LINE OF SAID SECTION 9, THENCE N89°11'12"W ALONG THE NORTH LINE OF ANTELOPE DRIVE 36.50 FEET TO THE EAST END OF SAID WEST STREET; THENCE N89°11'12"W ALONG SAID EAST LINE 360.00 FEET TO THE SOUTH LINE OF THE LAND DESIGNATED AS A PUBLIC PARK, THENCE S89°11'12"W ALONG SAID SOUTH LINE 37.00 FEET TO THE EAST LINE OF SAID PARK, THENCE N89°11'12"W ALONG THE EAST LINE 37.00 FEET TO THE SOUTH LINE OF THE CANTONMENT COASTING ESTABLISHMENT NO. 2 SUBDIVISION AS SHOWN ON A PLAT RECORDED AS DEED NO. 2005-000187 FROM THE OFFICE RECORDS, THENCE S89°11'12"W ALONG SAID LINE AND THE SOUTH LINE OF THE OFFICE RECORDS PROPERTY 1974.45 FEET TO THE WEST LINE OF 2005 WEST STREET, THENCE S89°11'12"W ALONG SAID WEST LINE 72.49 FEET TO THE BEGINNING OF A CORNER BOUNDARY, THENCE S89°11'12"W ALONG SAID OUT OF 36.45 FEET TO THE POINT OF BEGINNING 36.75 ACRES MORE OR LESS.

**BUYER'S DISCLOSURE**  
THE UNDERSIGNED IS UNDER CONTRACT TO BUY ALL OF THE LAND DESCRIBED IN THIS VACATION ORDINANCE ENTRY AND AS A BUYER HAS PROCEEDED AND OBTAINED ALL NECESSARY PERMITS AND APPROVALS FOR THE DEVELOPMENT OF SAID LAND, ALL PLAT RECORDS SHOWING THIS PLAT AS RECORD OWNER ONLY, SO AS TO OBTAIN A LEGAL DESCRIPTION AND THIS ALIQUOT OF SAID LAND TO BE OFFERED TO THE UNDERSIGNED.

*Scott H. Kammann*  
SECRETARY

**OWNER'S DEDICATION**  
THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING MADE AND TRACT OF LAND BEING OFFERED TO THE PUBLIC AS A PUBLIC HIGHWAY, KNOWING AS THE SYRACUSE WAL-MART SUBDIVISION, DO HEREBY DEDICATE TO THE CITY OF SYRACUSE, UTAH, FOR THE USE OF THE PUBLIC AS A PUBLIC HIGHWAY, AND GRANT TO THE CITY OF SYRACUSE, UTAH, ALL RIGHTS, EASEMENTS AND INTERESTS SHOWN ON THIS PLAN AS INTENDED FOR USE BY ALL SUCCESSORS OF TITLE OF OTHER OWNERS OF SAID TRACT OF LAND, AND THE CITY OF SYRACUSE, UTAH, SHALL MAINTAIN SAID PUBLIC HIGHWAY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES OR INTERESTS WHICH MAY BE CLAIMED BY ANY PERSON WHO INTERFERE WITH THE USE, OPERATION AND MAINTENANCE THEREOF BY THE CITY OF SYRACUSE, UTAH.

IN WITNESS WHEREOF, WE HAVE HEREIN SET OUR HANDS THIS 27<sup>TH</sup> DAY OF JULY 2005.

*Scott H. Kammann*  
*Scott H. Kammann*  
FOR THE UNDERSIGNED

**CORPORATE ACKNOWLEDGMENT**  
STATE OF Utah, S.S.  
COUNTY OF Salt Lake  
ON the 27th day of August, A.D. 2005, PERSONALLY APPEARED BEFORE ME, James A. Hays, a Notary Public in and for the County of Salt Lake, State of Utah, the undersigned, who declared to me to be the person whose dedication was shown in behalf of said corporation, and the said corporation declared to me to be the person who executed the same.

*James A. Hays*  
NOTARY PUBLIC

RESIDING IN Davis COUNTY,  
MY COMMISSION EXPIRES: 8/1/2008

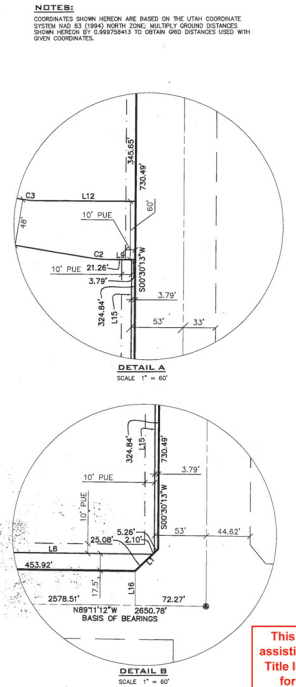
**CORPORATE ACKNOWLEDGMENT**  
STATE OF Utah, S.S.  
COUNTY OF Salt Lake  
ON the 27th day of August, A.D. 2005, PERSONALLY APPEARED BEFORE ME, James A. Hays, a Notary Public in and for the County of Salt Lake, State of Utah, the undersigned, who declared to me to be the person whose dedication was shown in behalf of said corporation, and the said corporation declared to me to be the person who executed the same.

*James A. Hays*  
NOTARY PUBLIC

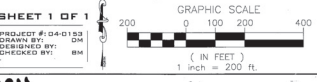
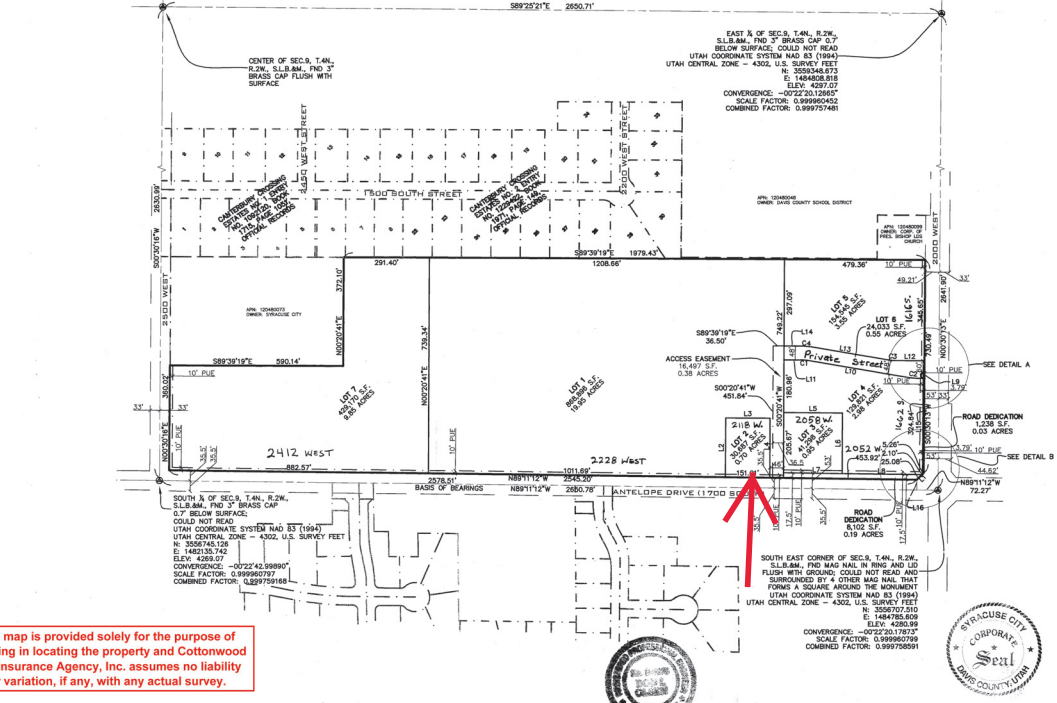
RESIDING IN Davis COUNTY,  
MY COMMISSION EXPIRES: 8/1/2008

**DAVIS COUNTY RECORDER**  
ENTRY NO. 2015297 FILE NO. 2168296  
DATE OF RECORDED: 8/27/2005 IN BOOK 3185 DAY OF AUGUST RECORDED AT SALT LAKE CITY, UTAH.  
DAVIS COUNTY RECORDER: Nicholas T. Mangan  
BY: DEPUTY RECORDER

4283



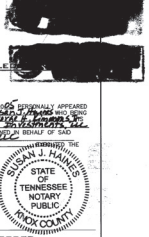
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**RECOMMENDED FOR APPROVAL**  
ON the 27th day of August, 2005,  
*Scott H. Kammann*  
PLANNING COMMISSIONER

**RECOMMENDED FOR APPROVAL**  
ON the 27th day of August, 2005,  
*Don Olsen*  
CITY ENGINEER

**CITY COUNCIL APPROVAL**  
PREPARED BY THE CITY ENGINEER OF SYRACUSE, UTAH, THIS DAY OF August, A.D. 2005, AT WHICH TIME THE SAID VACATION WAS APPROVED AND ACCEPTED.  
CITY RECORDER: James A. Hays  
MAYOR: James A. Hays



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