

8119

**WOODLAND PARK
COMMERCIAL SUBDIVISION**

PART OF THE W 1/2 OF SECTION 17
T4N, R1W, SLB & M, U.S. SURVEY
LAYTON CITY
DAVIS COUNTY, UTAH

JANUARY 1995

SEE AFFIDAVIT
Bk 2147 Pg 027

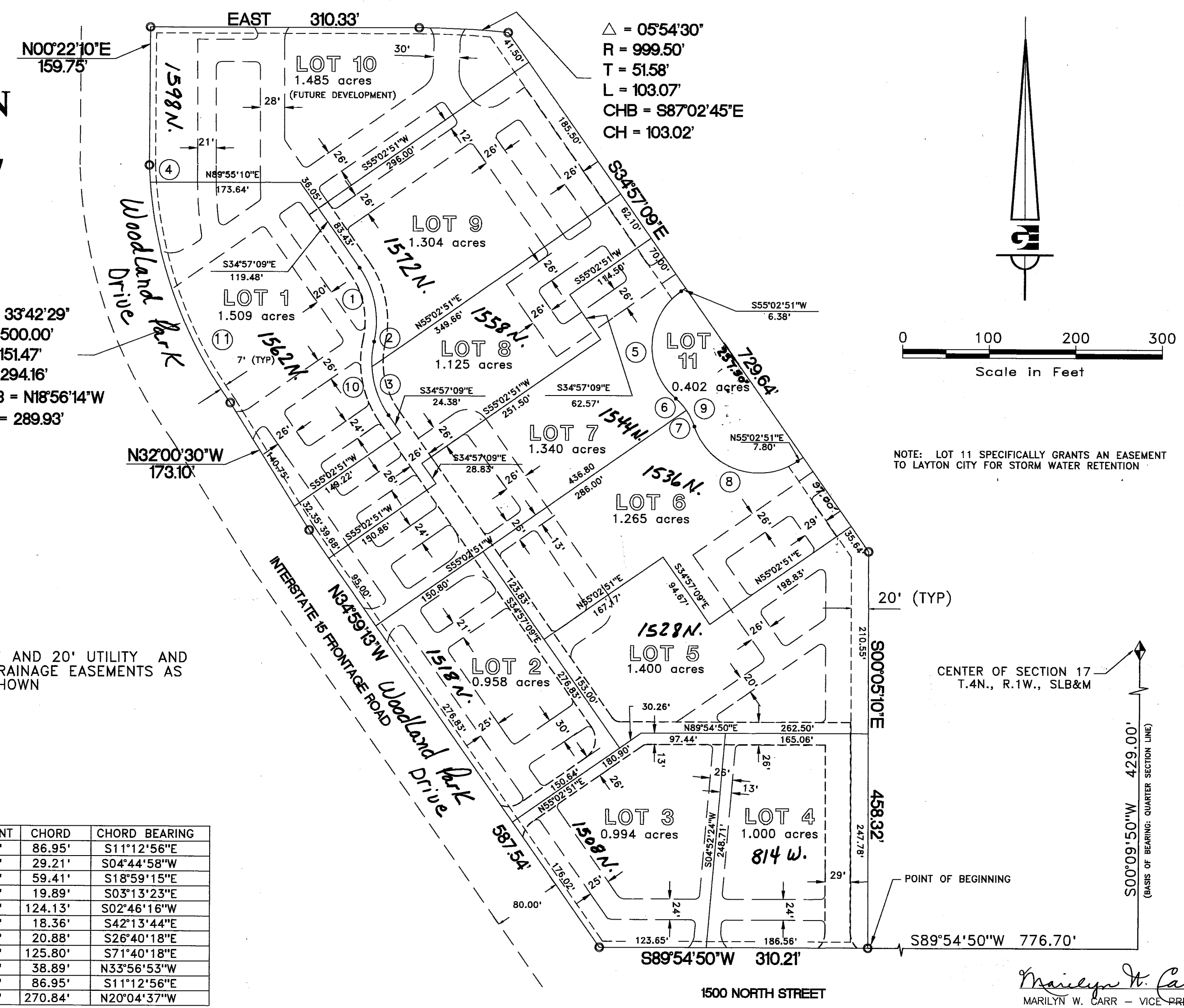
PRIVATE MAIN ACCESS AND UTILITY EASEMENT
PRIVATE DRIVEWAY ACCESS AND UTILITY EASEMENT

Δ = 33°42'29"
R = 500.00'
T = 151.47'
L = 294.16'
CHB = N18°56'14"W
CH = 289.93'

7' AND 20' UTILITY AND
DRAINAGE EASEMENTS AS
SHOWN

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
1	47°28'26"	108.00'	89.49'	47.49'	86.95'	S11°12'56"E
2	15°32'37"	108.00'	29.30'	14.74'	29.21'	S04°44'58"W
3	31°55'49"	108.00'	60.19'	30.90'	59.41'	S18°59'15"E
4	02°16'46"	500.00'	19.89'	9.95'	19.89'	S03°13'23"E
5	104°33'10"	78.47'	143.19'	101.44'	124.13'	S02°46'16"W
6	14°33'10"	72.50'	18.41'	9.26'	18.36'	S42°13'44"E
7	16°33'41"	72.50'	20.96'	10.55'	20.88'	S26°40'18"E
8	106°33'41"	78.47'	145.94'	105.20'	125.80'	S71°40'18"E
9	31°06'51"	72.50'	39.37'	20.18'	38.89'	N33°56'53"W
10	47°28'26"	108.00'	89.49'	47.49'	86.95'	S11°12'56"E
11	31°25'43"	500.00'	274.27'	140.68'	270.84'	N20°04'37"W



NOTE: LOT 11 SPECIFICALLY GRANTS AN EASEMENT TO LAYTON CITY FOR STORM WATER RETENTION

Marilyn W. Carr
MARILYN W. CARR - VICE PRESIDENT
ASSOCIATED TITLE COMPANY - TRUSTEE

Lamont D. Tingey
LAMONT D. TINGEY - SR. VICE PRESIDENT
BARNES BANKING COMPANY - BENEFICIARY

ENTRY 2716781 (lot 3) EASEMENT & 2737743 (lots 6 & 7)

LAYTON CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF WOODLAND PARK COMMERCIAL SUBDIVISION, AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

Thomas J. Housley
DATE: Feb 1, 1995
CITY ATTORNEY

LAYTON CITY PLANNING COMMISSION APPROVAL

APPROVED THIS 13th DAY OF September, A.D., 1995 BY THE LAYTON CITY PLANNING COMMISSION.

John M. Hansen II
CHAIRMAN

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF DAVIS } SS
ON THIS 11th DAY OF January, 1995.

LAYTON CITY ENGINEER

I HAVE EXAMINED THE FOREGOING PLAT OF WOODLAND PARK COMMERCIAL SUBDIVISION, AND CONCUR WITH THE LEGAL DESCRIPTION AND LINES OF SURVEY AS THEY ARE PRESENTED. IN MY OPINION THIS PLAT MEETS THE APPLICABLE ORDINANCES PREREQUISITE APPROVAL BY THE LAYTON CITY COUNCIL.

Bill J. London
DATE: Feb 1, 1995
CITY ENGINEER

LAYTON CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DESCRIPTION OF ALL EASEMENTS AND PUBLIC IMPROVEMENT GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF LAYTON CITY, UTAH.

THIS 10th DAY OF October, 1995

Kevin Swanson
MAYOR

Steve M. Oakley
CITY RECORDER

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DAVIS, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, SEVEN (7) IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

Kimberly Potts
NOTARY PUBLIC

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 RE-ESTABLISH 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 ORIGINAL SUBDIVISION REGULATIONS OF LAYTON CITY.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT 429.00 FEET S 00°09'50" W AND 776.70 FEET S 89°54'50" W FROM THE CENTER OF SECTION 17 T.4N., R.1W., SLB&M

COURSES:

S 89°54'50" W	310.21 FT.	ALONG THE N. LINE OF 1500 N.; THENCE
N 34°59'13" W	587.54 FT	ALONG E. LINE OF FRONTAGE RD; THENCE
N 32°00'30" W	173.10 FT	ALONG E. LINE OF FRONTAGE RD TO A
		NON-TANGENT CURVE TO RT.; THENCE
NORTHWESTERLY	294.16 FT.	ALONG SAID CURVE TO THE RIGHT
		R=500.00 FT., DELTA=33°42'29"
		T=151.47' FT., CH=289.93 FT.,
		CHB=N 18°56'14" W, THENCE:
N 00°22'10" E	159.75 FT.	ALONG E. LINE OF FRONTAGE RD; THENCE
EAST	310.33 FT.	THENCE;
SOUTHEASTERLY	103.07 FT.	ALONG A CURVE TO THE RIGHT
		R=999.50 FT., DELTA=05°54'30"
		T=51.58' FT., CH=103.02 FT.,
		CHB=S 87°02'45" E, THENCE:
S 34°57'09" E	729.64 FT.	THENCE;
S 00°05'10" E	458.32 FT.	TO THE POINT
		OF BEGINNING.
		CONTAINS: 12.781 ACRES

12/30/94
DATE
Ken E. Gardner
SIGNATURE

REGISTERED LAND SURVEYOR
No. 154270
KEN E. GARDNER
STATE OF UTAH

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND PRIVATE MAIN ACCESS AND PRIVATE DRIVEWAY ACCESS STREETS AND EASEMENTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

WOODLAND PARK COMMERCIAL SUBDIVISION

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 11th DAY OF January, 1995

Gary M. Wright
GARY M. WRIGHT, MEMBER
WESTSTAR GROUP, L.L.C.

Wayne A. Belleau
WAYNE A. BELLEAU, MEMBER
WESTSTAR GROUP, L.L.C.

Layton P. Ott
LAYTON P. OTT, PARTNER
HOMCO INVESTMENT, CO., A
UTAH PARTNERSHIP

Rockin' Robin, L.C.
ROCKIN' ROBIN, L.C.,
STEVEN FLOWE, MEMBER
A UTAH LIMITED LIABILITY CO.

N.R. Slawinski
LAYTON ROMB'S REAL ESTATE
PARTNERSHIP, L.C.
N.R. SLAYMAKER, REGISTERED
AGENT

Prepared By:

Gardner Engineering

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

COUNTY RECORDER

ENTRY NO. 1164670 FEE PAID
845.00 FILED FOR RECORD AND
RECORDED FEB. 8, 1995, AT
10:14 A.M. IN BOOK 1846 OF OFFICIAL
RECORDS, PAGE 118. RECORDED

FOR Layton City
Carol Dean Page
COUNTY RECORDER

BY: *Shirley White*
DEPUTY

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