

**DOMINION ENERGY COMPANY**

Dominion Energy approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Dominion Energy 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 Dominion Energy's Right of Way department at 1-800-366-8532

Approved this 9<sup>th</sup> day of Jan, 2018.

Dominion Energy Company

By: [Signature]  
Title: PRE CONST

**ROCKY MOUNTAIN POWER**

I, Craig Bolton, 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 10 day of SEPT, 2018.

[Signature]  
Rocky Mountain Power

**CENTURYLINK**

I, \_\_\_\_\_, on behalf of Centurylink am an authorized agent and have authority to sign on and in behalf of Centurylink, signed this day of \_\_\_\_\_, 2018.

[Signature]  
Centurylink

**COMCAST**

I, [Signature], on behalf of Comcast, am an authorized agent and have authority to sign on and in behalf of Comcast, signed this 11 day of Jan, 2018.

[Signature]  
Comcast

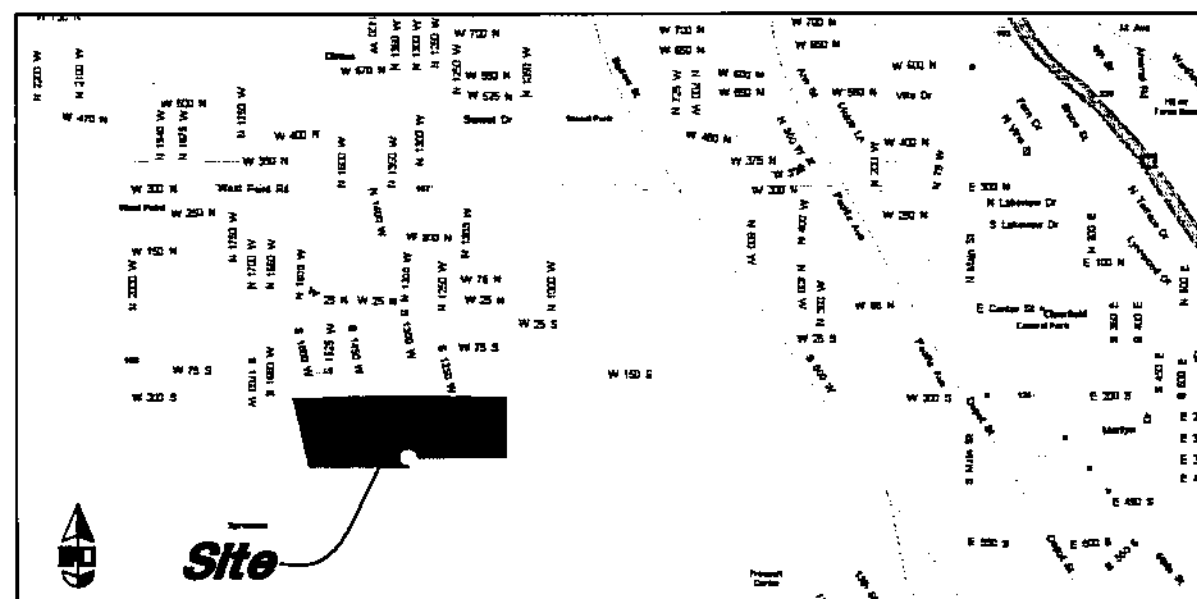
**NOTE**

- 10 foot wide Public Utility and Drainage Easements on the subdivision boundaries, as indicated with dashed lines on the drawing.
- Each lot owner will be required to install a pressure booster pump on the secondary irrigation system to insure adequate operating pressures.
- All lots need to have their own secondary service.
- No services are currently installed to serve Lot 3.

**GREAT BASIN**

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

**Antelope Business Park Subdivision**  
**Amending Lot 1B Ninigret North 1 2nd Amended**  
 A part of the Southeast 1/4 of Section 3, T4N, R2W, SLB&M, U.S. Survey  
 Syracuse City, Davis County, Utah  
 December 2018



VICINITY MAP  
Not to Scale

**NARRATIVE**

This Subdivision Plat was requested by Mr. Michael Wright of Giza Development for purposes of platting three (3) commercial lots.

A line between monuments found in the East Quarter Corner and the Southeast Corner of Section 3 with a bearing of S 0°06'46"W was used as the Basis of Bearings for this Subdivision Plat.

A 2017 Subdivision Plat by Dominion Engineering Associates, LC, Entry No. 2998603 in Book 6692 at Page 539 was honored and retraced on all sides of the site.

Lot corners were monumented as depicted on this plat.

**UTILITY NOTE**

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with the facilities in the PUE.

**SYRACUSE CITY PLANNING COMMISSION**

Approved by the Syracuse City Planning Commission on the 10<sup>th</sup> day of NOVEMBER, 2018.

[Signature]  
Chairperson

**SYRACUSE CITY ENGINEER**

I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.

Signed this 28<sup>th</sup> day of JANUARY, 2018.

[Signature]  
Signature

**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 11<sup>th</sup> day of DECEMBER, 2018.

Attest: [Signature]  
Title: Mayor

**SYRACUSE CITY ATTORNEY**

Approved as to form this 10 day of JANUARY, 2018.

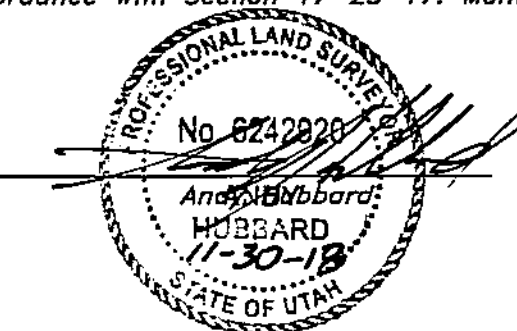
[Signature]  
Syracuse City Attorney

**SURVEYOR'S CERTIFICATE**

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Antelope Business Park 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. Monuments have been set as depicted on this Drawing.

Signed this 30<sup>th</sup> day of NOVEMBER, 2018.

6242920  
License No.



**DESCRIPTION**

All of Lot 1B, Ninigret North 1 2nd Amended according to the Official Plat thereof, on file in the Davis County Recorder's Office, Davis County, Utah, more particularly described as follows:

A part of the Southeast Quarter 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 on the Southerly Right of Way Line of Highway SR-193 (200 South Street UDOT Project No. S-0193(5)0, and the Northwest Corner of Lot 1, Ninigret North 1<sup>st</sup> Amended, Syracuse City, Davis County, Utah, said point being 140.76 feet South 0°06'46" West and 334.53 feet North 89°49'25" West from the East Quarter Corner of said Section 3; and running thence South 0°07'00" West 428.97 feet along the Westerly Line of said Lots 1 & 2 to a point on the Northerly Right of Way Line of 350 South Street; thence along said Northerly Right of Way Line the following three (3) courses: (1) North 89°53'00" West 609.12 feet to a point of curvature, (2) Northwesterly along the arc of a 25.00 foot Radius curve to the right a distance of 31.94 feet (Central Angle equals 73°12'04" and Long Chord bears North 53°16'45" West 29.81 feet) to a point of reverse curvature, and (3) Southwesterly along the arc of a 65.00 foot Radius curve to the left a distance of 287.29 feet (Central Angle equals 253°14'19" and Long Chord bears South 36°42'15" West 104.34 feet) to a point on the Northerly Line of Lot 3B of Ninigret North 1 2nd Amended Subdivision, Syracuse City, Davis County, Utah; thence North 89°53'00" West 702.84 feet along said Northerly Line; thence North 13°11'31" West 489.90 feet to a point on said Southerly Right of Way Line of Highway SR-193 (200 South Street); thence said Southerly Right of Way Line the following three (3) courses: (1) North 87°59'13" East 368.47 feet to a point of curvature, (2) Northeasterly along the arc of a 7842.50 foot Radius curve to the right a distance of 299.69 feet (Central Angle equals 2°11'22" and Long Chord bears North 89°04'54" East 299.67 feet), and South 89°49'25" East 843.03 feet to the Northwest Corner of said Lot 1, and the Point of Beginning.

Contains 661,005 Sq. Ft. or 15.175 Acres

**DAVIS COUNTY RECORDER**

ENTRY NO. 3146718 FEE PAID \$23.00  
 RECORDED 3-6-2018 AT 12:32 IN BOOK 213 OF OFFICIAL RECORDS, PAGE 467  
 FOR Syracuse City  
[Signature]  
 DAVIS COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

COMMERCIAL  
**Antelope Business Park Subdivision**  
**Amending Lot 1B Ninigret North I 2nd Amended**  
 A part of the Southeast 1/4 of Section 3, T4N, R2W, SLB&M, U.S. Survey  
 Syracuse City, Davis County, Utah  
 December 2018

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Antelope Business Park Subdivision and hereby dedicate, grant and convey to Syracuse City, Davis County, Utah, 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 17<sup>th</sup> day of December, 2018.

- Antelope Land Holding, LLC -  
 AKA Antelope Business Park, LLC  
 Michael Wright



ACKNOWLEDGMENTS

State of Utah  
 County of Wasatch  
 On the 17<sup>th</sup> day of December, 2018, personally appeared before me Michael Wright, who being by me duly sworn did say that he is Manager of Antelope Land Holding, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Michael Wright acknowledged to me that said Corporation executed the same.

Residing at: Salt Lake City  
 Commission Expires: 10/01/2022  
 Janet Wooten  
 A Notary Public commissioned in Utah  
 Print Name

Signed this 17<sup>th</sup> day of December, 2018.

- SDN Properties, LC -

Stuart Nelson



ACKNOWLEDGMENTS

State of Utah  
 County of Wasatch  
 On the 17<sup>th</sup> day of December, 2018, personally appeared before me Stuart Nelson, who being by me duly sworn did say that he is Manager of SDN Properties, LC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Stuart Nelson acknowledged to me that said Corporation executed the same.

Residing at: Salt Lake City  
 Commission Expires: 10/01/2022  
 Janet Wooten  
 A Notary Public commissioned in Utah  
 Print Name

Signed this 17<sup>th</sup> day of December, 2018.

- J. Phillip Cook Family LLC -

Phil Cook



ACKNOWLEDGMENTS

State of Utah  
 County of Wasatch  
 On the 17<sup>th</sup> day of December, 2018, personally appeared before me Phil Cook, who being by me duly sworn did say that he is Manager of J. Phillip Cook Family LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Phil Cook acknowledged to me that said Corporation executed the same.

Residing at: Salt Lake City  
 Commission Expires: 10/01/2022  
 Janet Wooten  
 A Notary Public commissioned in Utah  
 Print Name

Signed this 9<sup>th</sup> day of January, 2019.

- Silver Glance, L.L.C. -

Robert H. Wilde



ACKNOWLEDGMENTS

State of Utah  
 County of Wasatch  
 On the 09 day of January, 2019, personally appeared before me Robert H. Wilde, who being by me duly sworn did say that he is Member of Silver Glance, L.L.C., and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Robert H. Wilde acknowledged to me that said Corporation executed the same.

Residing at: Salt Lake  
 Commission Expires: 03/15/2020  
 Francis Margaria Vicioso  
 A Notary Public commissioned in Utah  
 Print Name

Signed this 19<sup>th</sup> day of December, 2018.

- Kilgore Properties, LLC -

Jason Kilgore



ACKNOWLEDGMENTS

State of Utah  
 County of Wasatch  
 On the 19 day of December, 2018, personally appeared before me Jason Kilgore, who being by me duly sworn did say that he is President of Kilgore Properties, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Jason Kilgore acknowledged to me that said Corporation executed the same.

Residing at: Salt Lake  
 Commission Expires: 02/28/21  
 Ashleigh Griffith  
 A Notary Public commissioned in Utah  
 Print Name

Signed this 17<sup>th</sup> day of December, 2018.

- Giza Build, LLC -

Michael Wright



ACKNOWLEDGMENTS

State of Utah  
 County of Wasatch  
 On the 17<sup>th</sup> day of December, 2018, personally appeared before me Michael Wright, who being by me duly sworn did say that he is Manager of Giza Build, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Michael Wright acknowledged to me that said Corporation executed the same.

Residing at: Salt Lake City  
 Commission Expires: 10/01/2022  
 Janet Wooten  
 A Notary Public commissioned in Utah  
 Print Name

Signed this 17<sup>th</sup> day of December, 2018.

- Snarr Communications, LLC -

Mike Snarr



ACKNOWLEDGMENTS

State of Utah  
 County of Wasatch  
 On the 17<sup>th</sup> day of December, 2018, personally appeared before me Mike Snarr, who being by me duly sworn did say that he is Manager of Snarr Communications LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Mike Snarr acknowledged to me that said Corporation executed the same.

Residing at: Salt Lake City  
 Commission Expires: 10/01/2022  
 Janet Wooten  
 A Notary Public commissioned in Utah  
 Print Name

Signed this 17<sup>th</sup> day of December, 2018.

- Anderlecht Investments, LLC -

Rich Sloan



ACKNOWLEDGMENTS

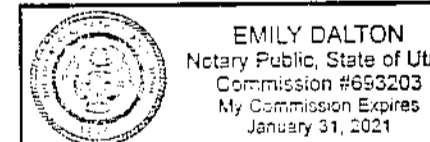
State of Utah  
 County of Wasatch  
 On the 17<sup>th</sup> day of December, 2018, personally appeared before me Rich Sloan, who being by me duly sworn did say that he is Manager of Anderlecht Investments, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Rich Sloan acknowledged to me that said Corporation executed the same.

Residing at: Salt Lake City  
 Commission Expires: 10/01/2022  
 Janet Wooten  
 A Notary Public commissioned in Utah  
 Print Name

Signed this 28<sup>th</sup> day of December, 2018.

- K&J Designz, LLC -

Kurt Giles



ACKNOWLEDGMENTS

State of Utah  
 County of Wasatch  
 On the 28<sup>th</sup> day of December, 2018, personally appeared before me Kurt Giles, who being by me duly sworn did say that he is Manager of K&J Designz, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Kurt Giles acknowledged to me that said Corporation executed the same.

Residing at: Centerville, UT  
 Commission Expires: 01-31-2021  
 Emily Dalton  
 A Notary Public commissioned in Utah  
 Print Name

Signed this 17<sup>th</sup> day of December, 2018.

- PC McStan, LLC -

Phil Cook



ACKNOWLEDGMENTS

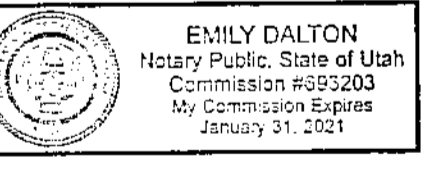
State of Utah  
 County of Wasatch  
 On the 17<sup>th</sup> day of December, 2018, personally appeared before me Phil Cook, who being by me duly sworn did say that he is Manager of PC McStan, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Phil Cook acknowledged to me that said Corporation executed the same.

Residing at: Salt Lake City  
 Commission Expires: 10/01/2022  
 Janet Wooten  
 A Notary Public commissioned in Utah  
 Print Name

Signed this 20<sup>th</sup> day of December, 2018.

- Sprockett Properties, LLC -

James Stout



ACKNOWLEDGMENTS

State of Utah  
 County of Wasatch  
 On the 20<sup>th</sup> day of December, 2018, personally appeared before me James Stout, who being by me duly sworn did say that he is Manager of Sprockett Properties, LLC, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and James Stout acknowledged to me that said Corporation executed the same.

Residing at: Centerville, UT  
 Commission Expires: 1-31-2021  
 Emily Dalton  
 A Notary Public commissioned in Utah  
 Print Name

Signed this 17<sup>th</sup> day of December, 2018.

- Douglas M. Todd, DDS, Profit Sharing Plan -

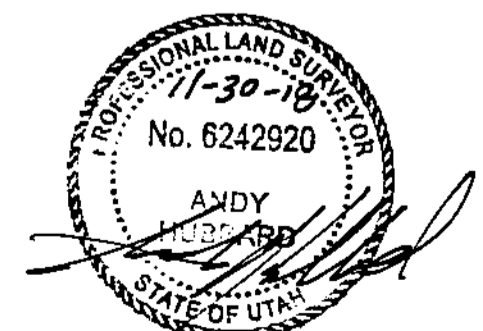
Douglas M. Todd



ACKNOWLEDGMENTS

State of Utah  
 County of Wasatch  
 On the 17<sup>th</sup> day of December, 2018, personally appeared before me Doug Todd, who being by me duly sworn did say that he is Member of Douglas M. Todd, DDS, Profit Sharing Plan, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Doug Todd acknowledged to me that said Corporation executed the same.

Residing at: Salt Lake City  
 Commission Expires: 10/01/2022  
 Janet Wooten  
 A Notary Public commissioned in Utah  
 Print Name



DAVIS COUNTY RECORDER  
 ENTRY NO. 3146218 - FEE PAID \$92.00  
 FILED FOR RECORD AND RECORDED 3-6-2019 AT 12:37 IN BOOK 2213 OF OFFICIAL RECORDS, PAGE 449 RECORDED FOR Syracuse City  
 Heidi M. Macpherson  
 DAVIS COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

6052-2-2509

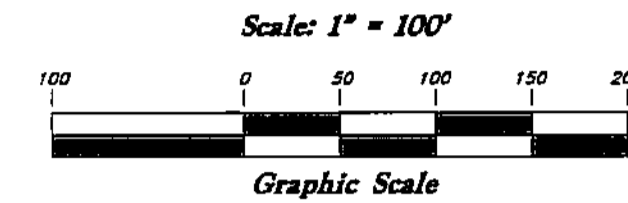
# Antelope Business Park Commercial Subdivision

## Amending Lot 1B Ninigret North I 2nd Amended

A part of the Southeast 1/4 of Section 3, T4N, R2W, SLB&M, U.S. Survey  
Syracuse City, Davis County, Utah  
December 2018

### UTILITY NOTE

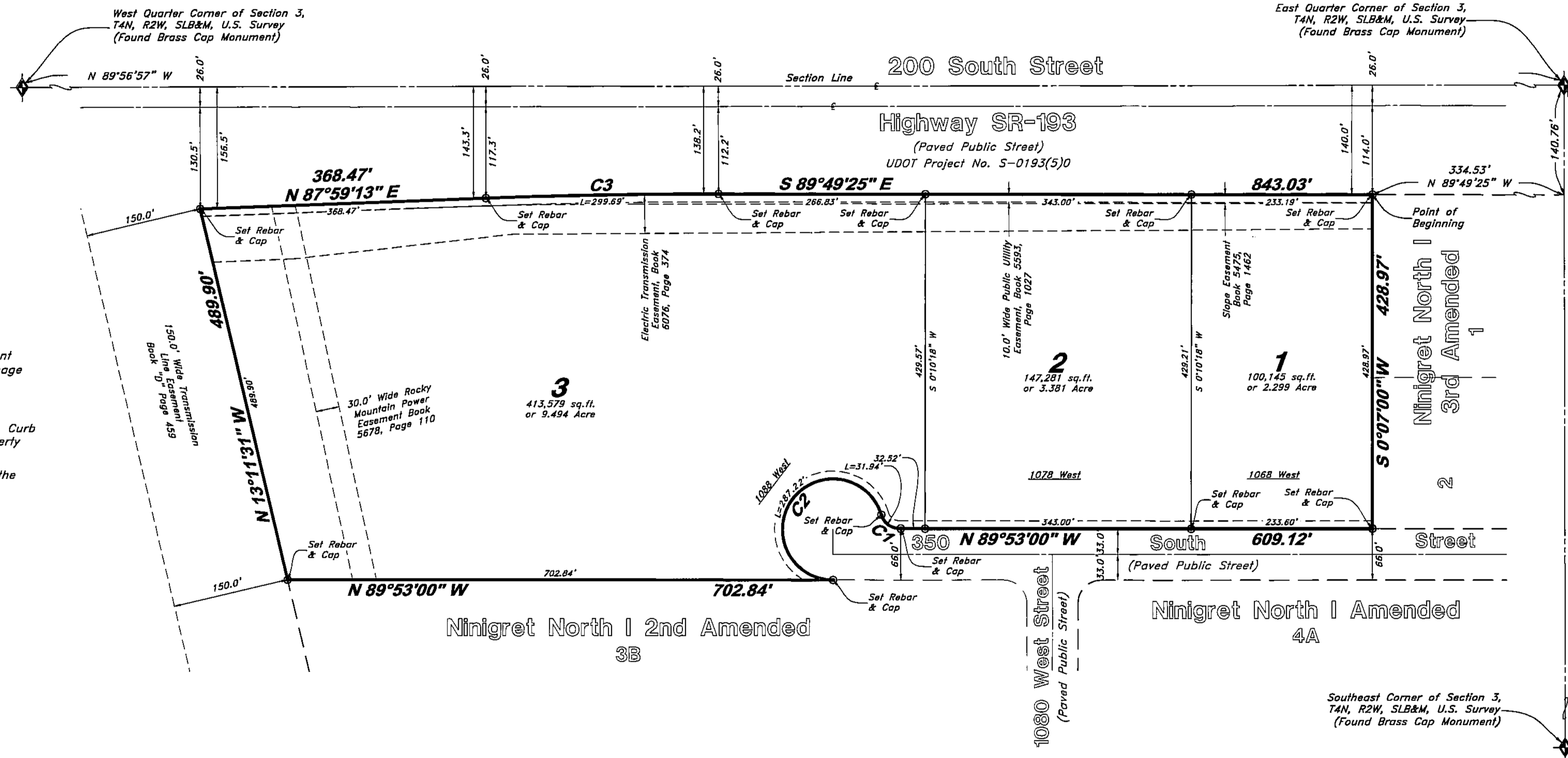
Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with the facilities in the PUE.



6052-3

### Legend

- ⊕ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- x-x- Fence
- Set Hub & Tack
- A will be set Nail in Curb
- ⊙ Extension of Property
- ⊙ Set 5/8"x 24" Long Rebar & Cap w/ Lathe



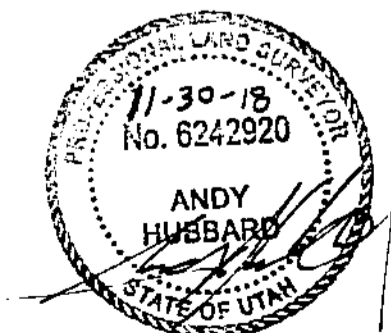
### NOTE

1. 10 foot wide Public Utility and Drainage Easements on the subdivision boundaries, as indicated with dashed lines on the drawing.
2. Each lot owner will be required to install a pressure booster pump on the secondary irrigation system to insure adequate operating pressures.
3. All lots need to have their own secondary service.
4. No services are currently installed to serve Lot 3.

PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	73°12'04"	25.00'	31.94'	29.81'	N 53°16'45" W
C2	253°14'19"	65.00'	287.29'	104.34'	S 36°42'15" W
C3	2°11'22"	7842.50'	299.69'	299.67'	N 89°04'54" E

**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



Sheet 3 of 3

**DAVIS COUNTY RECORDER**

ENTRY NO. 3146718 FEE PAID \$93.00  
 FILED FOR RECORD AND  
 RECORDED 3-6-2019 AT  
12:37 IN BOOK 7213 OF OFFICIAL  
 RECORDS, PAGE 449  
 FOR Syracuse City  
*William H. Hays*  
 DAVIS COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY