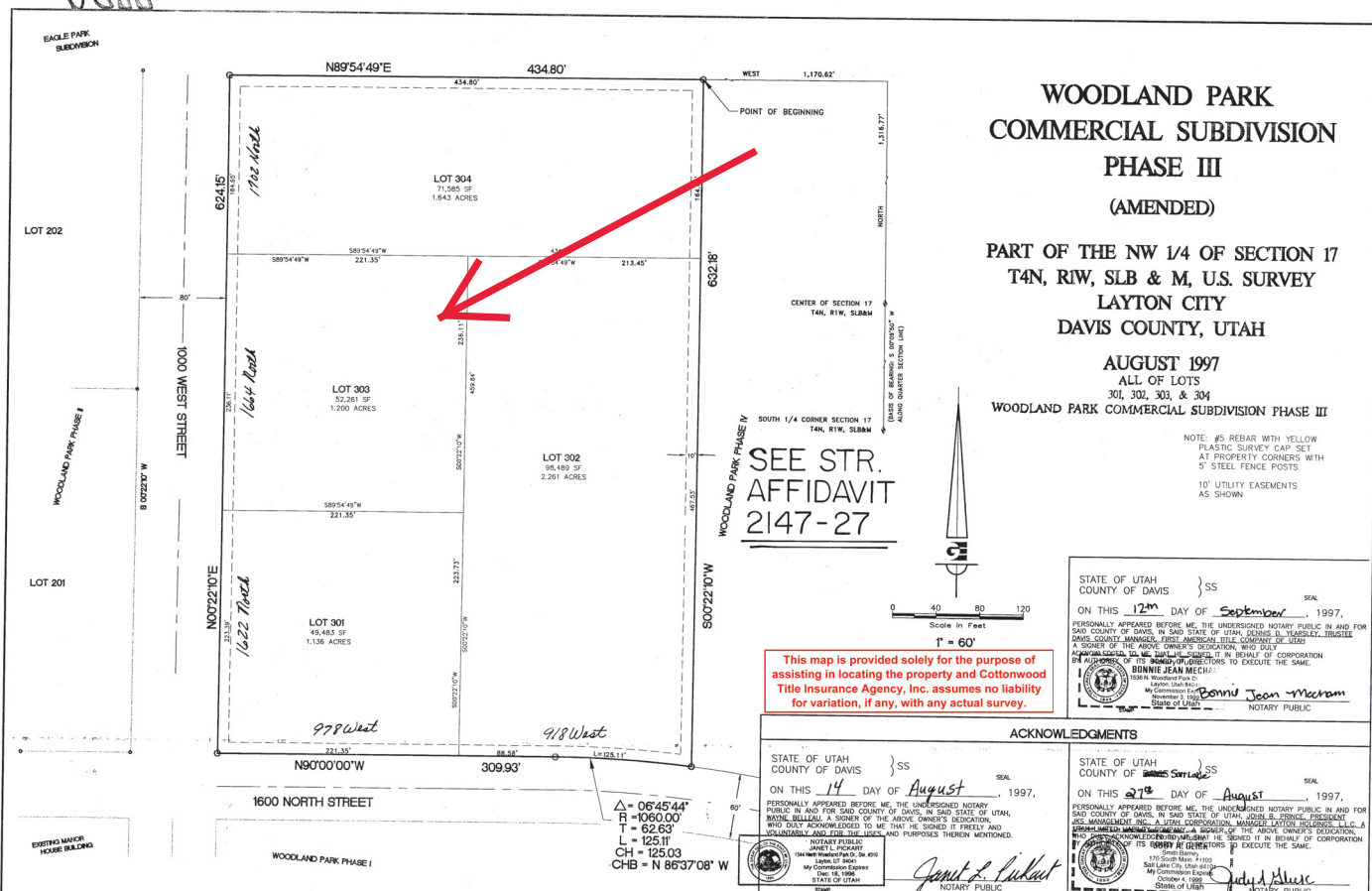


2877

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**WOODLAND PARK
COMMERCIAL SUBDIVISION
PHASE III
(AMENDED)**

**PART OF THE NW 1/4 OF SECTION 17
T4N, R1W, SLB & M, U.S. SURVEY
LAYTON CITY
DAVIS COUNTY, UTAH**

AUGUST 1997

**ALL OF LOTS
301, 302, 303, & 304
WOODLAND PARK COMMERCIAL SUBDIVISION PHASE III**

NOTE: #5 REBAR WITH YELLOW PLASTIC SURVEY CAP SET AT PROPERTY CORNERS WITH 5" STEEL FENCE POSTS
10' UTILITY EASEMENTS AS SHOWN

**SEE STR.
AFFIDAVIT
2147-27**

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.

SURVEYOR'S CERTIFICATE

I, KEN E GARDNER, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 154270, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND THAT THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND OF EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT COMPLIES WITH THE PROVISIONS OF THE CURRENT SUBDIVISION REGULATIONS OF LAYTON CITY.

BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST 1/4 OF SECTION 17 T4N, R1W, SLB&M BEGINNING AT A POINT 1,316.77 FEET NORTH AND 1,170.62 FEET WEST FROM THE CENTER OF SECTION 17 T4N, R1W, SLB&M,

COURSES:		
S 00°22'10" W	632.18 FT.	TO A POINT ON THE N.LINE OF 1600 N AND A NON-TANGENT CURVE TO THE LEFT
NORTHWESTERLY	125.11 FT.	ALONG SAID CURVE TO THE LEFT
		R=1060.00 FT., DELTA=06°45'44"
		L=62.63' FT., CH=125.03 FT.
N 9°00'00" W	309.93 FT.	CHB=N 86°37'08" W, THENCE ALONG SAID 1600 NORTH TO THE EAST LINE OF 1000 WEST STREET; THENCE
N 0°22'10" E	624.15 FT.	ALONG SAID 1000 EAST; THENCE
N 89°54'49" E	434.80 FT.	TO THE POINT OF BEGINNING.
CONTAINS: 6.240 ACRES		

BASIS OF BEARING: S 00°09'50" W FROM CENTER OF SECTION 17 ALONG 1/4 SECTION LINE TO THE S 1/4 CORNER

DATE: September 15, 1997
SIGNATURE: Ken E Gardner
STATE OF UTAH

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS WITH EASEMENTS, AS SHOWN ON THIS PLAT AND NAME SAID TRACT: **WOODLAND PARK COMMERCIAL SUBDIVISION, PHASE III AMENDED** AND HEREBY DEDICATE TO LAYTON CITY, DAVIS COUNTY, UTAH THOSE 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 SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY

SIGNED THIS THE 14th DAY OF August, 1997

Wayne Bellman JOHN B. PRINCE, PRESIDENT
WAYNE BELLEAU JKS MANAGEMENT, INC.,
A UTAH CORPORATION
James A. Woodman CHARLES WOODMAN ESTATE
A UTAH CORPORATION
James P. O'Connell LAYTON HOLDINGS, L.L.C., A UTAH LIMITED LIABILITY COMPANY, MANAGER
James P. O'Connell JAMES P. O'CONNELL III, PRESIDENT
HOMVIC INVESTMENT CO., A UTAH PARTNERSHIP
DICK G. SPESER, GENERAL PARTNER
FAMILY CIRCLE LIMITED PARTNERSHIP
AKA HOMVIC INVESTMENTS CO., A UTAH PARTNERSHIP

Prepared By:



5150 SOUTH WASHINGTON BLVD.
CODEN, UT 84405
(801)476-0202

COUNTY RECORDER

ENTRY NO. 134333/FEE PAID \$38.00 FILED FOR RECORD AND RECORDED Sept 19, 1997 AT 11:25 AM IN BOOK 1172 OF OFFICIAL RECORDS, PAGE 0579 RECORDED FOR Layton City
COUNTY RECORDER
BY: James Chalmers

K:WOODLAND/PARK3_AM.DWG

LAYTON CITY ATTORNEY
I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF WOODLAND PARK COMMERCIAL SUBDIVISION, PHASE III AMENDED, AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.
DATE: September 15, 1997
Paul J. Hodge
CITY ATTORNEY

LAYTON CITY ENGINEER
I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF WOODLAND PARK COMMERCIAL SUBDIVISION, PHASE III AMENDED, AND IN MY OPINION, THEY CONFORM WITH THE LEGAL DESCRIPTION AND LINES OF SURVEY AS THEY ARE PRESENTED. IN MY OPINION THIS PLAT MEETS THE APPLICABLE ORDINANCES PREREQUISITE TO APPROVAL BY THE LAYTON CITY COUNCIL.
DATE: Sept 15, 1997
Bill Thomas
CITY ENGINEER

LAYTON CITY PLANNING COMMISSION APPROVAL
APPROVED THIS 26th DAY OF August, A.D., 1997 BY THE LAYTON CITY PLANNING COMMISSION.
John Peterson
CHAIRMAN

LAYTON CITY APPROVAL AND ACCEPTANCE
THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF ALL EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEED WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF LAYTON CITY, UTAH.
THIS 14th DAY OF Sept, 1997
Steve M. Ashling
MAYOR
ATTEST: Steve M. Ashling
CITY RECORDER

ACKNOWLEDGMENTS
STATE OF UTAH } SS
COUNTY OF DAVIS }
ON THIS 14th DAY OF August, 1997,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DAVIS, IN SAID STATE OF UTAH, Bonnie Jean Mechem, A SPOUSE OF CORPORATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREOF MENTIONED.
NOTARY PUBLIC
Bonnie Jean Mechem
STATE OF UTAH

ACKNOWLEDGMENTS
STATE OF UTAH } SS
COUNTY OF DAVIS }
ON THIS 14th DAY OF August, 1997,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DAVIS, IN SAID STATE OF UTAH, James L. Pickard, A SPOUSE OF CORPORATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREOF MENTIONED.
NOTARY PUBLIC
James L. Pickard
STATE OF UTAH

ACKNOWLEDGMENTS
STATE OF UTAH } SS
COUNTY OF DAVIS }
ON THIS 2nd DAY OF September, 1997,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DAVIS, IN SAID STATE OF UTAH, James L. Pickard, A SPOUSE OF CORPORATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREOF MENTIONED.
NOTARY PUBLIC
James L. Pickard
STATE OF UTAH

ACKNOWLEDGMENTS
STATE OF UTAH } SS
COUNTY OF DAVIS }
ON THIS 27th DAY OF August, 1997,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DAVIS, IN SAID STATE OF UTAH, James L. Pickard, A SPOUSE OF CORPORATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREOF MENTIONED.
NOTARY PUBLIC
James L. Pickard
STATE OF UTAH

ACKNOWLEDGMENTS
STATE OF UTAH } SS
COUNTY OF DAVIS }
ON THIS 19th DAY OF August, 1997,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DAVIS, IN SAID STATE OF UTAH, James L. Pickard, A SPOUSE OF CORPORATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREOF MENTIONED.
NOTARY PUBLIC
James L. Pickard
STATE OF UTAH

ACKNOWLEDGMENTS
STATE OF UTAH } SS
COUNTY OF DAVIS }
ON THIS 15th DAY OF August, 1997,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DAVIS, IN SAID STATE OF UTAH, James L. Pickard, A SPOUSE OF CORPORATION, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREOF MENTIONED.
NOTARY PUBLIC
James L. Pickard
STATE OF UTAH