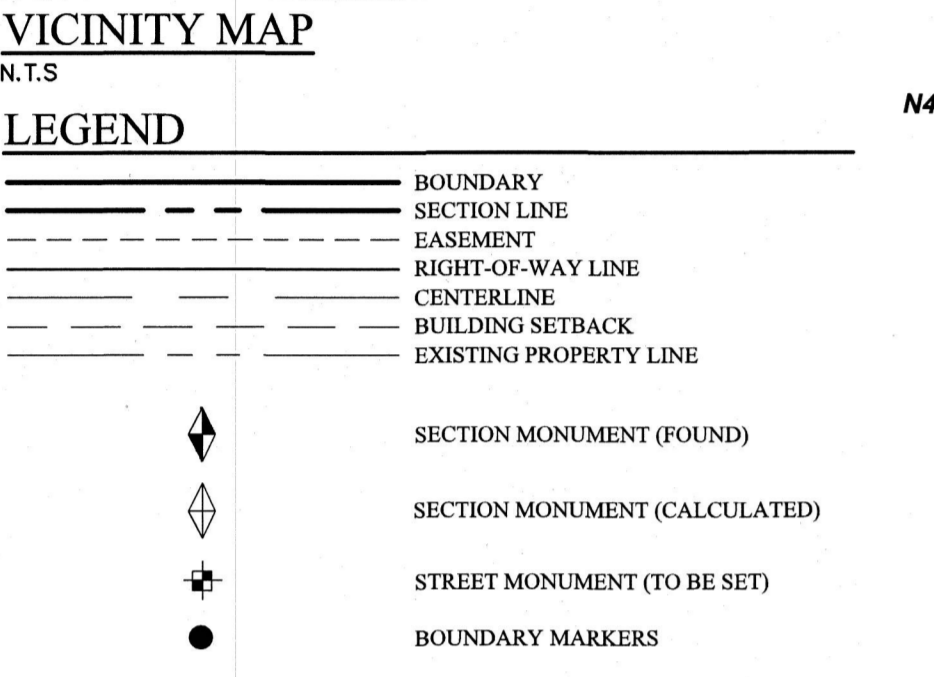
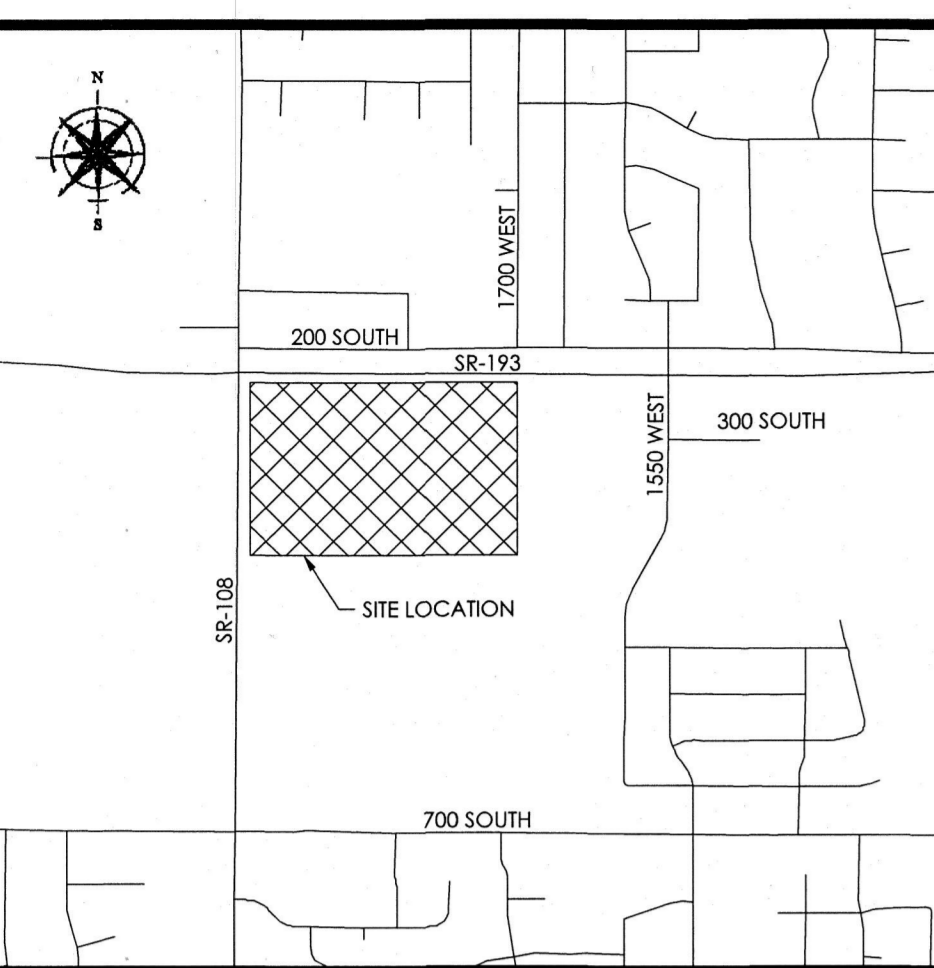


WASATCH SYRACUSE MIXED USE SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 3, T4N, R2W,
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

NORTH 1/4 CORNER OF
SECTION 3, T4N, R2W, SLB&M
FOUND 3.5" STANDARD FLAT
TOP BRASS MONUMENT

SOUTH 1/4 CORNER OF
SECTION 3, T4N, R2W, SLB&M
FOUND 3.5" STANDARD FLAT
TOP BRASS MONUMENT

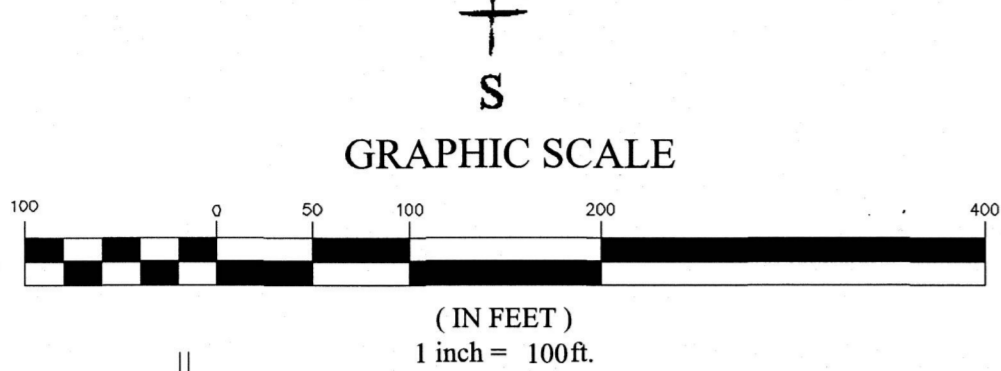


CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	233.00	18°07'37"	73.72	N89°52'23"W	73.41
C2	200.00	18°54'31"	66.00	N80°23'22"W	65.70
C3	167.00	18°54'31"	55.11	N80°23'22"E	54.86
C4	233.00	18°54'31"	76.89	S80°23'22"E	76.55
C5	200.00	19°01'05"	66.39	N80°26'39"W	66.08
C6	233.00	19°01'05"	77.34	N80°26'39"W	76.99
C7	167.00	19°11'31"	55.94	N80°21'27"W	55.68
C8	233.00	4°29'44"	18.28	N73°00'33"W	18.28
C9	200.00	2°01'03"	7.04	N71°46'13"W	7.04
C10	200.00	19°11'31"	66.99	N80°21'27"W	66.68
C11	90.00	90°20'52"	141.92	S45°13'25"E	127.66
C12	94.50	37°23'48"	61.68	N50°57'19"W	60.59
C13	45.00	16°43'47"	13.14	S34°39'30"W	13.09
C14	89.50	47°01'57"	73.47	S66°32'23"W	71.42
C15	19.50	87°54'35"	29.92	N44°37'26"W	27.07
C16	90.00	68°58'09"	108.34	S34°25'48"W	101.91
C17	19.50	88°32'04"	30.13	S44°12'15"W	27.22
C18	20.00	89°56'58"	31.40	N44°52'08"W	28.27
C19	20.00	89°59'00"	31.41	N45°09'53"E	28.28

NOTES:
1) #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE AND FRONT LOT LINES.
2) SYRACUSE LAND HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY, GRANTOR, DOES HEREBY DEDICATE A NON-EXCLUSIVE, LIMITED PUBLIC UTILITY EASEMENT, OVER THE PROPERTY (TO BE LOCATED OUTSIDE OF BUILDING FOOTPRINTS AND STRUCTURES) DESCRIBED HEREIN, FOR THE USE AND INSTALLATION OF PUBLIC UTILITY FACILITIES ACCORDING TO THE PROVISIONS OF UTAH CODE ANN. § 54-3-27 WHICH DEFINES PUBLIC UTILITY EASEMENTS AND THE RIGHTS TO WHICH PUBLIC UTILITY COMPANIES MAY PLACE THEIR PUBLIC UTILITY FACILITIES. THIS PUBLIC UTILITY EASEMENT IS SOLELY FOR THE USE OF ROCKY MOUNTAIN POWER AND DOMINION ENERGY TO PROVIDE PUBLIC UTILITY SERVICES TO THE PROPERTY AND SHALL ONLY BE LOCATED OUTSIDE OF BUILDING FOOTPRINTS AND STRUCTURES.
ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN § 10-9A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER
(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW
Stephanie Christensen 4/6/23
DATE

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 HIGH TECH DRIVE
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

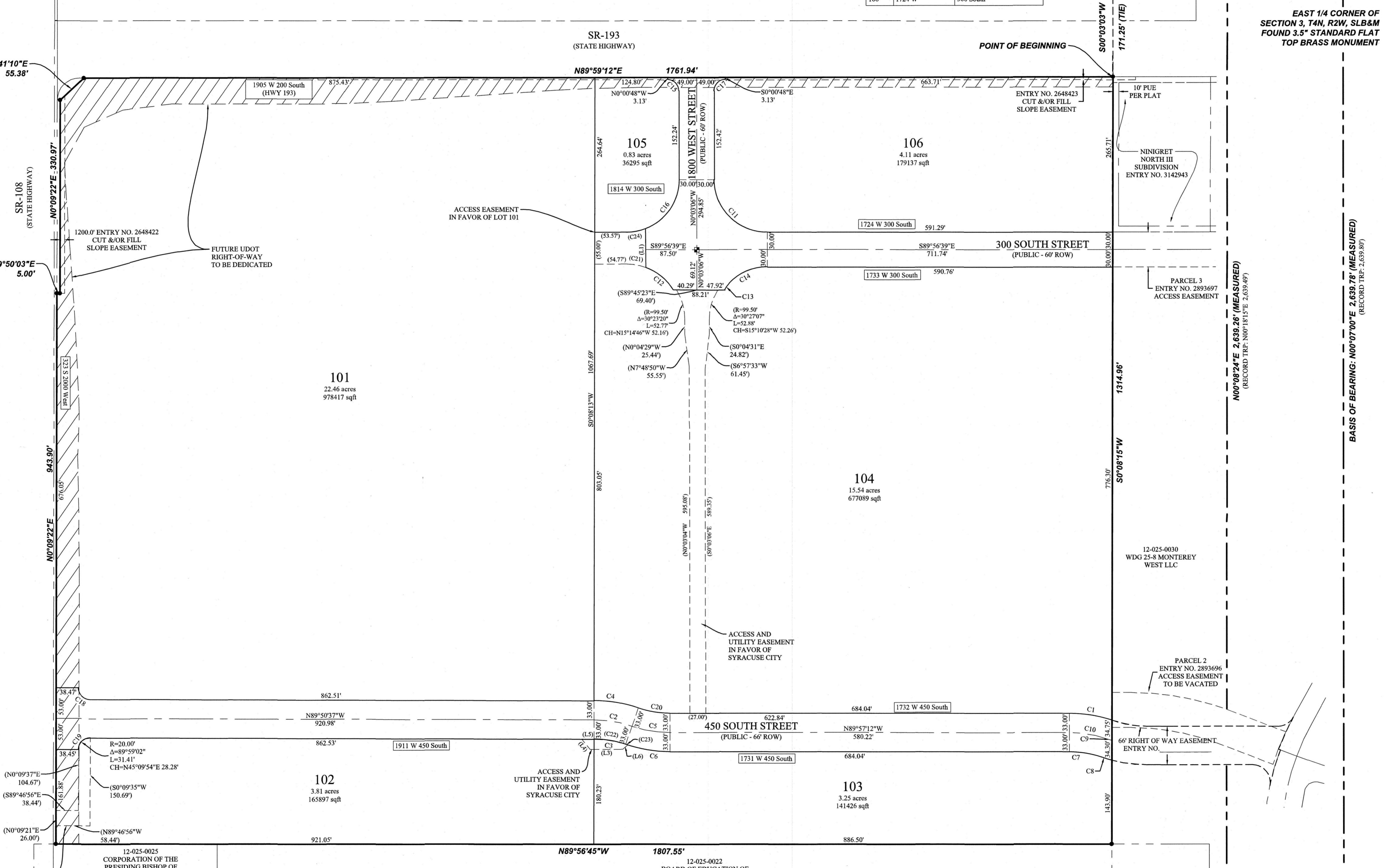
OWNER/DEVELOPER:
COLUMBIA OGDEN MEDICAL CENTER, INC.
OWNER/DEVELOPER:
SYRACUSE LAND HOLDINGS, LLC.



Easement Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
(C21)	94.50	20°17'26"	33.47	N79°47'56"W
(C22)	167.00	18°54'31"	55.11	S80°23'22"E
(C23)	233.00	0°51'48"	3.51	S71°22'01"E
(C24)	90.00	21°43'51"	34.13	S79°46'18"W

Easement Line Table		
LINE	DIRECTION	LENGTH
(L1)	N00°22'51"W	66.92
(L3)	N89°57'59"W	55.37
(L4)	N39°51'55"W	22.78
(L5)	S89°50'37"E	21.09
(L6)	S49°56'56"W	11.15

ADDRESS TABLE	
UNIT	ADDRESSES
101	323 S
101	1905 W
102	1911 W
103	1731 W
104	1732 W
104	1733 W
105	1814 W
106	1724 W



12-025-0025
CORPORATION OF THE
PRESIDING BISHOP OF
THE CHURCH OF JESUS
CHRIST OF LDS
PUBLIC UTILITY
EASEMENT IN
FAVOR OF
SYRACUSE CITY

DOMINION ENERGY
QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

EASEMENTS
Ben Kelly 4/5/2023
DATE

CITY ENGINEER
APPROVED AS TO FORM THIS 5TH DAY OF APRIL, A.D. 2023.
Supriya
SYRACUSE CITY ENGINEER

PLANNING COMMISSION
APPROVED THIS 2 DAY OF MAY, A.D. 2023, BY THE SYRACUSE CITY PLANNING COMMISSION.
Chairman
CHAIRMAN, PLANNING COMMISSION

CITY ATTORNEY
APPROVED AS TO FORM THIS 11TH DAY OF MAY, A.D. 2023.
Stephanie Christensen
SYRACUSE CITY ATTORNEY

SURVEYOR'S CERTIFICATE
I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots and streets, together with easements, to be hereafter known as WASATCH SYRACUSE MIXED USE SUBDIVISION, and the same has been, or will be correctly surveyed and monumented on the ground as shown on this Plat.
Justin Lundberg 04/01/23
DATE
JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

BOUNDARY DESCRIPTION
A part of the Southwest Quarter of Section 3, Township 4 North, Range 2 West, Salt Lake Base and Meridian, located in Syracuse City, Davis County, Utah, being more particularly described as follows:
Beginning at the northwest corner of NINIGRET NORTH III, according to the official plat thereof recorded on February 12, 2019 as Entry Number 3142943 in Book 7198 at Page 314 in the Office of the Davis County Recorder, said corner located N89°56'57"W 809.70 feet and S0°03'03"W 171.25 feet from the Center of Section 3, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said Center of Section located N89°56'57"W 2,654.25 feet from the East Quarter Corner of said Section 3 (Basis of Bearing is S00°07'00"W between the East Quarter Corner and Southeast Corner of said Section 3); running thence along the westerly line of said subdivision to and along the westerly boundary line described in that certain Special Warranty Deed recorded August 24, 2012 as Entry Number 2682360 in Book 5592 at Page 893-898 in the Office of the Davis County Recorder, S00°08'15"W 1,314.96 feet to a point on the northerly boundary line described in that certain Special Warranty Deed recorded March 9, 1993 as Entry Number 1021678 in Book 130 in the Office of the Davis County Recorder, thence along said northerly line to and along the northerly boundary line described in that certain Warranty Deed recorded on August 20, 2016 as Entry Number 2197408 in Book 4107 at Page 972 in the Office of the Davis County Recorder, N89°56'46"W 1,807.55 feet to a point on the easterly right-of-way line of State Route 108 known as Project No. S-108(23); thence along said easterly line the following four (4) courses: (1) N00°09'22"E 943.90 feet; thence (2) S89°50'03"E 5.00 feet; thence (3) N00°09'22"E 330.97 feet; thence (4) N46°41'10"E 55.38 feet to a point on the southerly right-of-way line of State Route 193 known as Project No. S-0193(5); thence along said southerly line N89°59'12"E 1,761.94 feet to the point of beginning.
Rotate above bearings 0°20'06" clockwise to equal NAD 83 bearing. Contains: 54.45 acres +/-

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT
WASATCH SYRACUSE MIXED USE SUBDIVISION
AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SYRACUSE CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS AND PORTIONS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, ALSO 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. OWNERS HEREBY AGREE TO 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 18 DAY OF April, 2023
BY: *Mark B. Adams* BY: *Jeff Nielsen*
ITS: *VP* ITS: *Manager*
Mark B. Adams *Jeff Nielsen*
(PRINTED NAME) (PRINTED NAME)

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF Weber
STEPHANIE CHRISTENSEN
Notary Public, State of Utah
Commission # 729083
My Commission Expires On
January 31, 2027
ON THE 18 DAY OF April, A.D. 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Weber, IN SAID STATE OF UTAH, *Mark Adams*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE *VP OF COLUMBIA OGDEN MEDICAL CENTER, A UTAH LLC*, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND ON BEHALF OF SAID COMPANY FOR PURPOSES THEREIN MENTIONED.
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Weber COUNTY
MY COMMISSION No. 729083
Stephanie Christensen
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF Salt Lake
LAUREN ASHLEY
Notary Public, State of Utah
My Commission Expires on
February 01, 2026
Commission Number: 722794
ON THE 20 DAY OF April, A.D. 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, *Jeff Nielsen*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE *MANAGER OF SYRACUSE LAND HOLDINGS, L.L.C.*, A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.
MY COMMISSION EXPIRES: 2/1/26
Laura Agony
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY
MY COMMISSION No. 722794
Lauren Ashley
PRINTED FULL NAME OF NOTARY

COUNTY RECORDER
RECORDED # 3532491
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
Syracuse City
DATE 4/13/2023 TIME 3:09 BOOK 8275 PAGE 1019
FEE \$ 62.00
Rickert Mangano
COUNTY RECORDER

Z:\2021\21-0557 Syracuse Mixed Use 7 Wasatch\Design 21-0557.dwg:sheets\22.0 FINAL PLAT.dwg