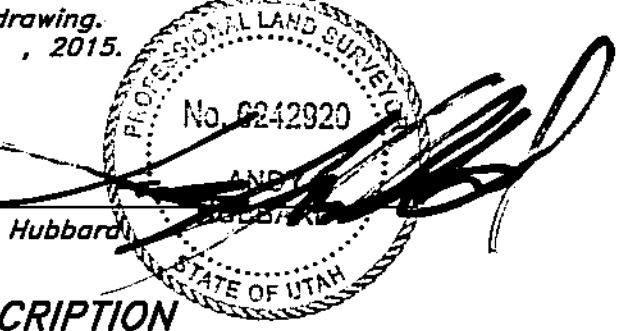


Ninigret North II - Subdivision

A part of the South Half of Section 3,
T4N, R2W, SLB&M, U.S. Survey
Syracuse City, Davis County, Utah
February 2015

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Ninigret North II - Subdivision in Syracuse City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monumented Lot corners have been set as shown on this drawing.
Signed this 19th day of FEBRUARY, 2015.



Andy Hubbard

DESCRIPTION

A part of the South half of Section 3, Township 4 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, Syracuse City, Davis County, Utah

Beginning at a point which is 1576.79 feet North 89°56'33" West along the Section line and 1714.45 feet North 13°11'47" West from the Southeast Corner of said Section 3, and running thence North 89°57'12" West 1024.62 feet to a point on the arc of a curve; thence Northeastly along the arc of a 392.00 foot Radius curve to the left a distance of 123.65 feet (Delta Angle equals 18°04'25", Center bears North 71°46'29" West, and Long Chord bears North 9°11'19" East 123.14 feet); thence North 0°09'06" East 653.66 feet to a point of curvature; thence Northwestly along the arc of a 25.00 foot Radius curve to the left a distance of 39.34 feet (Delta Angle equals 90°09'36", Center bears North 89°50'54", Long Chord bears North 44°55'42" West 35.40 feet) to the South line of State Route 193; thence four (4) courses along said South line as follows: (1) North 89°59'31" East 541.74 feet to a point of curvature; (2) Easterly along the arc of a 7957.50 foot Radius curve to the left a distance of 274.75 feet (Delta Angle equals 1°58'42", Center bears North 0°52'22" East, and Long Chord bears North 89°53'01" East 274.74 feet); (3) North 7°00'33" West 3.05 feet; and (4) North 87°59'31" East 23.23 feet to a point 50 feet perpendicularity Westly from the existing power lines; thence South 13°11'47" East (South 13°29' East) 827.94 feet along a line 50 feet perpendicularity distance from said existing power lines to the point of Beginning.
Contains 16.753 acres

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into Lots, Parcels, and Streets as shown on this plat, and name said tract Ninigret North II - Subdivision, and hereby dedicate, grant and convey to Syracuse City, Davis County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate, grant and convey to Syracuse City, Davis County, Utah, said tract of land hereon designated as Parcel 'A' for open space and use as a trail, and also dedicate to Syracuse City 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 Syracuse City.

Signed this day of February, 2015.
Eric Rice - MANAGER
Ninigret Construction Company North, LC

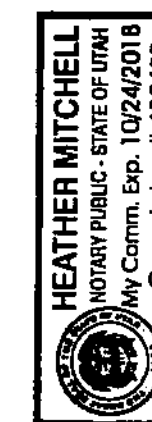
Signed this day of February, 2015.
Sheldon Killpack - MANAGER
Syracuse Development III LLC

ACKNOWLEDGMENT

State of Utah
County of Davis } SS

The foregoing instrument was acknowledged before me this 20th day of February 2015 by Eric Rice.

Residing At: Bountiful
Commission Number: 680455
Commission Expires: 10/24/2018
Heather Mitchell
A Notary Public commissioned in Utah

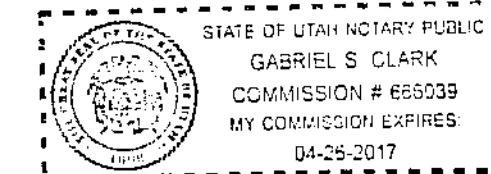


ACKNOWLEDGMENT

State of Utah
County of Davis } SS

The foregoing instrument was acknowledged before me this 23rd day of February 2015 by Sheldon Killpack.

Residing At: Harper UT
Commission Number: 66639
Commission Expires: 4/26/17
Gabriel S. Clark
A Notary Public commissioned in Utah



NARRATIVE

This survey and subdivision plat were requested by Mr. Eric Rice for the purpose of platting (5) Commercial Lots and an Open Space Parcel.
Brass cap monuments were found at the Southeast Corner of Section 3, and the East Quarter Corner of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian.
A line bearing North 0°08'31" East between these two monuments was used as the basis of bearings.
Highway Right of way markers were found along the South line of State Route 193 and were used to establish the North line of the Property

1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann. § 17-27a-203(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve the development. This approval does not affect any right that Rocky Mountain Power has under:
(1) a recorded easement or right-of-way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 5a, Damage to Underground Utility Facilities or
(4) any other provision of law.

ROCKY MOUNTAIN POWER
John Gordon on behalf of Rocky Mountain Power am an Authorized Agent and have authority to sign on and in behalf of Rocky Mountain Power, Signed this Day of February, 2015.

COMCAST
Timothy Jackson on behalf of Comcast am an Authorized Agent and have authority to sign on and in behalf of Comcast, Signed this 21st Day of February, 2015.

CENTURYLINK
Clay Weaver, on behalf of Centurylink am an Authorized Agent and have authority to sign on and in behalf of Centurylink, Signed this 20th Day of FEB, 2015.

QUESTAR GAS COMPANY
Questar approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Questar may require other easements in order to serve this development. This Approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the Owners Dedication, and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right of Way department at 1-800-366-8532
Approved this day of February, 2015.

Questar Gas Company
By: Mike Davis
Title:

SYRACUSE CITY ATTORNEY

Approved by the Attorney of Syracuse City on this 27th day of February, 2015.



SYRACUSE CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Syracuse City, Utah this 5th day of March, 2015.

Attest Cassie Brown
Title City Recorder
City Recorder
T. Palmer
Mayor

SYRACUSE CITY PLANNING COMMISSION

Approved by the Syracuse City Planning Commission on the 6th day of March, 2015.

Chair

SYRACUSE CITY ENGINEER

I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the land embraced therein, and find them to be correct and to agree with the lines and monuments on record in this office.
Signed this 5th day of March, 2015.

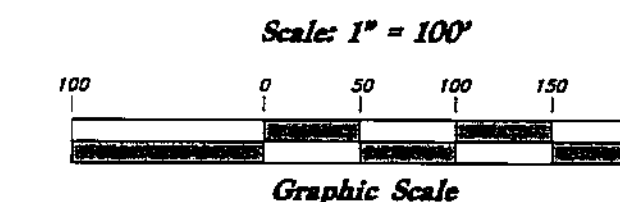
Signature

Sheet 1 of 2
DAVIS COUNTY RECORDER
ENTRY NO. 2855159 FEE PAID \$66.00 FILED FOR RECORD AND RECORDED MARCH 20, 2015 AT 2:06AM IN BOOK 6228 OF OFFICIAL RECORDS, PAGE 1 RECORDED FOR SYRACUSE CITY
Richard Mayhew
DAVIS COUNTY RECORDER
DEPUTY

5500-1

Ninigret North II - Subdivision

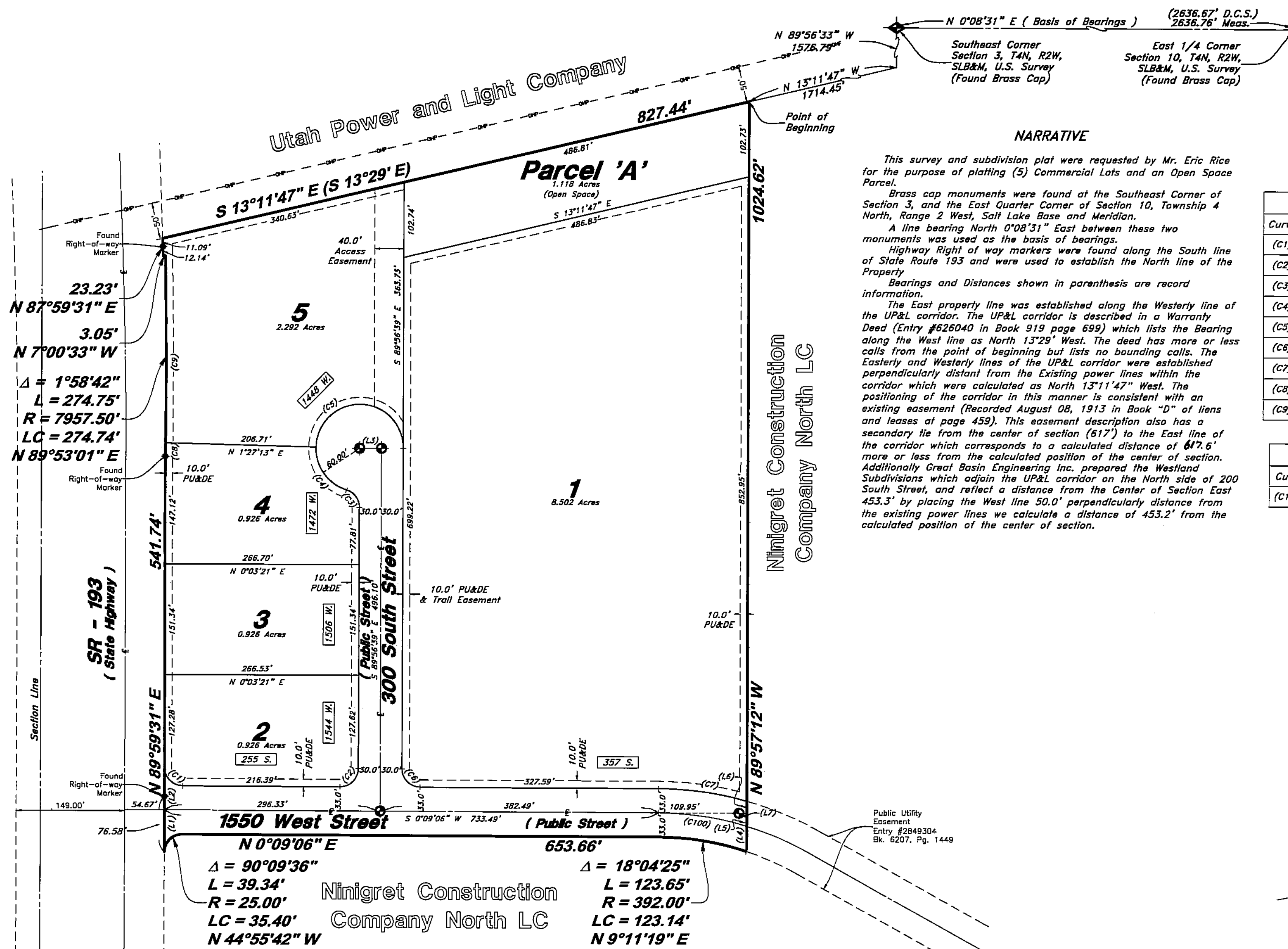
A part of the South Half of Section 3,
T4N, R2W, SLB&M, U.S. Survey
Syracuse City, Davis County, Utah
February 2015



- LEGEND**
- ▲ Set Nail & Washer
 - Set Rebar & Cap
 - ⊙ Hub & Tack
 - ◆ Monument to be Set
 - ◇ Section Corner
 - (Rad) Radial line
 - (N/R) Non-Radial line
 - D.C.S. Davis County Survey
 - Public Utility & Drainage Easement Line

NOTE:
1- 10' Wide Public Utility and Drainage Easements on each side of lot lines as indicated by dashed lines.

1- Secondary Booster Pumps will be required for each lot in the subdivision.



NARRATIVE

This survey and subdivision plat were requested by Mr. Eric Rice for the purpose of platting (5) Commercial Lots and an Open Space Parcel.

Brass cap monuments were found at the Southeast Corner of Section 3, and the East Quarter Corner of Section 10, Township 4 North, Range 2 West, Salt Lake Base and Meridian.

A line bearing North 0°08'31" East between these two monuments was used as the basis of bearings.

Highway Right of way markers were found along the South line of State Route 193 and were used to establish the North line of the Property.

Bearings and Distances shown in parenthesis are record information.

The East property line was established along the Westerly line of the UP&L corridor. The UP&L corridor is described in a Warranty Deed (Entry #626040 in Book 919 page 699) which lists the Bearing along the West line as North 13°29' West. The deed has more or less calls from the point of beginning but lists no bounding calls. The Easterly and Westerly lines of the UP&L corridor were established perpendicularly distant from the Existing power lines within the corridor which were calculated as North 13°11'47" West. The positioning of the corridor in this manner is consistent with an existing easement (Recorded August 08, 1913 in Book "D" of liens and leases at page 459). This easement description also has a secondary tie from the center of section (617') to the East line of the corridor which corresponds to a calculated distance of 617.6' more or less from the calculated position of the center of section. Additionally Great Basin Engineering Inc. prepared the Westland Subdivisions which adjoin the UP&L corridor on the North side of 200 South Street, and reflect a distance from the Center of Section East 453.3' by placing the West line 50.0' perpendicularly distance from the existing power lines we calculate a distance of 453.2' from the calculated position of the center of section.

PROPERTY LINE CURVE DATA

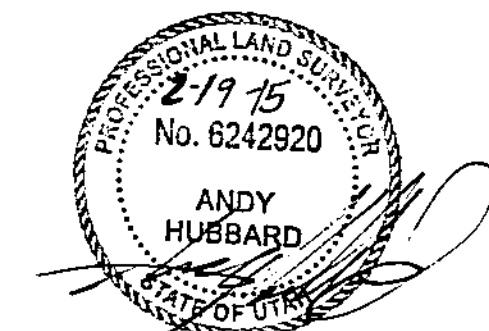
Curve	Delta	Radius	Length	Chord	Chord Bearing
(C1)	89°50'24"	25.00'	39.20'	35.31'	N 45°04'18" E
(C2)	90°05'45"	25.00'	39.31'	35.38'	N 44°53'46" W
(C3)	72°53'43"	25.00'	31.81'	29.70'	N 53°36'30" E
(C4)	74°17'35"	60.00'	77.80'	72.46'	S 54°18'26" W
(C5)	178°36'07"	60.00'	187.03'	119.99'	N 0°45'17" E
(C6)	89°54'15"	25.00'	39.23'	35.33'	S 45°06'14" W
(C7)	15°22'56"	458.00'	122.96'	122.59'	N 7°50'34" E
(C8)	0°07'58"	7957.50'	18.44'	18.44'	S 89°11'37" E
(C9)	1°50'44"	7957.50'	256.31'	256.30'	N 89°49'02" E

CENTERLINE CURVE DATA

Curve	Delta	Radius	Length	Chord	Chord Bearing
(C100)	16°37'07"	425.00'	123.27'	122.84'	S 8°27'40" W

LINE DATA

Line	Bearing	Length
(L1)	N 89°59'31" E	58.07
(L2)	N 89°59'31" E	57.93
(L3)	S 0°03'21" W	30.00
(L4)	N 89°57'12" W	34.59
(L5)	N 89°57'12" W	11.33
(L6)	N 89°57'12" W	23.01
(L7)	S 29°09'42" W	13.24



Sheet 2 of 2
DAVIS COUNTY RECORDER
 ENTRY NO. 2855159 FEE PAID \$662
 RECORDED MARCH 20, 2015 AT 8:06 AM IN BOOK 6228 OF OFFICIAL RECORDS, PAGE 1 FOR SYRACUSE CITY
 Richard T. [Signature]
 DAVIS COUNTY RECORDER
 BY: _____ DEPUTY

5500-2

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
 WWW.GREATBASINENGINEERING.COM