

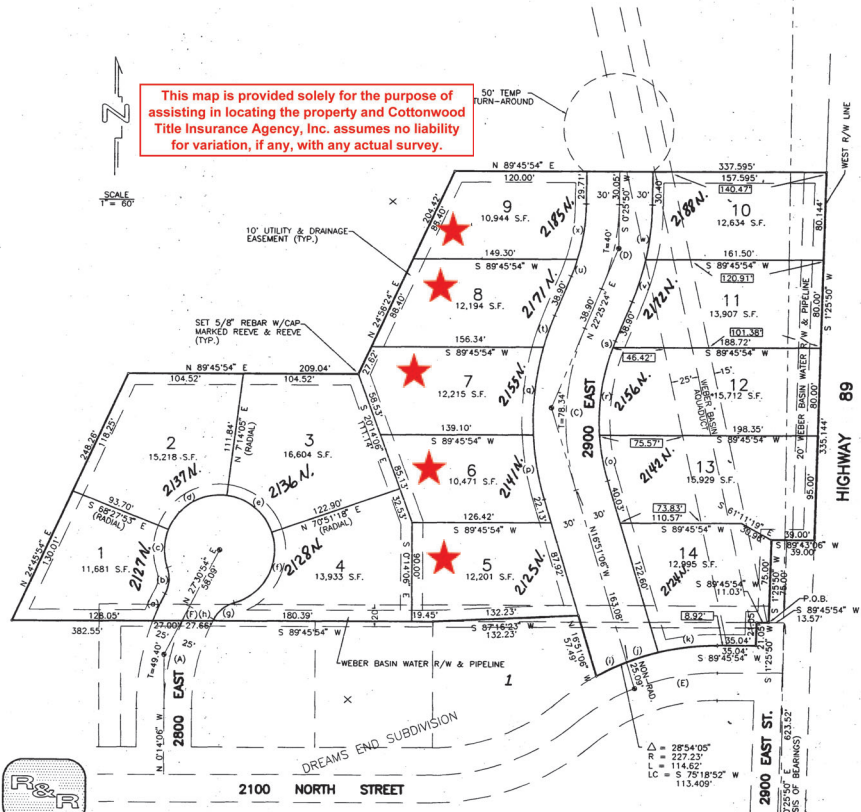
9331

# ANTELOPE ESTATES SUBDIVISION PHASE-1

PART OF THE SE. 1/4 OF SEC. 11 & SW 1/4 OF SEC. 12, T. 4N., R. 1W., S.L.B. & M., U.S. SURVEY  
AND LOTS 1-13N OF DREAMS END SUBDIVISION  
LAYTON CITY, DAVIS COUNTY, UTAH  
JUNE, 1994

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.

SCALE 1" = 60'



EAST 1/4 COR. SEC. 11,  
T. 4N., R. 1W., S.L.B. & M.  
& M. (DAVIS CO. R/C MON.)

### BOUNDARY DESCRIPTION

PART OF THE SE 1/4 SEC. 11 AND SW 1/4 OF SEC. 12, T. 4N., R. 1W., S.L.B. & M. U.S. SURVEY AND LOTS 1-13N OF DREAMS END SUBDIVISION LAYTON CITY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT N07°25'50"E ALONG THE SECTION LINE 623.52 FEET AND S89°45'54"W, 13.57 FEET FROM THE SOUTHEAST COR. OF SAID SEC. 11, AND RUNNING THENCE S89°45'54"W, 11.03 FEET TO THE WEST LINE OF 2100 EAST STREET; THENCE S 1°25'50" W 21.05 FEET ALONG SAID WEST LINE OF 2100 EAST STREET; THENCE S89°45'54"W 35.04 FEET; THENCE SOUTHWESTERLY 114.62 FEET ALONG THE ARC OF A 227.23 FOOT RADIUS CURVE TO THE LEFT, (LC S75°18'52"W, 113.409 FEET); THENCE N18°51'06" W 57.49 FEET; THENCE S87°16'23" W, 132.23 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID DREAMS END SUBD. S89°45'54"W 382.55 FEET; THENCE N24°45'54"E, 248.26 FEET; THENCE N89°45'54"E 209.04 FEET; THENCE N24°56'24"E, 204.42 FEET; THENCE N89°45'54"E 337.59 FEET TO THE WEST R/W OF HWY. 89; THENCE ALONG SAID R/W THE FOLLOWING THREE (3) COURSES: (1) S1°25'50"W, 335.144 FEET, (2) S89°43'06"W, 39.00 FEET, AND (3) S1°25'50"W 75.00 FEET TO THE POINT OF BEGINNING. CONTAINS 5.13 ACRES TOTAL.

### CURVE DATA

	R	L	CHORD
(a)	658'21"	225.00'	271.8'
(b)	4634'03"	30.00'	24.38'
(c)	4035'16"	50.00'	35.42'
(d)	7541'58"	50.00'	66.06'
(e)	6337'13"	50.00'	55.52'
(f)	9313'37"	50.00'	81.36'
(g)	4634'03"	30.00'	24.38'
(h)	0'32'49"	175.00'	1.67'
(i)	7'39'12"	227.23'	30.35'
(j)	7'34'15"	227.23'	30.03'
(k)	13'40'38"	227.23'	54.24'
(l)	12'48'14"	189.55'	42.36'
(m)	13'43'50"	249.55'	59.80'
(n)	18'33'50"	249.55'	80.85'
(o)	24'37'45"	189.55'	81.48'
(p)	1'50'32"	189.55'	6.09'
(q)	6'58'51"	249.55'	30.40'
(r)	5'20'30"	175.85'	16.39'
(s)	9'48'33"	235.85'	40.39'
(t)	12'11'02"	235.85'	50.15'
(u)	18'39'04"	175.85'	51.10'
(v)	27'45'00"	200.00'	96.87'
(w)	39'18'29"	219.55'	150.50'
(x)	21'59'34"	205.85'	79.02'
(y)	17'31'02.8"	202.23'	61.829'
(z)	11'01'19.1"	200.00'	14.56'

### SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAN OF ANTELOPE ESTATES SUBDIVISION PHASE-1, IN 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 A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF LAYTON CITY CONCERNING SURVEY REQUIREMENTS REGARDING LDT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 6 DAY OF JUNE, 1994  
3492 UTAH LICENSE NUMBER  
JOHN P. REEVE SIGNATURE



### OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREIN-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAN, AND NAME SAID TRACT ANTELOPE ESTATES SUBDIVISION PHASE-1, AND HEREBY DEDICATE, GRANT, AND CONVEY TO LAYTON CITY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHWAYS FOREVER, AND ALSO DEDICATE TO LAYTON 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 LAYTON CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF LAYTON CITY ORDINANCES.

SIGNED THIS 9th DAY OF June, 1994  
John P. Reeve, Surveyor  
James F. Klump, Dale Bell, individual owners  
James F. Klump, Dale Bell, individual owners

### ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF Davis, ss:  
ON THE 9th DAY OF June, 1994, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Dale Bell, one of the individuals named therein, James F. Klump, Dale Bell, individual owners, and Sponsor F. Klump, Dale Bell, individual owners, and James P. Klump, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING ME DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

September 15th 1996  
COMMISSION EXPIRES  
NOTARY PUBLIC

REEVE & REEVE, INC.  
CIVIL AND ENVIRONMENTAL ENGINEERING  
LAND PLANNING AND SITE DESIGN  
LAND SURVEYING  
OGDEN, UTAH

### CITY ATTORNEY'S APPROVAL

APPROVED THIS 25th DAY OF July, 1994,  
Layton City Attorney

NOTE:  
- SURVEY MONUMENT TO BE INSTALLED  
- DISTANCE IS SHOWN TO WEBER BASIN AQUADUCT EASEMENT BY

LAYTON CITY PLANNING COMMISSION  
APPROVED BY THE LAYTON CITY PLANNING COMMISSION ON THE 25th DAY OF January, 1994.  
Chairman

LAYTON CITY ENGINEER  
I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE IN COMPLIANCE WITH THE REQUIREMENTS OF LAYTON CITY.  
SIGNED THIS 26th DAY OF July, 1994.



LAYTON CITY ACCEPTANCE  
THIS IS TO CERTIFY THAT THIS PLAN AND PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY ENGINEER OF LAYTON CITY, UTAH, THIS 17th DAY OF July, 1994.



DAVIS COUNTY HEALTH DEPT.  
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PRE-REQUISITE TO APPROVAL BY THE DAVIS COUNTY HEALTH DEPT. HAVE BEEN COMPLIED WITH, DATED THIS 19th DAY OF July, 1994.

DAVIS COUNTY RECORDER  
ENTRY NO. 020392 FILED PAID \$49.00  
FILED FOR RECORD AND RECORDED, July 13, 1994, AT 11:41 AM  
IN BOOK 1172 OF THE OFFICIAL RECORDS, PAGE 506  
RECORDED FOR: Layton City  
Carol Dean Page  
DAVIS COUNTY RECORDER  
By: James F. Klump, DEPUTY.

1EE6

1EE6

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.

**SE Quarter**  
**Section 11**  
**4N 1W**  
**S 1 B & M**

Tax ID Prefix  
**09 - 062**  
 Sheet 1 of 1



1 inch = 200 feet



NOTE: Distances, bearings and radius values are approximate and are not intended to be used for legal descriptions for exact bearing and distances. For exact bearings and distances, see the dedicated plat and/or legal descriptions in recorded documents.