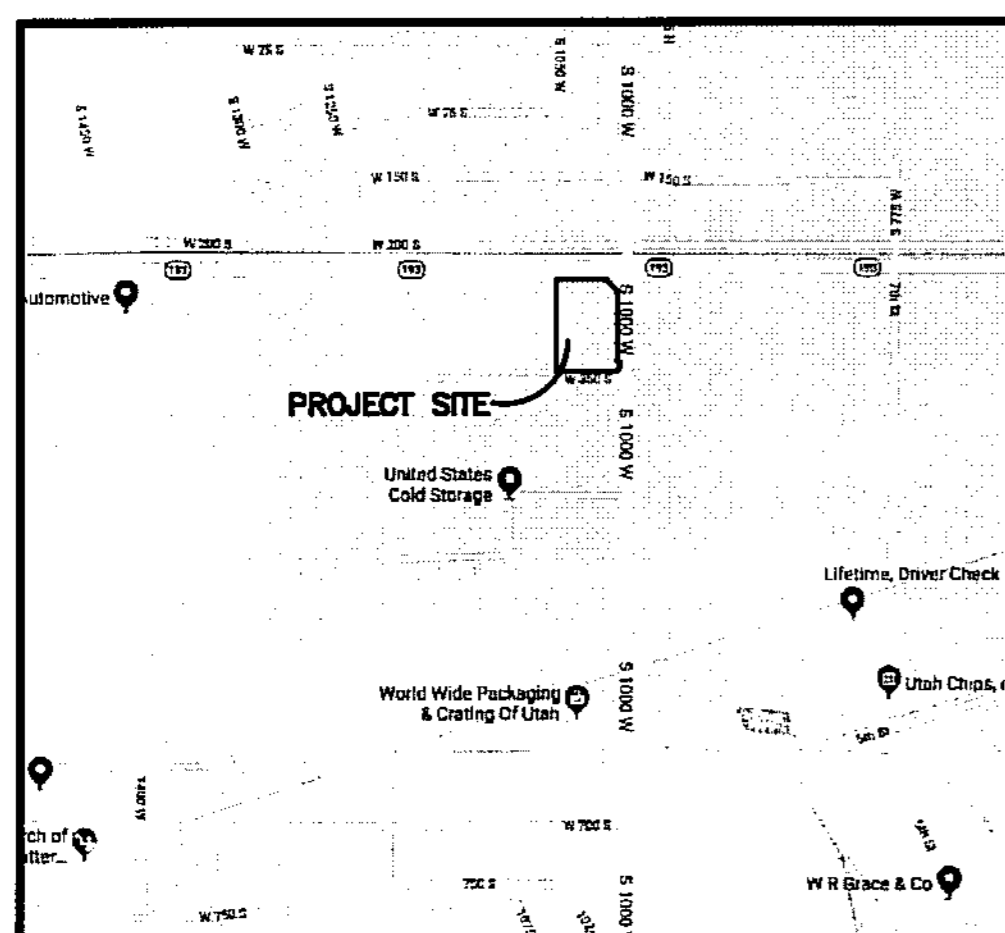


# NINIGRET NORTH I 3RD AMENDED

AN INDUSTRIAL SUBDIVISION AMENDING LOT 2A, NINIGRET NORTH I AMENDED  
 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  
 MAY, 2018



VICINITY MAP  
(NO SCALE)

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION BY AMENDING LOT 2A OF NINIGRET NORTH I AMENDED. THE BOUNDARY WAS DETERMINED BY RETRACING LOT 2A OF NINIGRET NORTH I AMENDED. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S00°06'46"W

### NOTE

EACH LOT OWNER WILL BE REQUIRED TO INSTALL A BOOSTER PUMP ON THE SECONDARY IRRIGATION SYSTEM TO ENSURE ADEQUATE OPERATING PRESSURES.

LOT 2 SHALL HAVE NO ACCESS ONTO 1000 WEST STREET

### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	30.00'	47.13'	42.43'	30.07'	S45°08'53"W	190°00'35"

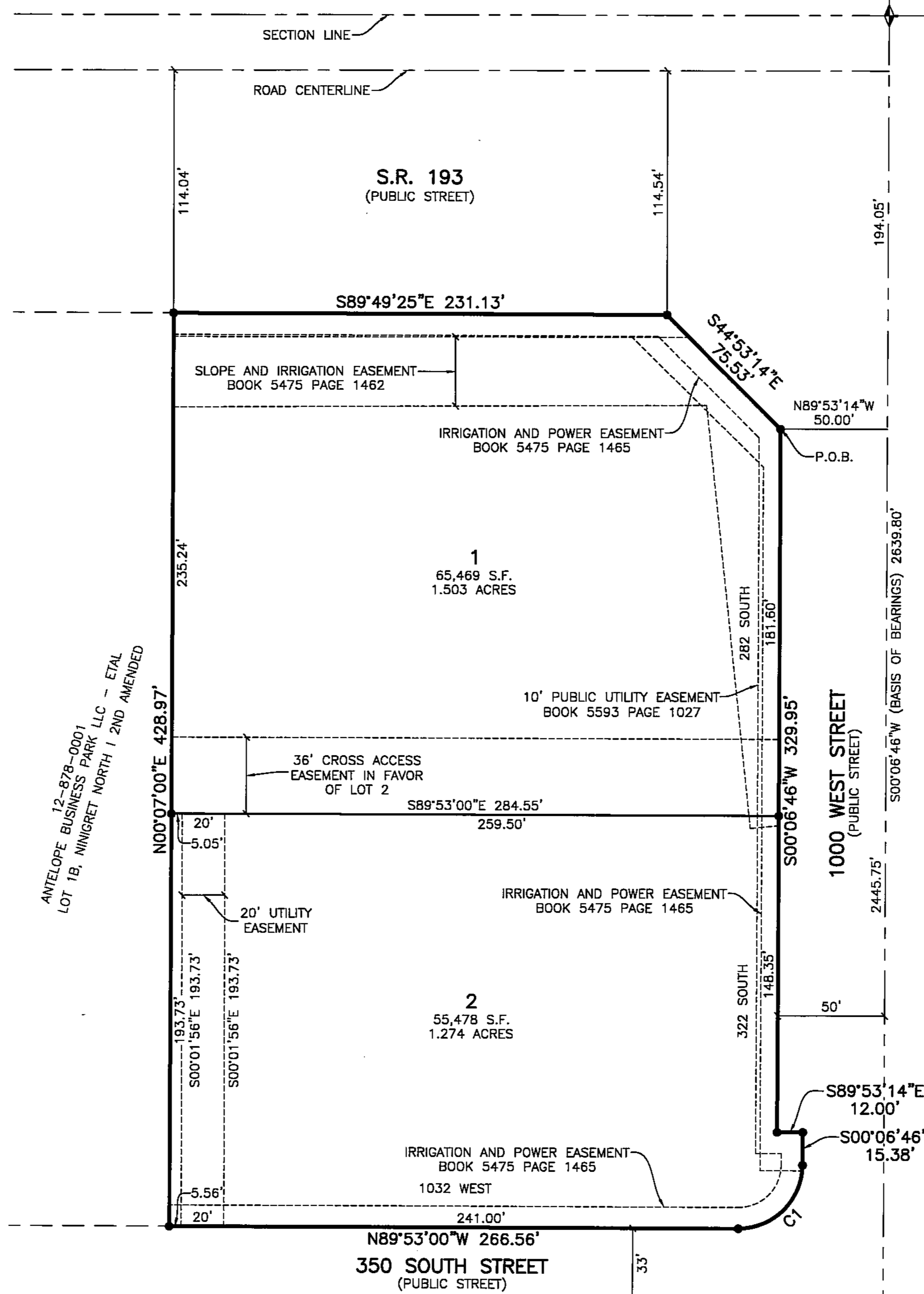
### BOUNDARY DESCRIPTION

ALL OF LOT 2A, NINIGRET NORTH I AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 1000 WEST STREET, SAID POINT BEING S00°06'46"W ALONG THE SECTION LINE, 194.05 FEET AND N89°53'14"W 50.00 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S00°06'46"W 329.95 FEET; (2) S89°53'14"E 12.00 FEET; AND (3) S00°06'46"W 15.38 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF 350 SOUTH STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.13 FEET, A DELTA ANGLE OF 90°00'35", A CHORD BEARING OF S45°08'53"W, AND A CHORD LENGTH OF 42.43 FEET; AND (2) N89°53'00"W 266.56 FEET TO THE EAST LINE OF LOT 1B, NINIGRET NORTH I 2ND AMENDED; THENCE N00°07'00"E ALONG SAID EAST LINE, 428.97 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF S.R. 193; THENCE S89°49'25"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 231.13 FEET; THENCE S44°53'14"E 75.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 120,948 SQUARE FEET OR 2.777 ACRES MORE OR LESS



EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY BRASS CAP MONUMENT

**SURVEYOR'S CERTIFICATE**  
 I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF NINIGRET NORTH I 3RD AMENDED IN SYRACUSE CITY, 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 SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SYRACUSE CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 24<sup>th</sup> DAY OF September, 2018.

9031945  
 UTAH LICENSE NUMBER

TREVOR J. HATCH  
 STATE OF UTAH

**OWNERS DEDICATION AND CERTIFICATION**  
 WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A TWO LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT NINIGRET NORTH I 3RD AMENDED, AND 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.

SIGNED THIS 25<sup>th</sup> DAY OF September, 2018.

*Eric C. Rice*  
 NINIGRET CONSTRUCTION COMPANY NORTH LC

**ACKNOWLEDGMENT**  
 STATE OF UTAH )  
 COUNTY OF Davis ) ss.  
 ON THE 25<sup>th</sup> DAY OF September, 2018,  
 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Eric C. Rice (AND Eric Antonio manager)  
 OF SAID LIMITED COMPANY AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LIMITED COMPANY FOR THE PURPOSES THEREIN MENTIONED.

05/15/2022  
 COMMISSION EXPIRES

*Shameel*  
 NOTARY PUBLIC



**DEVELOPER**  
 NINIGRET CONSTRUCTION COMPANY NORTH LC  
 1700 SOUTH 4650 WEST  
 SALT LAKE CITY, UT 84104

5975

**COMCAST**  
 APPROVED THIS 25 DAY OF September, 2018, BY COMCAST.  
*Elvador*  
 COMCAST

**DOMINION ENERGY**  
 APPROVED THIS 25<sup>th</sup> DAY OF Sept, 2018, BY DOMINION ENERGY.  
*Robert Comean*  
 DOMINION ENERGY

**CENTURYLINK**  
 APPROVED THIS 25<sup>th</sup> DAY OF Sept, 2018, BY CENTURYLINK.  
*Paul*  
 CENTURYLINK

**ROCKY MOUNTAIN POWER**  
 APPROVED THIS 25<sup>th</sup> DAY OF Sept, 2018, BY ROCKY MOUNTAIN POWER.  
*Derek*  
 ROCKY MOUNTAIN POWER

**LEGEND**

- SECTION CORNER
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- ROAD CENTERLINE
- SECTION TIE LINE
- EASEMENT LINE

Scale: 1" = 40'

**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.  
 9/26/18  
 SYRACUSE CITY ENGINEER

**SYRACUSE CITY PLANNING COMMISSION**  
 APPROVED THIS 17<sup>th</sup> DAY OF July, 2018, BY THE SYRACUSE CITY PLANNING COMMISSION.  
 CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

**SYRACUSE CITY COUNCIL**  
 PRESENTED TO THE SYRACUSE CITY COUNCIL THIS 20 DAY OF July, 2018, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
 SYRACUSE CITY MAYOR

**SYRACUSE CITY ATTORNEY**  
 APPROVED THIS 27 DAY OF September, 2018, BY THE SYRACUSE CITY ATTORNEY.  
 SYRACUSE CITY ATTORNEY

**PROJECT INFORMATION**  
 Surveyor: T. HATCH  
 Designer: N. ANDERSON  
 Begin Date: 05-22-18  
 Project Name: NINIGRET NORTH I 3RD AMENDED  
 Number: 6402-05  
 Scale: 1"=40'  
 Revision: 1 of 1

**DAVIS COUNTY RECORDER**  
 ENTRY NO. 3121353. FEE PAID 832.00. FILED FOR RECORD AND RECORDED, 10-5-2018, AT 4:05 IN BOOK 7114 OF THE OFFICIAL RECORDS, PAGE 12-77.  
 RECORDED FOR:



*A. James Maughan*  
 DAVIS COUNTY RECORDER  
 DEPUTY