

APPLE PLAZA SUBDIVISION

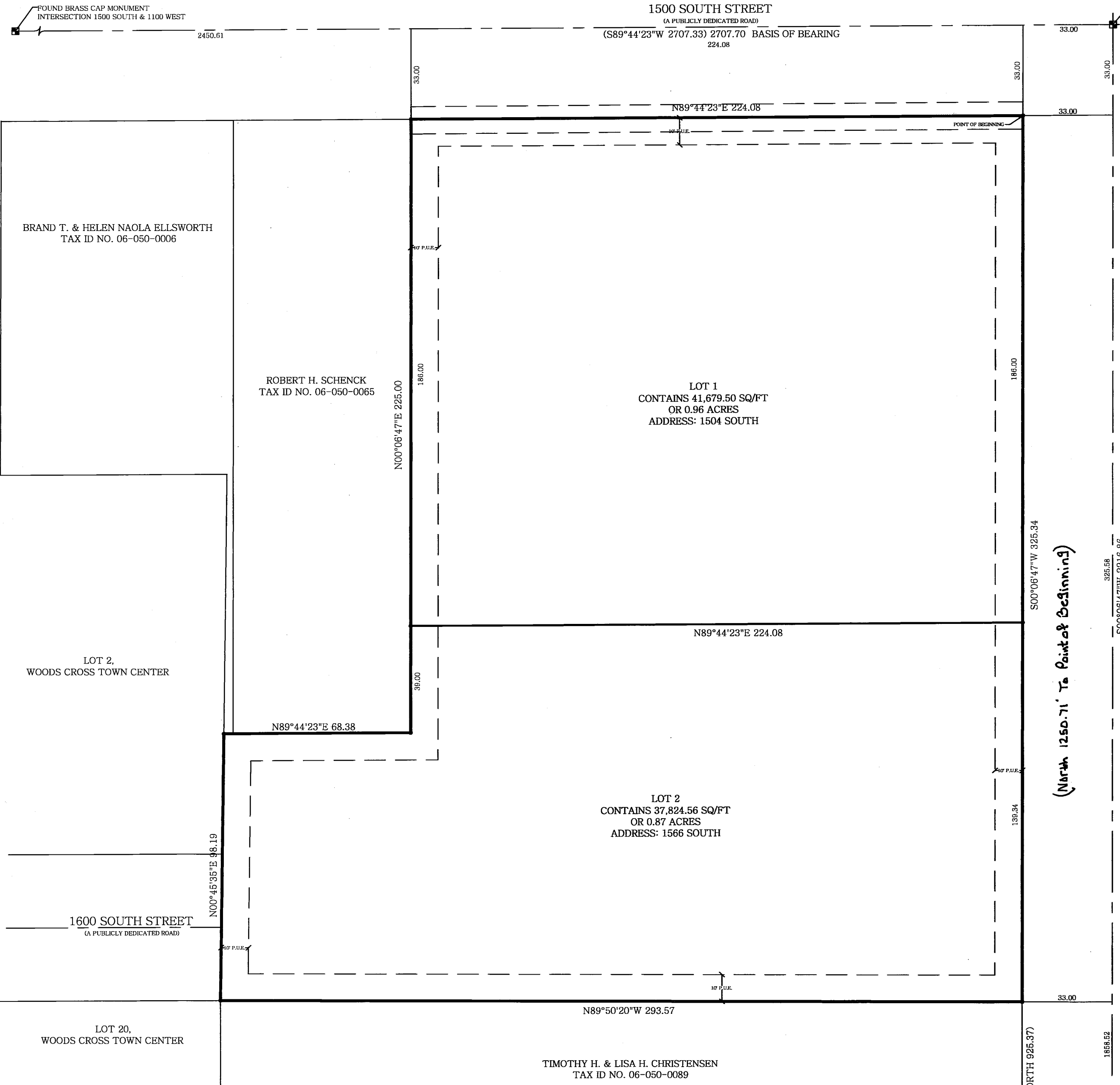
A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WOODS CROSS CITY, DAVIS COUNTY, UTAH
NOVEMBER 2008

LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF THE INTERSECTION OF 800 WEST STREET AND 1500 SOUTH STREET, SAID POINT BEING SOUTH 89°44'23" WEST 33.00 FEET AND SOUTH 00°06'47" WEST 33.00 FEET FROM THE INTERSECTION MONUMENT AT 1500 SOUTH STREET AND 800 WEST STREET, SAID POINT ALSO BEING NORTH 155°71 FEET AND WEST 235.63 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 00°06'47" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF 800 WEST STREET, A DISTANCE OF 325.34 FEET TO THE NORTH PROPERTY LINE OF TIMOTHY H. & LISA H. CHRISTENSEN; THENCE ALONG SAID NORTH PROPERTY LINE NORTH 89°50'20" WEST 293.57 FEET TO THE EAST BOUNDARY LINE OF THE WOODS CROSS TOWN CENTER SUBDIVISION; THENCE NORTH 00°45'35" EAST ALONG SAID EAST BOUNDARY LINE 98.19 FEET TO THE SOUTH PROPERTY LINE OF ROBERT H. SCHENCK; THENCE NORTH 89°44'23" EAST ALONG SAID SOUTH PROPERTY LINE 68.38 FEET TO THE EAST PROPERTY LINE OF SAID ROBERT H. SCHENCK; THENCE NORTH 00°06'47" EAST ALONG SAID EAST PROPERTY LINE 225.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1500 SOUTH STREET; THENCE NORTH 89°44'23" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 224.08 FEET TO THE POINT OF BEGINNING.

CONTAINS 79,504.06 SQ/FT OR 1.83 ACRES AND 2 LOTS

4887



SYMBOL LEGEND

- ◆ Section Monument
- Property Corner
- ⚡ Break Line
- ▣ Street Monument
- ⊕ Spot Elevation
- ♿ Handicap Parking
- ⊙ Reference/Witness Monument
- Ⓟ Parking Stall Count
- ⚠ Revision Symbol

LINE TYPE LEGEND

- Property Line
- - - Section Line
- · - Center Line
- Easement Line
- · - Current Property Line

GENERAL NOTES:

- THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND WOODS CROSS CITY CENTERLINE MONUMENTS LOCATED AT THE INTERSECTIONS OF 800 WEST STREET AND 1100 WEST STREET WITH 1500 SOUTH STREET AS SHOWN ON THIS SURVEY PLAT.
- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- THE SURVEYED PROPERTY IS LOCATED IN RESTRICTED COMMERCIAL ZONE (C-1) OF THE WOODS CROSS CITY ZONING CODE. THE FOLLOWING APPLY:
LOT FRONTAGE = 100 FEET; MINIMUM LOT SIZE = 1/2 ACRE; FRONT YARD SET BACK = 20 FEET; SIDE YARD SETBACK = 15 FEET; CORNER SIDE YARD SETBACK = 20 FEET; REAR YARD = 15 FEET; MAXIMUM BUILDING HEIGHT = 2 STORIES/35 FEET; MAXIMUM BUILDING COVERAGE = 60%.
- THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.
- ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS.
- MANY AREAS IN WOODS CROSS HAVE GROUND WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. THERE ARE ALSO AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY WOODS CROSS CITY THAT BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS OR THAT SOILS ARE SUITABLE FOR CONSTRUCTION. SOLUTION OF WATER OR SOIL PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.
- THE BOUNDARY LINE BETWEEN LOTS 1 & 2 WILL GRANT A NON-EXCLUSIVE CROSS-ACCESS EASEMENT IN FAVOR OF BOTH LOTS.

CITY ATTORNEY APPROVAL
ON THIS 11th DAY OF March, 2008
[Signature]
CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED BY THE PLANNING COMMISSION OF WOODS CROSS CITY
ON THIS 28th DAY OF October, 2008.
[Signature]
CHAIRMAN

QUESTAR GAS COMPANY
APPROVED AS TO FORM ON THIS 18th DAY OF NOVEMBER, 2008
[Signature]
REPRESENTATIVE

WOODS CROSS CITY COUNCIL APPROVAL
APPROVED BY THE CITY COUNCIL OF WOODS CROSS CITY
ON THIS 4th DAY OF November, 2008.
[Signature]
CITY RECORDER ATTEST: Alan T. Low
MAYOR

CITY ENGINEER APPROVAL
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND FIND IT TO BE CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
ON THIS 17 DAY OF NOVEMBER, 2008.
[Signature]
CITY ENGINEER

SURVEYOR'S CERTIFICATE
I, MICHAEL L. WANGEMANN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF
APPLE PLAZA SUBDIVISION
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 BY A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF DAVIS COUNTY AND WOODS CROSS CITY CONCERNING SURVEY REQUIREMENTS REGARDING SUBDIVISIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS 17th DAY OF NOVEMBER, 2008.
[Signature]
MICHAEL L. WANGEMANN P.L.S.
LICENSE No. 6431156

OWNER'S DEDICATION
I (WE) THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT:
APPLE PLAZA SUBDIVISION
AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.
IN WITNESS WHEREOF, WE HAVE HERETO SET OUR SIGNATURES THIS 17th DAY OF NOVEMBER, 2008.
DSN Properties, LLC
BY: *[Signature]*
ITS: *[Signature]*

ACKNOWLEDGMENTS
STATE OF UTAH } S.S.
County of S.L. }
ON THE 17th DAY OF NOVEMBER, A.D., 2008 PERSONALLY APPEARED BEFORE ME DELL S. NICHOLS WHO DULY ACKNOWLEDGED TO ME THAT HE IS THE MANAGING MEMBER OF DSN PROPERTIES, LLC AND HE STATED HE IS AUTHORIZED TO SIGN THE FOREGOING INSTRUMENT ON BEHALF OF THE DSN PROPERTIES, LLC AND DOES SO WITH AUTHORIZATION AND APPROVAL OF THE MEMBERS OF SAID LIMITED LIABILITY COMPANY.
MY COMMISSION EXPIRES May 31, 2009
[Signature]
NOTARY PUBLIC
RESIDING IN S.L. County, State of UT

LENDER'S CONSENT
THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.
DATED THIS 17th DAY OF NOVEMBER, 2008.
COLLIER MANAGEMENT AND DEVELOPMENT COMPANY
BY: *[Signature]*
NAME/TITLE: ALAN COLLIER / PRESIDENT
ACKNOWLEDGMENT
STATE OF Utah } S.S.
COUNTY OF Davis }
ON THE 17th DAY OF NOVEMBER, A.D., 2008 PERSONALLY APPEARED BEFORE ME ALAN COLLIER WHO DULY ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF COLLIER MANAGEMENT AND DEVELOPMENT COMPANY AND HE STATED HE IS AUTHORIZED TO SIGN THE FOREGOING INSTRUMENT ON BEHALF OF THE COLLIER MANAGEMENT AND DEVELOPMENT COMPANY AND DOES SO WITH AUTHORIZATION AND APPROVAL OF THE CORPORATION.
MY COMMISSION EXPIRES March 19, 2012
[Signature]
NOTARY PUBLIC
DAVIS COUNTY
RESIDING IN

APPLE PLAZA SUBDIVISION
A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WOODS CROSS CITY, DAVIS COUNTY, UTAH
DAVIS COUNTY RECORDER
ENTRY NO. 2406813
FEE PAID 22.00 FILED FOR RECORD AND RECORDED Nov. 25, 2008, AT 12:01 PM BOOK 464 OF THE OFFICIAL RECORDS, PAGE 508
RECORDED FOR
[Signature]
DAVIS COUNTY RECORDER
DEPUTY.

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
2302 West 2100 South, Syracuse, UT 84075
Phone 801-725-8458 or 801-725-8395
Fax 801-728-0818
www.utahlandsurveying.com

UTILITY NOTE:
THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY, THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OR SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.

