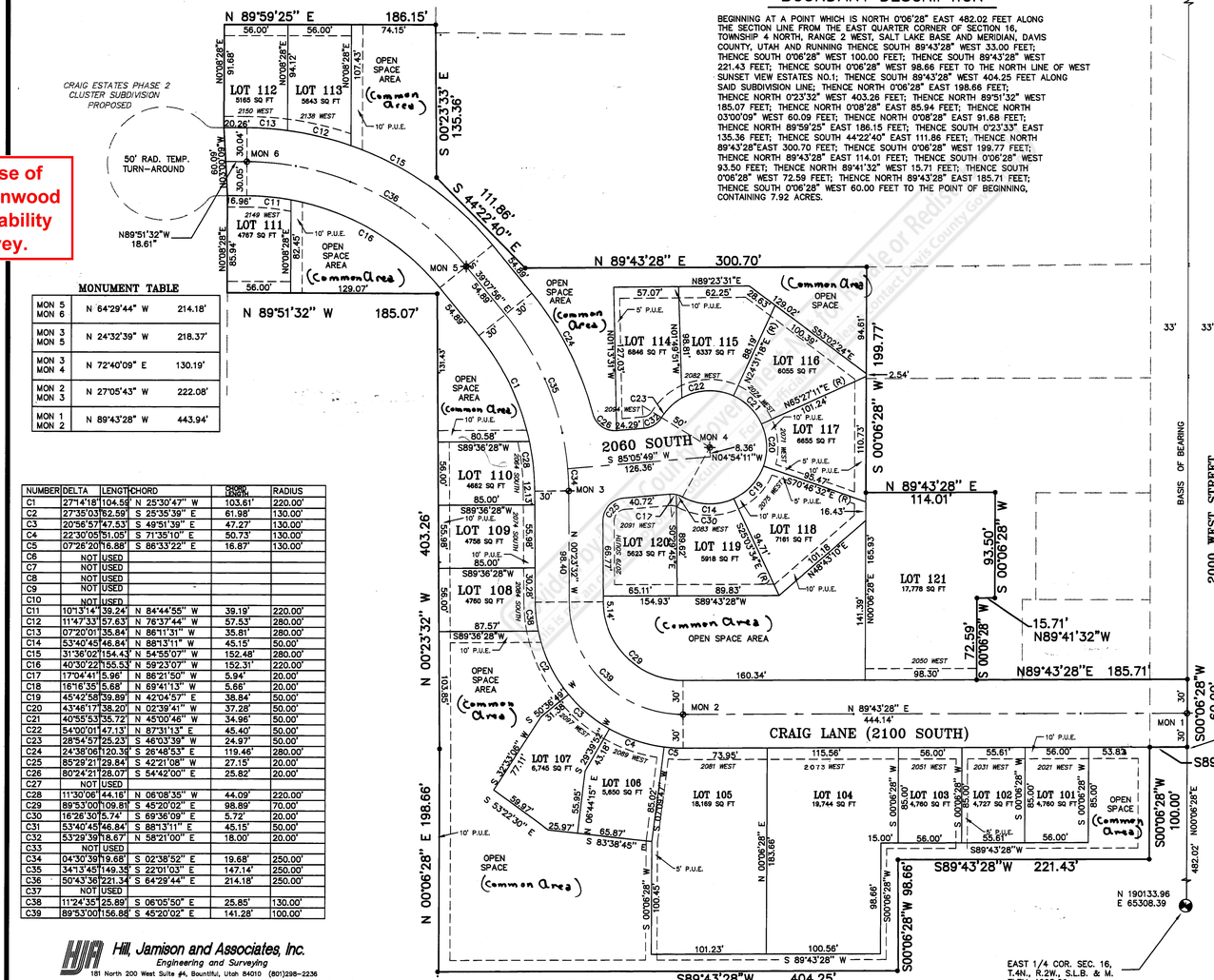
CRAIG ESTATES PHASE 1 CLUSTER SUBDIVISION

PART OF THE N.E. 1/4 SECTION 16, T.4N., R.2W., S.L.B. & M.
SYRACUSE CITY, DAVIS COUNTY, UTAH.

ADDRESS AFFIDAVIT ENTRY 2570912

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.



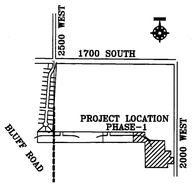
MONUMENT TABLE		
MON 5 MON 6	N 64°29'44" W	214.18'
MON 3 MON 5	N 24°32'39" W	218.37'
MON 3 MON 4	N 72°40'09" E	130.19'
MON 2 MON 3	N 27°05'43" W	222.08'
MON 1 MON 2	N 89°43'28" W	443.94'

NUMBER	DELTA	LENGTH	CHORD		CHORD LENGTH	RADIUS
C1	27°14'18"	104.59'	N 25°30'47"	W	103.61'	220.00'
C2	27°35'03"	52.59'	S 25°35'39"	E	61.98'	130.00'
C3	20°56'57"	47.53'	S 49°51'39"	E	47.27'	130.00'
C4	22°30'05"	51.05'	S 71°35'10"	E	50.73'	130.00'
C5	07°26'20"	16.88'	S 86°33'22"	E	16.87'	130.00'
C6	NOT USED					
C7	NOT USED					
C8	NOT USED					
C9	NOT USED					
C10	NOT USED					
C11	10°13'14"	39.24'	N 84°44'55"	W	39.19'	220.00'
C12	11°47'33"	57.63'	N 76°37'44"	W	57.53'	280.00'
C13	07°20'01"	35.84'	N 86°11'31"	W	35.81'	280.00'
C14	53°40'45"	46.84'	N 88°13'11"	W	45.15'	50.00'
C15	31°36'02"	154.43'	N 54°55'07"	W	152.48'	280.00'
C16	40°30'22"	155.53'	N 59°23'07"	W	152.31'	220.00'
C17	17°04'41"	5.96'	N 86°21'50"	W	5.94'	20.00'
C18	16°16'35"	5.68'	N 69°41'13"	W	5.66'	20.00'
C19	45°42'58"	39.89'	N 42°04'57"	E	38.84'	50.00'
C20	43°48'17"	38.20'	N 02°39'41"	W	37.28'	50.00'
C21	40°55'53"	35.72'	N 45°00'46"	W	34.96'	50.00'
C22	54°00'01"	47.13'	N 87°31'13"	E	45.40'	50.00'
C23	28°54'57"	25.23'	S 46°03'39"	W	24.97'	50.00'
C24	24°38'06"	120.39'	S 26°48'53"	E	119.46'	280.00'
C25	85°29'21"	29.84'	S 42°21'08"	W	27.15'	20.00'
C26	80°24'21"	28.07'	S 54°42'00"	E	25.82'	20.00'
C27	NOT USED					
C28	11°30'06"	44.16'	N 06°08'35"	W	44.09'	220.00'
C29	89°53'00"	109.81'	S 45°20'02"	E	98.89'	70.00'
C30	16°28'30"	5.74'	S 69°36'09"	E	5.72'	20.00'
C31	53°40'45"	46.84'	S 88°13'11"	E	45.15'	50.00'
C32	53°29'39"	18.67'	N 58°21'00"	E	18.00'	20.00'
C33	NOT USED					
C34	04°30'39"	19.68'	S 02°38'52"	E	19.68'	250.00'
C35	34°13'45"	149.36'	S 22°01'03"	E	147.14'	250.00'
C36	50°43'36"	221.34'	S 64°29'44"	E	214.18'	250.00'
C37	NOT USED					
C38	11°24'35"	25.89'	S 06°05'50"	E	25.85'	130.00'
C39	89°53'00"	156.88'	S 45°20'02"	E	141.28'	100.00'

Hill, Jamison and Associates, Inc.
Engineering and Surveying
181 North 200 West Suite #4, Bountiful, Utah 84010 (801)298-2236
HJA PROJECT NO. 98-179 REV. 3/16/99 REV. 4/6/99 REV 4/15/99

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 0°06'28" EAST 482.02 FEET ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH 89°43'28" WEST 33.00 FEET; THENCE SOUTH 0°06'28" WEST 100.00 FEET; THENCE SOUTH 89°43'28" WEST 221.43 FEET; THENCE SOUTH 0°06'28" WEST 98.66 FEET TO THE NORTH LINE OF WEST SUNSET VIEW ESTATES NO.1; THENCE SOUTH 89°43'28" WEST 404.25 FEET ALONG SAID SUBDIVISION LINE; THENCE NORTH 0°06'28" EAST 198.66 FEET; THENCE NORTH 0°23'32" WEST 403.26 FEET; THENCE NORTH 89°51'32" WEST 185.07 FEET; THENCE NORTH 0°08'28" EAST 85.94 FEET; THENCE NORTH 03°00'09" WEST 60.09 FEET; THENCE NORTH 0°08'28" EAST 91.68 FEET; THENCE NORTH 89°59'25" EAST 186.15 FEET; THENCE SOUTH 0°23'33" EAST 135.36 FEET; THENCE SOUTH 44°22'40" EAST 111.86 FEET; THENCE NORTH 89°43'28"EAST 300.70 FEET; THENCE SOUTH 0°06'28" WEST 199.77 FEET; THENCE NORTH 89°43'28" EAST 114.01 FEET; THENCE SOUTH 0°06'28" WEST 93.50 FEET; THENCE NORTH 89°41'32" WEST 15.71 FEET; THENCE SOUTH 0°06'28" WEST 72.59 FEET; THENCE NORTH 89°43'28" EAST 185.71 FEET; THENCE SOUTH 0°06'28" WEST 60.00 FEET TO THE POINT OF BEGINNING, CONTAINING 7.92 ACRES.



I, VON R. HILL DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 6707 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS CRAIG ESTATES PHASE 1 CLUSTER SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

15 APRIL 1999 — V R Hill
DATE — UTAH SURVEYOR NO. 6707
VON R. HILL
HILL, JAMISON AND ASSOC. INC.

REGISTERED LAND SURVEYOR — License No. 6707 — VON R. HILL — STATE OF UTAH

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TOO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS CRAIG ESTATE PHASE 1 CLUSTER SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 3rd DAY OF June 1999

CRAIG DEVELOPMENT L.C. — KEMP W. SANDERS, TRUSTEE
THE KEMP FAMILY PROTECTION TRUST
MANAGING MEMBER OF CRAIG DEVELOPMENT, L.C.

CRAIG DEVELOPMENT L.C. — JANET H. SANDERS, TRUSTEE
THE KEMP FAMILY PROTECTION TRUST
MANAGING MEMBER OF CRAIG DEVELOPMENT, L.C.

ACKNOWLEDGMENT

ON THIS 3rd DAY OF June, 1999 THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, KEMP W. SANDERS AND JANET H. SANDERS TRUSTEES FOR THE KEMP FAMILY PROTECTION TRUST, MANAGING MEMBER OF CRAIG DEVELOPMENT L.C., SIGNERS OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC: Kathryn W. Holt
RESIDENCE: Syracuse, Davis County
MY COMMISSION EXPIRES: 2-5-02

NOTARY PUBLIC KATHRYN W. HOLT, 1787 South 2000 West, Syracuse, UT 84075, My Commission Expires February 5th, 2002, STATE OF UTAH

SYRACUSE CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL EASEMENTS AND PUBLIC IMPROVEMENT GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF SYRACUSE CITY, UTAH.

THIS 9th DAY OF February 1999

MAYOR: Robert J. Campbell
ATTEST: CITY RECORDER

SYRACUSE CITY CORPORATE Seal DAVIS COUNTY, UTAH

SYRACUSE CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CITY ENGINEER — April 23, 1999

REGISTERED PROFESSIONAL ENGINEER — #98-351891-2202 — JIM D. LEICHLITER — STATE OF UTAH

SYRACUSE CITY PLANNING COMMISSION APPROVAL

APPROVED THIS 2nd DAY OF Feb A.D. 1999 BY THE SYRACUSE CITY PLANNING COMMISSION.

CHAIRMAN

SYRACUSE CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF CRAIG ESTATES PHASE 1 CLUSTER SUBDIVISION AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

DATE 199_ — CITY ATTORNEY

DAVIS COUNTY RECORDER

ENTRY NO. 1529354 — FEE PAID #51.00
FILED FOR RECORD AND RECORDED THIS 1st DAY OF July 1999 AT 1:49 P.M. — IN BOOK 2527 PAGE 487
COUNTY RECORDER
BY DEPUTY