

Antelope Business Park Commercial Subdivision - 1st Amendment Amending Lot 3

A part of the Southeast 1/4 of Section 3, T4N, R2W, SLB&M, U.S. Survey
Syracuse City, Davis County, Utah
March 2021

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 4th day of MARCH, 2021.

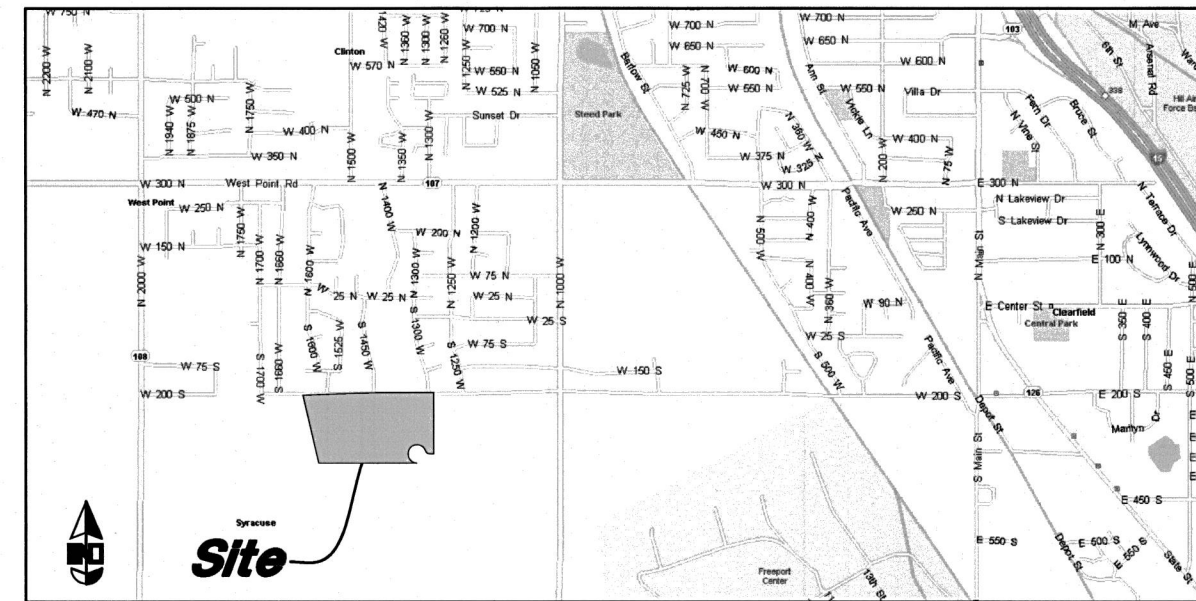
Dominion Energy Company

By: C. L. B. #
Title: PRE-CONSTRUCTION

ROCKY MOUNTAIN POWER

Monica Cintas, 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 4 day of MARCH, 2021.

Monica Cintas
Rocky Mountain Power



VICINITY MAP
Not to Scale

DESCRIPTION

All of Lot 3, Antelope Business Park Commercial Subdivision, 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 (UDOT Project No. S-0193(5)0, and the Northwest Corner of Lot 2, Antelope Business Park Commercial Subdivision, Syracuse City, Davis County, Utah, said point being 140.76 feet South 0°06'46" West along the Quarter Section Line and 910.72 feet North 89°49'25" West from the East Quarter Corner of said Section 3; and running thence South 0°10'18" West 429.57 feet along the Westerly Line of said Lot 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 32.52 feet to a point of curvature, (2) Northwest 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) Southwest 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) Northeast 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 266.83 feet to the Northwest Corner of said Lot 2 and the Point of Beginning.

Contains 413,579 Sq. Ft. or 9.49 Acres
Notate Bearings 0°20'37" Clockwise For NAD 83 Bearings

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.

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.
- Lots are subject to a blanket easement for Vehicular and Pedestrian Access as described in the Declaration of Covenants, Conditions, Restrictions and Easements.

SYRACUSE CITY PLANNING COMMISSION

Approved by the Syracuse City Planning Commission on the 22 day of MARCH, 2021.

[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 22nd day of MARCH, 2021.

[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 12 day of MARCH, 2021.

Attest: [Signature]
Title: City Recorder
Mayor



SYRACUSE CITY ATTORNEY

Approved as to form this 12 day of MARCH, 2021.

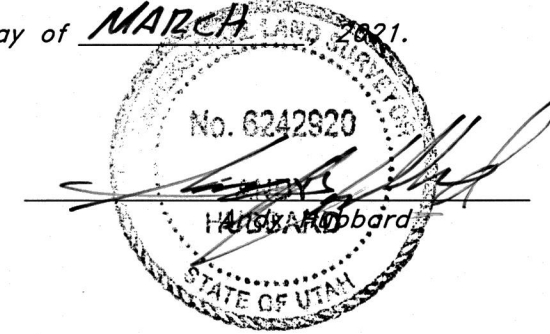
[Signature]
Syracuse City Attorney

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 Professional Land Surveyors Licensing Act. I also certify that this plat of Antelope Business Park Commercial Subdivision - 1st Amendment Amending Lot 3 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 2nd day of MARCH, 2021.

6242920
License No.



OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Antelope Business Park Commercial Subdivision - 1st Amendment Amending Lot 3 and hereby dedicate, grant and convey to Syracuse City, Davis County, Utah, dedicate to Syracuse City those certain strips designated as easements for public utility, access 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. The Owners also warrant and defend and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, maintenance and operation of the streets.

We also Dedicate and Grant to the Lot Owners of Lots 4, 5, and 6, their successors and assigns a Blanket Vehicular and Pedestrian Access Easement. The same to be used as set forth in that Certain Declaration of Covenants, Conditions, Restrictions and Easements for the lots recorded by the owners of Lots 4, 5, and 6, and Emergency Vehicle Access.

Signed this 10 day of MARCH, 2021.

Bear River Storage Syracuse, LLC

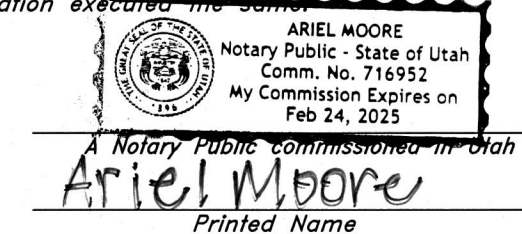
[Signature]
Riley Sorensen - Owner

ACKNOWLEDGMENT

State of Utah
County of Davis

On this 10 day of MARCH, 2021, personally appeared before me Riley Sorensen, who duly acknowledged that he is the owner of Bear River Storage, LLC, and that the foregoing instrument was signed on behalf of said corporation, and that said corporation exists under the laws of the State of Utah.

Residing at: UTAH
Commission Number: 110052
Commission Expires: 1/24/2025



NARRATIVE

This Subdivision Plat was requested by Mr. Riley Sorensen 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.

Sheet 1 of 2

DAVIS COUNTY RECORDER

ENTRY NO. 33458/2 FEE PAID
\$106.00 FILED FOR RECORD AND
RECORDED 3-31-2021 AT
9:40 IN BOOK 2728 OF OFFICIAL
RECORDS, PAGE 425, RECORDED
FOR Syracuse City

[Signature]
DAVIS COUNTY RECORDER

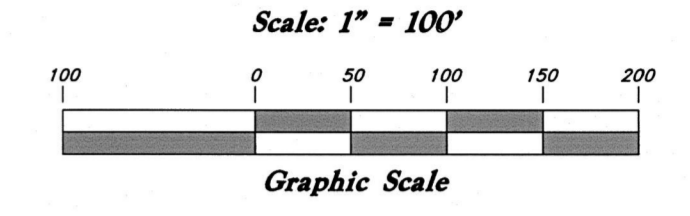
By: [Signature]
DEPUTY



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

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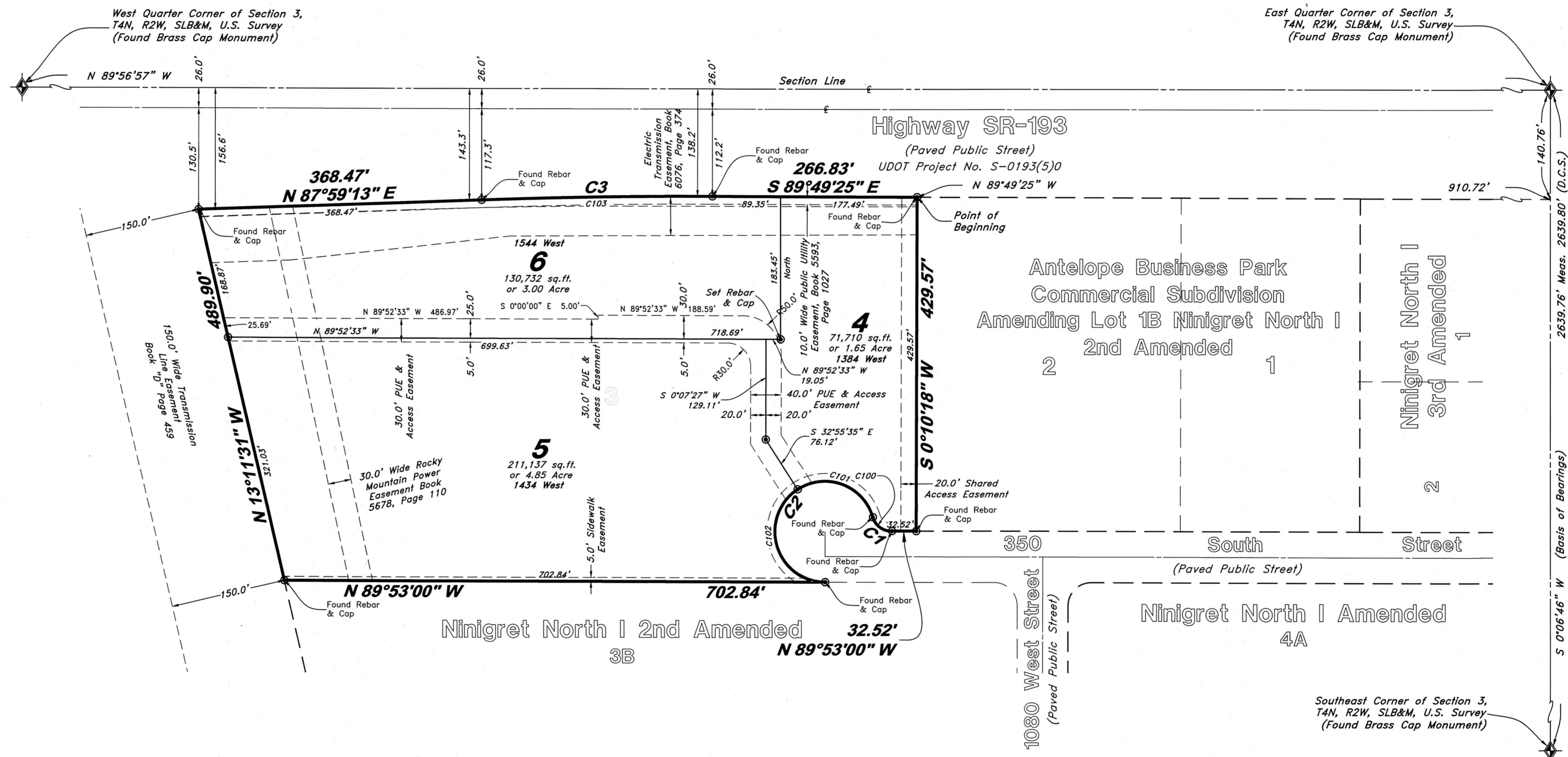


UTILITY NOTE

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Legend

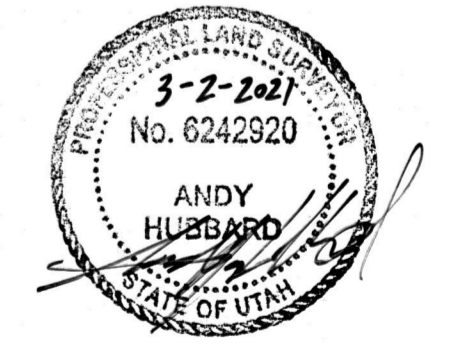
- ⊕ Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- ⊗ Fence
- ⊙ Set Hub & Tack
- ▲ A will be set Nail in Curb
- ⊙ Extension of Property
- ⊙ Set 5/8"x 24" Long Rebar & Cap w/ Lathe



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 culinary and secondary service.
4. Rotate bearings 0°20'37" clockwise for NAD 83

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
C100	73°12'04"	25.00'	31.94'	29.81'	N 53°16'45" W
C101	106°23'54"	65.00'	120.71'	104.09'	N 69°52'33" W
C102	146°46'36"	65.00'	166.51'	124.57'	S 16°27'48" E
C103	2°11'22"	7842.50'	299.69'	299.67'	N 89°04'54" E



Sheet 2 of 2

DAVIS COUNTY RECORDER
 ENTRY NO. 3345812 FEE PAID \$106.00
 FILED FOR RECORD AND RECORDED 3-31-2021 AT 9:40 IN BOOK 7728 OF OFFICIAL RECORDS, PAGE 125
 FOR Syracuse City
 Richard T. Hubbard
 DAVIS COUNTY RECORDER
 BY: [Signature] DEPUTY

GREAT BASIN ENGINEERING
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