

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 UTAH COORDINATE SYSTEM NAD 83 (1994) NORTH ZONE, AS DETERMINED BETWEEN THE FOLLOWING THREE NGS HARN STATIONS:

"RED BUTTE CORNERS ARP" (PID: A59833), ADJUSTED BY NGS IN MARCH 2002, "LAKE MOUNTAIN GPS BASE STATION ARP" (PID: A58355), ADJUSTED BY NGS IN JUNE 2000, AND "NORTH ANTELOPE ISLAND GPS BASE STA ARP" (PID: A58356), ADJUSTED BY NGS IN JUNE 2000.

THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE LINE BETWEEN THE COUNTY MONUMENTS AT THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 9, T.4N., R.2E., S.L.B.&M., SHOWN HEREON AS N89°11'27"W.

NOTES:

COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83 (1994) NORTH ZONE; MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.999758413 TO OBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES.

| LINE | BEARING | LENGTH |
|------|-------------|---------|
| L1 | S46°34'24"W | 32.45' |
| L2 | N00°20'41"E | 202.61' |
| L3 | S89°39'19"E | 151.00' |
| L4 | S00°20'41"W | 203.85' |
| L5 | S89°39'19"E | 200.00' |
| L6 | S00°20'41"W | 207.31' |
| L7 | N89°11'12"W | 200.01' |
| L8 | S89°11'12"E | 272.03' |
| L9 | S89°29'47"E | 25.05' |
| L10 | N80°17'29"W | 351.46' |
| L11 | S89°39'19"E | 66.48' |
| L12 | N89°29'47"W | 99.10' |
| L13 | N80°17'29"W | 276.44' |
| L14 | N89°39'19"W | 66.48' |
| L15 | N00°30'13"E | 328.49' |
| L16 | S00°00'00"W | 35.50' |

| CURVE | RADIUS | DELTA | LENGTH | TANGENT |
|-------|---------|----------|--------|---------|
| C1 | 100.00' | 9°21'50" | 16.34' | 8.19' |
| C2 | 148.00' | 9°12'19" | 23.78' | 11.91' |
| C3 | 100.00' | 9°12'19" | 16.07' | 8.05' |
| C4 | 148.00' | 9°21'50" | 24.19' | 12.12' |

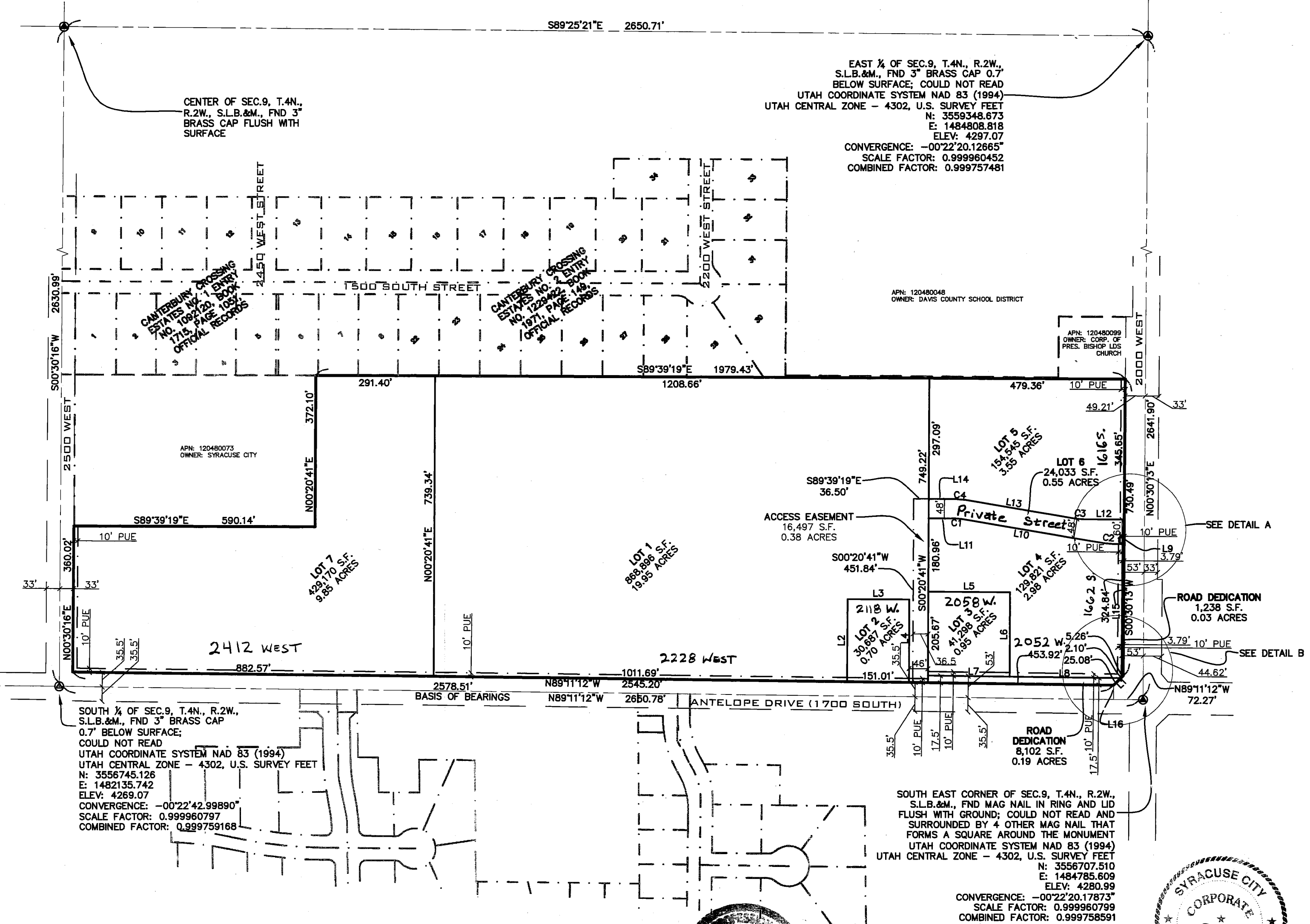
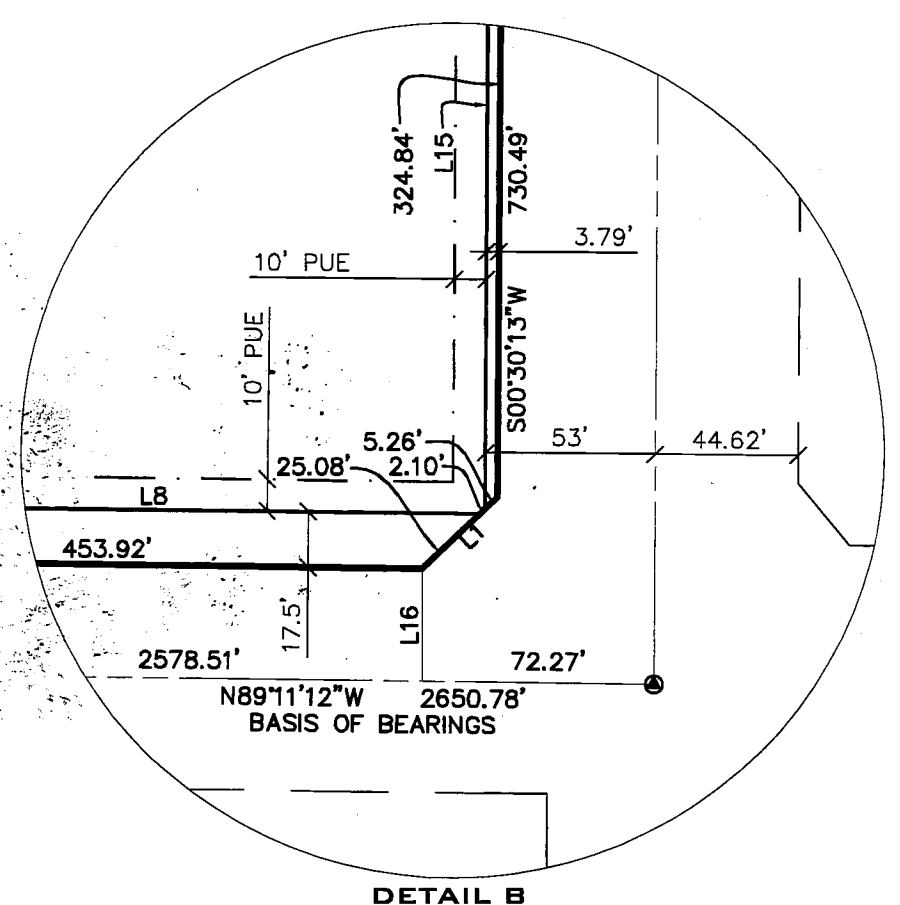
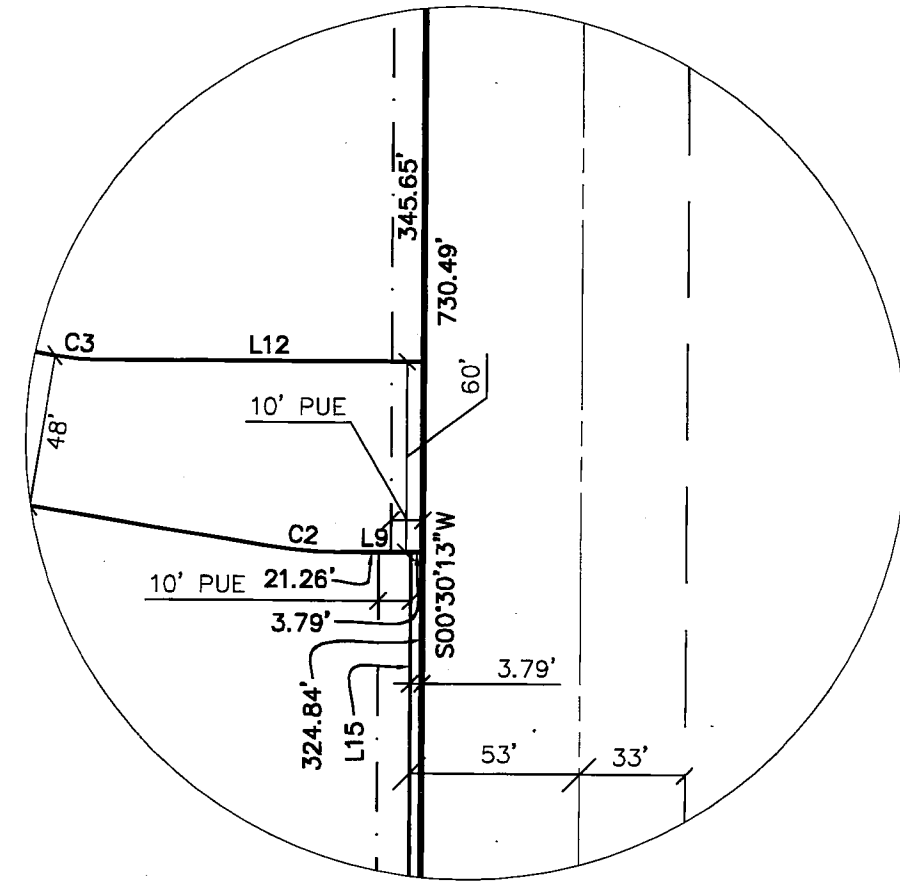
- LEGEND:**
- SET BEAR AND CAP MARKED THIS 27TH
 - FND GOVERNMENT MONUMENT AS NOTED
 - FND MONUMENT UNLESS OTHERWISE NOTED
 - CENTERLINE
 - SECTION LINE
 - ADJACENT PROPERTY LINES
 - PROPERTY LINE
 - PROPOSED LOT LINES
 - EASEMENT AS NOTED
 - RIGHT OF WAY LINE

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&5)

4283



SURVEYOR'S OPINION
I, BRAD T. MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 271154, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS: SYRACUSE WAL-MART SUBDIVISION. IN MY PROFESSIONAL OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN, AND THE LOTS ARE IN GENERAL CONFORMANCE WITH THE AREA, FRONTAGE AND WIDTH REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

EXECUTED THIS 27th DAY OF JULY 2005

BRAD T. MORTENSEN
PROFESSIONAL LAND SURVEYOR #271154
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.
350 S. 400 E., SUITE 304
SLC, UT 84111

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTH EAST QUARTER, OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, 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 POINT BEING N89°11'27"W GRID (NAD83 (1994) NORTH ZONE) ALONG THE SOUTH LINE OF SAID SECTION 72.27 FEET, AND N00°00'00"E 35.50 FEET FROM THE SOUTH EAST CORNER OF SAID SECTION 9; THENCE N89°11'12"W ALONG THE NORTH LINE OF ANTELOPE 2545.20 FEET TO THE EAST LINE OF 2500 WEST STREET; THENCE N00°30'16"E ALONG SAID EAST LINE 360.02 FEET TO THE SOUTH LINE OF THE LAND DEDICATED AS A PUBLIC PARK; THENCE S89°39'19"E ALONG SAID SOUTH LINE 590.14 FEET TO THE EAST LINE OF SAID PARK; THENCE N00°20'41"E ALONG THE EAST LINE 372.10 FEET TO THE SOUTH LINE OF THE CANTERBURY CROSSING ESTATES NO. 2 SUBDIVISION AS FOUND IN A PLAT RECORDED AS ENTRY NO. 1228422, BOOK 1971, PAGE 149, OFFICIAL RECORDS; THENCE S89°39'19"E ALONG SAID LINE AND THE SOUTH LINE OF THE SCHOOL PROPERTY 1978.43 FEET TO THE WEST LINE OF 2000 WEST STREET; THENCE S00°00'00"W ALONG SAID WEST LINE 730.48 FEET, TO THE BEGINNING OF A CORNER CUT OFF; THENCE S46°34'24"W ALONG SAID CUT OFF 32.45 FEET TO THE POINT OF BEGINNING.

CONTAINS 38.75 ACRES, MORE OR LESS.

BUYER'S DISCLOSURE

THE UNDERSIGNED IS UNDER CONTRACT TO BUY ALL OF THE LAND DESCRIBED IN THIS SUBDIVISION PLAT, AND AS A DEVELOPER HAS PROCESSED AND OBTAINED ALL OF THE APPROVALS NECESSARY TO PREPARE, SIGN AND RECORD THIS SUBDIVISION PLAT. THE RECORD OWNER IS SIGNING THIS PLAT AS RECORD OWNER ONLY, SO AS TO CREATE A LEGAL SUBDIVISION AND THIS ALLOW TO LEGALLY TRANSFER THE LAND TO THE UNDERSIGNED.

George H. Kimmura
SECRETARY
HOLBRO INVESTMENTS, INC. DEVELOPER

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING SAID TRACT TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE SYRACUSE WAL-MART SUBDIVISION, DO HEREBY DEDICATE TO SYRACUSE CITY FOR PERPETUAL USE OF THE PUBLIC ALL STREETS, EASEMENTS AND PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND ALL EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES, AND DO HEREBY WARRANT, DEFEND AND SAVE THE SYRACUSE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS, EASEMENTS AND PARCELS WHICH INTERFERE WITH THE USE, OPERATION, AND MAINTENANCE THEREOF BY THE CITY.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS 2nd DAY OF August 2005

C. Eugene Johnson
PROPERTY RESERVE, INC.
Brian R. Camyette
VICE PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF Utah S.S.
COUNTY OF Salt Lake

ON THE 2nd DAY OF August A.D. 2005 PERSONALLY APPEARED BEFORE ME, C. Eugene Johnson, Notary Public, who being by me duly sworn or affirmed, did say that he is the owner of the above described tract of land and that the herein owner's dedication was signed in behalf of said owner and the said owner executed the same.

Sheryl Featherstone
NOTARY PUBLIC

RESIDING IN Davis COUNTY, UTAH

MY COMMISSION EXPIRES: 2/9/2008

CORPORATE ACKNOWLEDGMENT

STATE OF Tennessee S.S.
COUNTY OF Knox

ON THE 3rd DAY OF August A.D. 2005 PERSONALLY APPEARED BEFORE ME, Susan G. Haines, Notary Public, who being by me duly sworn or affirmed, did say that she is the owner of the above described tract of land and that the herein owner's dedication was signed in behalf of said owner and the said owner executed the same.

Susan G. Haines
NOTARY PUBLIC

RESIDING IN Knox COUNTY, TENNESSEE

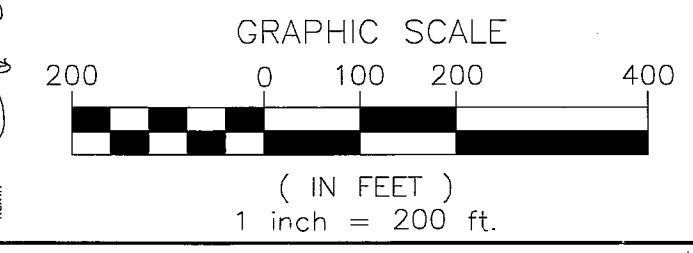
MY COMMISSION EXPIRES: 10-02-06

SUSAN J. HAINES
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY



SHEET 1 OF 1

PROJECT #: 04-0153 DM
DRAWN BY: [Signature]
CHECKED BY: BM



RECOMMENDED FOR APPROVAL

ON THE 3rd DAY OF May 2005
[Signature]
PLANNING COMMISSIONER

RECOMMENDED FOR APPROVAL

ON THE 4th DAY OF August 2005
[Signature]
CITY ENGINEER

CITY COUNCIL APPROVAL

PRESENTED TO THE CITY COUNCIL OF SYRACUSE, UTAH THIS 12th DAY OF May A.D. 2005 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY RECORDER & PREST: [Signature]
MAYOR: [Signature]

DAVIS COUNTY RECORDER

ENTRY NO. 205437
FILED FOR RECORD AND RECORDED THIS 9th DAY OF August 2005 AT 1:14pm IN BOOK 3845 OF OFFICIAL RECORDS PAGE 1427

DAVIS COUNTY RECORDER: [Signature]
BY: DEPUTY RECORDER

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