

Woodland Park Commercial Subdivision, 1st Amendment

AMENDING LOTS 5 AND 6 OF WOODLAND PARK COMMERCIAL SUBDIVISION

PART OF THE WEST HALF OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN

LAYTON CITY, DAVIS COUNTY, UTAH
NOVEMBER, 2016

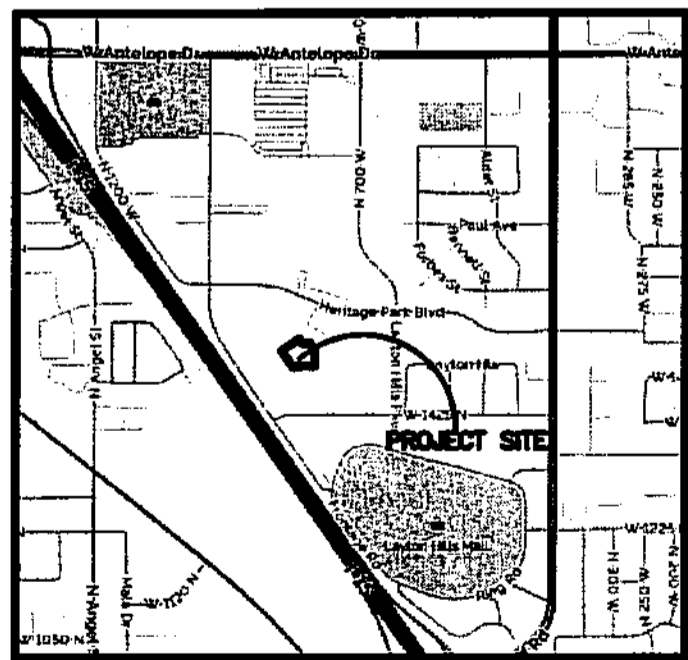
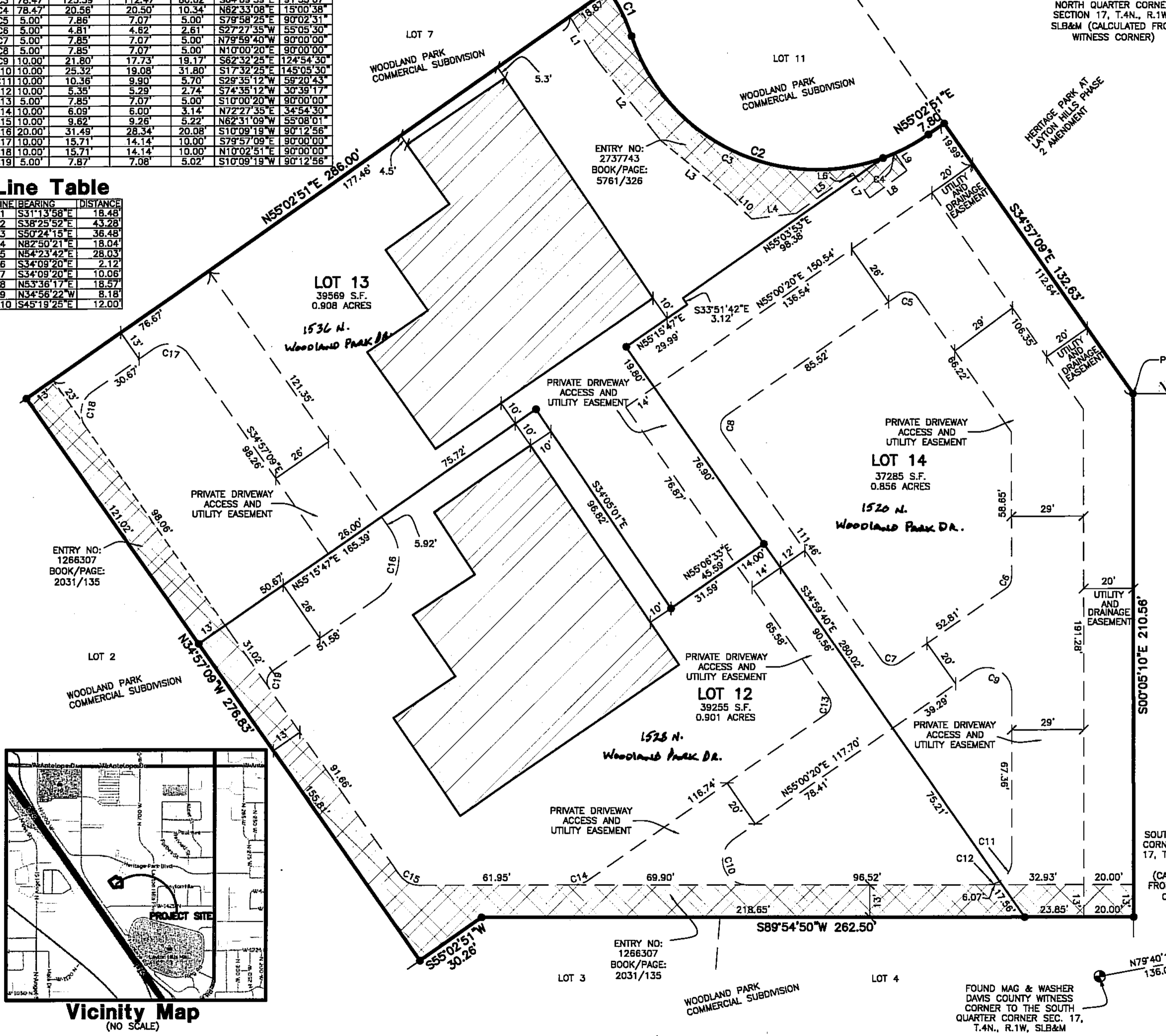
Curve Table

LINE	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	72.33	20.58	20.88	10.55	S28°40'18"E	16°33'10"
C2	78.47	145.94	125.80	105.20	S71°40'18"E	108°33'45"
C3	78.47	125.39	112.47	80.82	S64°09'59"E	91°33'07"
C4	78.47	20.58	20.50	10.34	N82°33'08"E	15°00'38"
C5	5.00	7.86	7.07	5.00	S79°58'25"E	90°02'31"
C6	5.00	4.81	4.82	2.61	S27°27'35"W	85°05'30"
C7	5.00	7.85	7.07	5.00	N79°58'40"W	90°00'00"
C8	5.00	7.85	7.07	5.00	N10°00'20"E	90°00'00"
C9	10.00	21.80	17.73	19.17	S62°32'25"E	124°54'30"
C10	10.00	25.32	19.08	31.80	S17°32'25"E	145°05'30"
C11	10.00	10.36	9.80	5.70	S29°35'12"W	58°20'43"
C12	10.00	5.35	5.29	2.74	S74°35'12"W	30°39'17"
C13	5.00	7.85	7.07	5.00	S10°00'20"W	90°00'00"
C14	10.00	6.09	6.09	3.14	N72°27'35"E	34°54'30"
C15	10.00	9.82	9.26	5.22	N62°31'09"W	55°08'01"
C16	20.00	31.49	28.34	20.08	S10°09'19"W	90°12'56"
C17	10.00	15.71	14.14	10.00	S79°57'09"E	90°00'00"
C18	10.00	15.71	14.14	10.00	N10°02'51"E	90°00'00"
C19	5.00	7.87	7.08	5.02	S10°09'19"W	90°12'56"

Line Table

LINE	BEARING	DISTANCE
L1	S31°13'58"E	18.48
L2	S38°25'52"E	43.28
L3	S50°24'15"E	36.48
L4	N82°50'21"E	18.04
L5	N54°23'42"E	28.03
L6	S34°09'20"E	2.12
L7	S34°09'20"E	10.06
L8	N53°36'17"E	18.57
L9	N34°56'22"W	8.18
L10	S45°19'25"E	12.00

5721



FOUND BRASS CAP MONUMENT WITNESS CORNER TO THE NORTH QUARTER CORNER SECTION 17, T.4N., R.1W., SLB&M

Notes
ALL ROAD RIGHT-OF-WAYS/EASEMENTS ARE PARALLEL TO BOUNDARY OR LOT LINES UNLESS NOTED HEREON.
ON ALL STREETS 26' IN WIDTH OR LESS A "NO PARKING" SIGN SHALL BE ADDED AS WELL AS THE CURBS ON EITHER SIDE SHALL BE PAINTED RED.

Narrative
THE PURPOSE OF THIS PLAT IS TO AMEND LOTS 5 AND 6, WOODLAND PARK COMMERCIAL SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER. ALL BOUNDARY CORNERS WERE SET AS SHOWN HEREON.

Basis of Bearings
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN NORTH QUARTER AND THE SOUTH QUARTER CORNER, SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS S00°09'50"W.

Legend

- SECTION CORNER
- FOUND MONUMENT
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- PRIVATE DRIVEWAY ACCESS AND UTILITY EASEMENT
- SECTION TIE LINE
- EXISTING BUILDING
- OTHER EASEMENTS, RECORDING INFORMATION SHOWN ON PLAT

Boundary Description
PART OF THE WEST HALF OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALL OF LOTS 5 & 6, WOODLAND PARK COMMERCIAL SUBDIVISION ALSO DESCRIBED AS:
BEGINNING AT A POINT THAT LIES S00°09'50"W 2613.91 FEET AND WEST 778.69 FEET FROM THE CALCULATED NORTH QUARTER CORNER OF SAID SECTION 17; AND RUNNING THENCE S00°05'10"E 210.56 FEET TO THE NORTHERLY LINE OF LOT 4, WOODLAND PARK COMMERCIAL SUBDIVISION; THENCE S89°54'50"W ALONG THE NORTHERLY LINE OF LOT 4 AND LOT 3, WOODLAND PARK COMMERCIAL SUBDIVISION, 262.50 FEET TO THE NORTH CORNER OF LOT 3, WOODLAND PARK COMMERCIAL SUBDIVISION; THENCE S55°02'51"W ALONG THE NORTH LINE OF LOT 3, 30.26 FEET TO THE EAST CORNER OF LOT 2, WOODLAND PARK COMMERCIAL SUBDIVISION; THENCE N34°57'09"W ALONG THE EASTERLY LINE OF LOT 2, WOODLAND PARK COMMERCIAL SUBDIVISION, 276.83 FEET TO THE SOUTHERLY LINE OF LOT 7, WOODLAND PARK COMMERCIAL SUBDIVISION; THENCE N55°02'51"E ALONG THE SOUTHERLY LINE OF LOT 7, WOODLAND PARK COMMERCIAL SUBDIVISION, 286.00 FEET TO THE WEST LINE OF LOT 11, WOODLAND PARK COMMERCIAL SUBDIVISION; THENCE ALONG THE WESTERLY LINE OF LOT 11, WOODLAND PARK COMMERCIAL SUBDIVISION, THE FOLLOWING THREE (3) COURSES: (1) ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 20.95 FEET, A RADIUS OF 72.53 FEET, A CHORD BEARING OF S28°40'18"E, AND A CHORD LENGTH OF 20.88 FEET; (2) ALONG A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 145.94 FEET, A RADIUS OF 78.47 FEET, A CHORD BEARING OF S71°40'18"E, AND A CHORD LENGTH OF 25.80 FEET; (3) N55°02'51"E 7.80 FEET TO THE WESTERLY LINE OF HERITAGE PARK AT LAYTON HILLS PHASE 2 AMENDMENT; THENCE S34°57'09"E ALONG THE WESTERLY LINE OF HERITAGE PARK AT LAYTON HILLS PHASE 2 AMENDMENT, 132.63 FEET TO THE POINT OF BEGINNING.
CONTAINING 116,120 SQUARE FEET OR 2.666 ACRES MORE OR LESS.

Scale: 1" = 30'

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SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF WOODLAND PARK COMMERCIAL SUBDIVISION 1ST AMENDMENT IN LAYTON CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF LAYTON CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 23rd DAY OF November, 2016.
9031945
UTAH LICENSE NUMBER
TREVOR J. HATCH
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT WOODLAND PARK COMMERCIAL SUBDIVISION 1ST AMENDMENT, AND DO HEREBY DEDICATE TO PRIVATE USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PRIVATE THOROUGHFARES AND PUBLIC UTILITY EASEMENTS AND ALSO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 12 DAY OF December, 2016.
Nathan W. Papsley
Manager
Woodland Layton Office, LLC
David L. Parson
V.P.
Mountain America C.U.

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF DAVIS)
ON THE 12 DAY OF December, 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Nathan W. Papsley (AND) [Signature] SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME that he is the Manager * SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
5-25-19
COMMISSION EXPIRES
Commission # 682078
Kaye H. Conner
NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF SALT LAKE)
ON THE 12th DAY OF DECEMBER, 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, David L. Parson (AND) [Signature] BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME MEMBER ARE U.P. AND [Signature] OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.
APRIL 5, 2018
COMMISSION EXPIRES
DAVID R. HILLIARD
Notary Public
State of Utah
Comm. No. 674509
My Comm. Expires Apr 5, 2018
Camm No. 674509
NOTARY PUBLIC

PROJECT INFORMATION
Surveyor: T. HATCH
Designer: D. CAVE
Begin Date: 11-7-2016
Project Name: WOODLAND PARK COMMERCIAL SUB
Number: 6440-07
Scale: 1"=30'
Revision:
Checked:

DAVIS COUNTY RECORDER
ENTRY NO. 2994514 FEE PAID
332 FILED FOR RECORD
AND RECORDED, JAN. 10, 2017 AT
9:55 A.M. IN BOOK 6679 OF
THE OFFICIAL RECORDS, PAGE
62
RECORDED FOR: Layton City
William M. Mangham
DAVIS COUNTY RECORDER
DEPUTY.

LAYTON CITY PLANNING COMMISSION
APPROVED THIS 27th DAY OF December, 2016
BY THE LAYTON CITY PLANNING COMMISSION.
Dawn Stipetruck
CHAIRMAN, LAYTON CITY PLANNING COMMISSION

LAYTON CITY ENGINEER
APPROVED BY THE LAYTON CITY ENGINEER THIS
THE 27th DAY OF December, 2016
[Signature]
LAYTON CITY ENGINEER

LAYTON CITY COUNCIL
PRESENTED TO THE LAYTON CITY COUNCIL THIS
THE 6th DAY OF October, 2016
WHICH TIME THIS SUBDIVISION WAS APPROVED,
AND ACCEPTED.
[Signature]
LAYTON CITY MAYOR
[Signature]
CITY RECORDER

LAYTON CITY ATTORNEY
APPROVED BY THE LAYTON CITY ATTORNEY THIS
THE 11 DAY OF December, 2016.
[Signature]
LAYTON CITY ATTORNEY

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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS