

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BOUNDARY LINE
- - - ADJACENT BOUNDARY LINE
- ⊕ SECTION CORNER AS DESCRIBED
- ⊕ WITNESS CORNER AS DESCRIBED
- BAR & CAP AS DESCRIBED TO BE SET STAMPED SILVER PEAK ENDS.
- ▨ PRIVATE OWNERSHIP
- ▨ LIMITED COMMON AREA (INTERIOR HALLS)
- ▨ COMMON AREA (INCLUDES HALLS, GIRDERS AND STRUCTURAL SUPPORT BEAMS)

WILLOW BEND COMMERCIAL CONDO

LOCATED IN THE **SOUTHEAST CORNER** QUARTER
 SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST,
 SALT LAKE BASE & MERIDIAN,
 LAYTON CITY, DAVIS COUNTY, UTAH
 489 WEST 2275 NORTH



SURVEYOR'S CERTIFICATE

I, **Arthur G. LeBaron**, do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. **27818** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act of the State of Utah. Further, I certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below in accordance with section 17-20-11, have verified all measurements and monuments represented on this plat, and have subdivided said tract of land into commercial condominium units, common area, and easements, hereafter known as:

WILLOW BEND COMMERCIAL CONDO

Arthur G. LeBaron 12-31-14
 ARTHUR G. LEBARON, L.S. DATE:
 LICENSE NO. 27818



BOUNDARY DESCRIPTION

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY, SAID POINT BEING NORTH 02°19'21\"/>

OWNER'S DEDICATION & CONSENT TO RECORD

Know all men by these presents that the undersigned of the Willow Bend Commercial Condo management committee, acting in behalf of the unit owners of Willow Bend Commercial Condo, having ceased the existing building on the property to be subdivided into commercial condominium units (units 1-5), common areas, and easements, hereafter known as:

do hereby dedicate to the common use of the unit owners, but not to the use of the general public, all Common Areas shown on this plat, in accordance with the terms and conditions of dedication of said Common Area as more fully provided in the declaration of covenants, conditions, and restrictions applicable to this plat; and

dated 14th day of January, 2015 and recorded concurrently with this plat.

said declaration of covenants, conditions, and restrictions are hereby incorporated and made a part of this plat. Reference is made to said declaration for details concerning the rights and obligations of parties having an acquiring interest in this development. For good and valuable consideration received, the undersigned owners hereby dedicate and convey to Layton City, assents over, on, under, and across all common areas, for the installation and maintenance of public utilities and drainage. The undersigned owners do hereby warrant to Layton City and its successors and assigns, the right to use all easements granted herein against the claims of all persons.

by: *Bob Stevenson* 1/5/15
 Date:
 by: *Alton Rees* 1-6-15
 Date:
 by: *Todd Magleby* 1/6/2015
 Date:
 by: *Traci Nelson* 1/7/2015
 Date:

ACKNOWLEDGMENT

STATE OF UTAH
 County of DAVIS

On the 5th day of January, A.D. 2015, personally appeared before me, the undersigned Notary Public, in and for said County of Davis in said State of Utah, the signer (s) of the above Owner's dedication, after in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: Jan 30, 2015 *Julie K. Matthews*
 NOTARY PUBLIC
 Commission # 005535 *Julie K. Matthews* RESIDING IN DAVIS COUNTY
 Weber

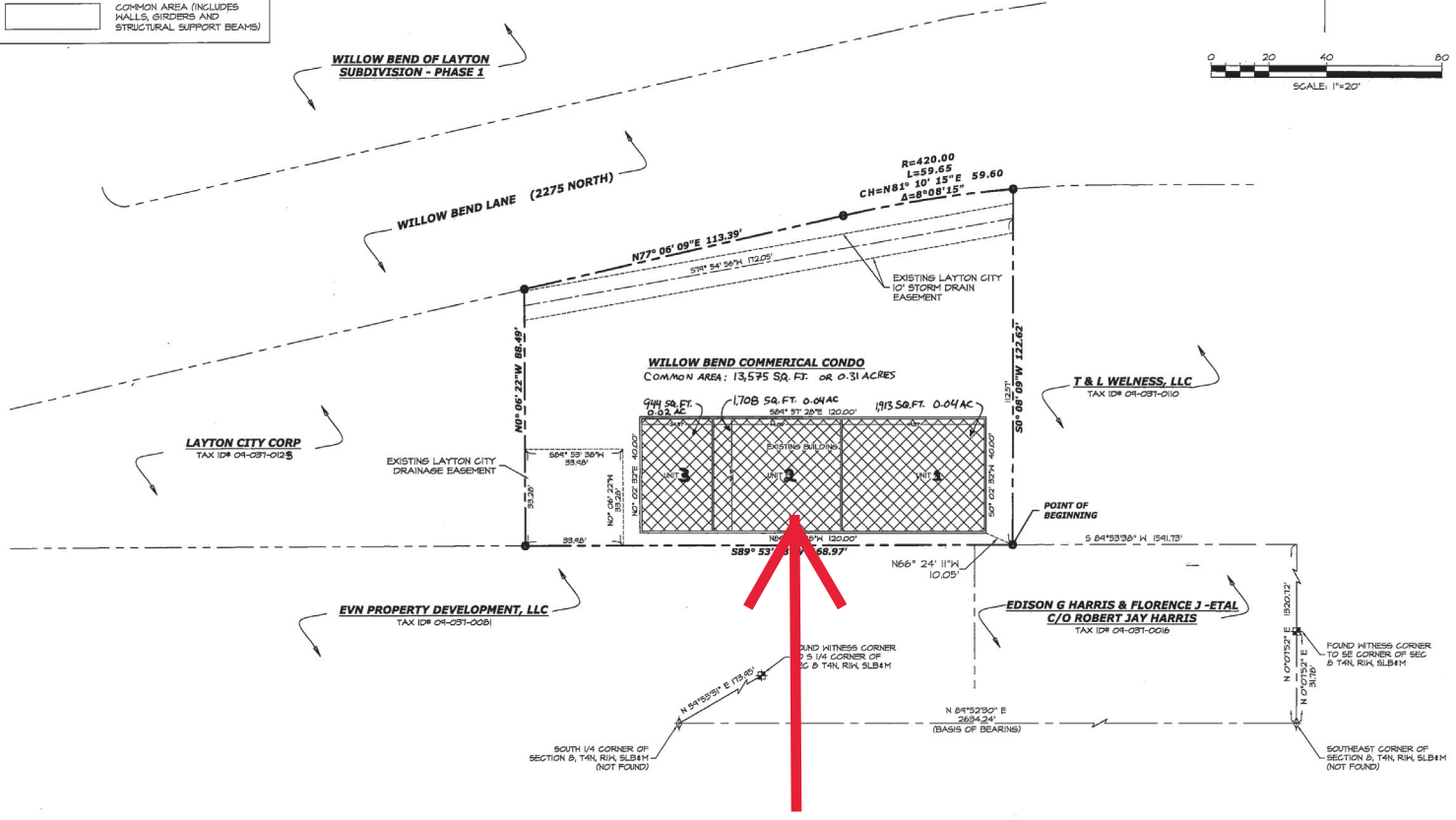
SILVERPEAK 

177 E ANTELOPE DR. #B
 LAYTON, UTAH 84041
 PHONE: (801) 499-5054
 FAX: (801) 499-5065

STATE OF UTAH
 JULIE K. MATTHEWS
 COMMISSION # 005535
 MY COMMISSION EXPIRES: 01-30-2015

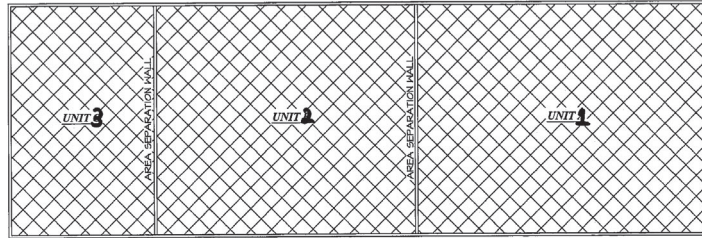
DAVIS COUNTY RECORDER

RECORDED: 28813517
 STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF
 Layton City
 DATE: JAN. 15, 2015 TIME: 9:48 AM
 BOOK: 6184 PAGE: 52
Richard M. Mathews
 DAVIS COUNTY RECORDER



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.

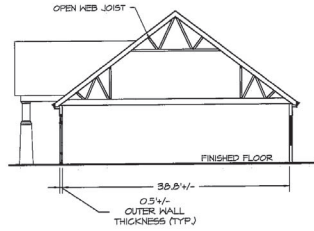
<p>City Council Approval</p> <p>Approved this <u>18th</u> day of <u>December</u>, A.D. 2014 by the Layton City Council.</p> <p><i>Janice E. Brown</i> Mayor Pro Tem</p>	<p>COMMUNITY DEVELOPMENT DIRECTOR</p> <p>APPROVED THIS <u>18th</u> DAY OF <u>December</u>, 2014 BY THE COMMUNITY DEVELOPMENT DIRECTOR.</p> <p><i>Janice E. Brown</i> COMMUNITY DEVELOPMENT DIRECTOR</p>	<p>CITY ATTORNEY'S APPROVAL</p> <p>APPROVED THIS <u>19th</u> DAY OF <u>January</u>, 2015 BY THE LAYTON CITY ATTORNEY.</p> <p><i>Mark Smith</i> LAYTON CITY ATTORNEY</p>	<p>CITY ENGINEER'S APPROVAL</p> <p>APPROVED THIS <u>13th</u> DAY OF <u>January</u>, 2015 BY THE LAYTON CITY ENGINEER.</p> <p><i>Woodruff</i> LAYTON CITY ENGINEER</p>	<p>PLANNING COMMISSION APPROVAL</p> <p>APPROVED THIS <u>23rd</u> DAY OF <u>November</u>, 2014 BY THE LAYTON CITY PLANNING COMMISSION.</p> <p><i>David L. Weaver</i> CHAIRMAN, LAYTON CITY PLANNING COMMISSION VICE</p>
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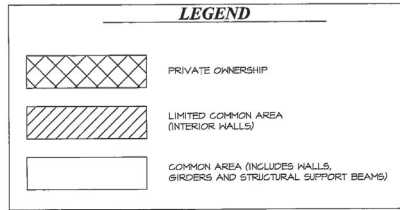
BUILDING FLOOR PLAN

WILLOW BEND COMMERCIAL CONDO

LOCATED IN THE SOUTHEAST ~~CORNER~~ QUARTER,
 SECTION 8, TOWNSHIP 4 NORTH, RANGE 1 WEST,
 SALT LAKE BASE & MERIDIAN,
 LAYTON CITY, DAVIS COUNTY, UTAH



ELEVATION VIEW



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DAVIS COUNTY RECORDER
 RECORDED 2843517
 STATE OF UTAH, COUNTY OF DAVIS
 RECORDED & FILED AT THE REQUEST OF
 LAYTON CITY
 DATE JAN 15, 2015 TIME 9:48 AM.
 BOOK 6124 PAGE 52
Richard M. [Signature]
 DAVIS COUNTY RECORDER

SILVERPEAK

177 E ANTELOPE DR. #B
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