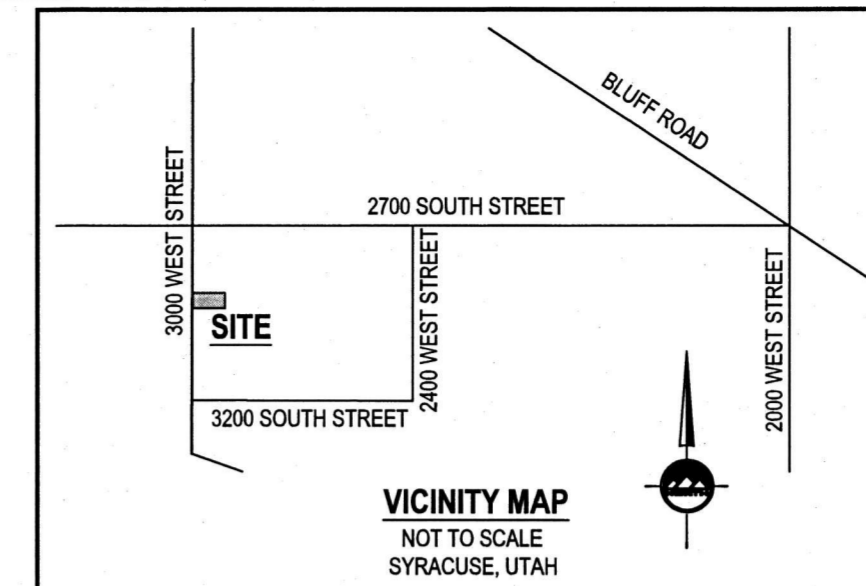


SHORELINE VIEW SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
JUNE 2022



SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as SHORELINE VIEW SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the east line of 3000 West Street, said point also being the Point of Beginning of a Boundary Line Agreement recorded on March 7, 2022 as Entry no. 3461396, in Book 7960 at Pages 2473 - 2478 in the records of Davis County and described as being South 0°11'28" West 922.75 feet along the section line and center line of 3000 West Street, (NAD 83 Bearing is South 0°32'00" West) and South 89°41'36" East 33.00 feet from the Northwest Corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running:

Thence South 89°41'36" East 407.00 feet along the aforementioned Boundary Line Agreement Line which is also the south line of a 4 foot Chain Link Fence Line to and along the south line of a 6 foot Vinyl Fence Line to the west line of Shoreline Subdivision Phase 5A, a recorded subdivision in the office of the Davis County Recorder as Entry no. 3457323 recorded on February 16, 2022 in Book 7948 at Page 151;
Thence South 0°11'28" West 263.33 feet along the west line of the aforementioned Shoreline Subdivision Phase 5A to a fence line;
Thence North 89°50'57" West 407.00 feet being a fence line to the east line of 3000 West Street;
Thence North 0°11'28" East 264.44 feet along the east line of 3000 West Street to the point of beginning.

Contains 107,401 square feet. 2.466 acres, 8 lots.

Date Nov. 28, 2022
Keith R. Russell
License no. 164386

OWNER'S DEDICATION

Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

SHORELINE VIEW SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof we have hereunto set our hands this 31 day of November A.D. 20 22.

Keith R. Russell And 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.

By: KEITH R. RUSSELL, REAL ESTATE AND DEVELOPMENT, LC
its: MANAGING MEMBER
By: VAL E. DORIUS

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Davis

On the 31 day of November A.D. 20 22, KEITH R. RUSSELL personally appeared before me, the undersigned Notary Public, in and for said County of DAVIS in the State of Utah, who after being duly sworn, acknowledged to me that He is the MANAGING MEMBER, of TOUCAN INVESTMENT, REAL ESTATE AND DEVELOPMENT, LC, a Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: 07-31-2024
Alexa Shelby # 713230 RESIDING IN Davis COUNTY.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Davis

On the 31 day of November A.D. 20 22, VAL E. DORIUS, personally appeared before me, the undersigned Notary public, in and for said County of DAVIS in said State of Utah, who after being duly sworn, acknowledged to me that He signed the Owner's Dedication, ONE, in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: 07-31-2024
Alexa Shelby # 713230 RESIDING IN Davis COUNTY.
NOTARY PUBLIC

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983

SHORELINE VIEW SUBDIVISION

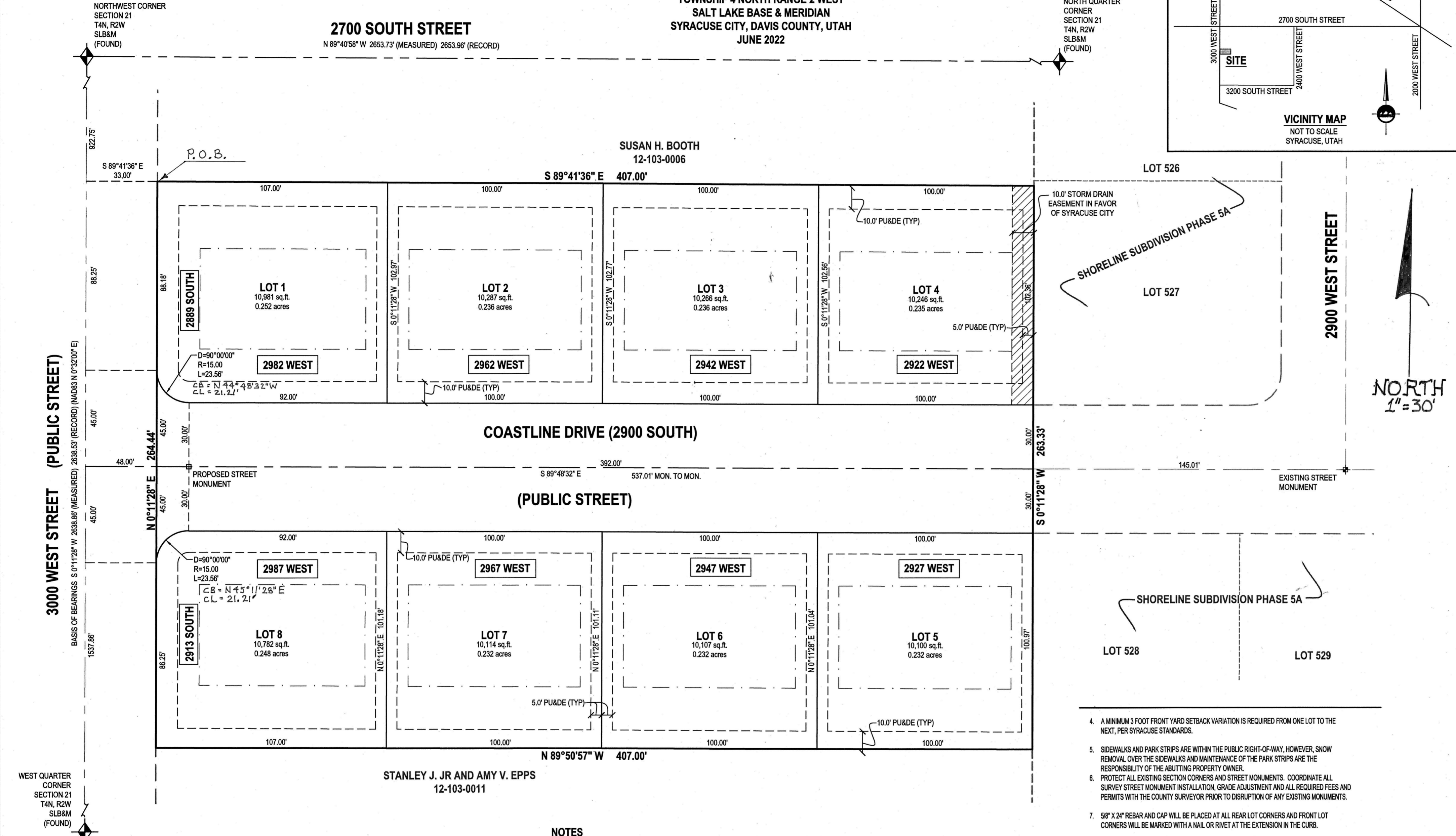
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21
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SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 353311 FEE PAID \$66.00 FILED FOR RECORD AND RECORDED THIS 21 DAY OF NOVEMBER 20 23 AT 10:53 IN BOOK 8200 OF OFFICIAL RECORDS PAGE 287

Richard M. Morgan
DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER



- ### NOTES
- 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 P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. 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 P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
 - PROPERTY IS ZONED R - 3. ALLOWS 4 LOTS PER ACRE. DENSITY IS 3.24 LOTS PER ACRE. A DEVELOPMENT AGREEMENT WAS ESTABLISHED TO USE THE R-2 SET BACK REQUIREMENTS FOR BUILDINGS AND LOT SIZES. LOT MINIMUM SIZE IS 10,000 SQUARE FEET WITH BUILDING SET BACKS AS FOLLOWS:
a. FRONT YARD SETBACK IS 25'
b. REAR YARD SETBACK IS 30'
c. SIDE YARD SETBACK IS 10' BOTH SIDES
d. SIDE CORNER YARD SETBACK IS 20'
 - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
 - A MINIMUM 3 FOOT FRONT YARD SETBACK VARIATION IS REQUIRED FROM ONE LOT TO THE NEXT, PER SYRACUSE STANDARDS.
 - SIDEWALKS AND PARK STRIPS ARE WITHIN THE PUBLIC RIGHT-OF-WAY. HOWEVER, SNOW REMOVAL OVER THE SIDEWALKS AND MAINTENANCE OF THE PARK STRIPS ARE THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNER.
 - PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
 - 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
 - HOMES BUILT ON THIS PROPERTY ABUT AND ARE NEARBY HISTORICALLY AGRICULTURAL PROPERTIES THAT MAINTAIN FARM ANIMALS, INCLUDING ROOSTERS, COWS, GOATS, PIGS, AND OTHER ANIMALS THAT WILL GENERATE NOISE AND ODORS AT ALL HOURS OF THE DAY AND/OR NIGHT. AGRICULTURAL ACTIVITIES INCLUDING FEEDING, GROOMING, BREEDING AND HARVESTING OF FARM ANIMALS. PURCHASERS OF PROPERTIES IN THIS SUBDIVISION UNDERSTAND AND AFFIRMATIVELY ACCEPT THESE NEIGHBORING CONDITIONS.
 - REAR YARD DRAIN PIPES AND DRAINS ARE OWNED AND MAINTAINED BY PROPERTY OWNER(S) WHERE THE DRAIN PIPES AND DRAINS ARE LOCATED WITH RESPECT TO EACH LOT WITHIN THE PLAT.

DOMINION ENERGY UTAH APPROVAL

DOMINION ENERGY UTAH - NOTE WITH NO EXISTING NATURAL GAS EASEMENT

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES 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 OWNER'S DEDICATION OR IN 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 800-336-8532

APPROVED THIS 4th DAY OF Jan, 20 23.

BY: Matt Newman

TITLE: Pre-Conn Rep

UTOPIA FIBER

APPROVED THIS 3 DAY OF January, 20 23
BY THE UTOPIA FIBER

Chris Miller
UTOPIA FIBER

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS 3 DAY OF January, 20 23
BY THE ROCKY MOUNTAIN POWER.

Christy A. Davis
ROCKY MOUNTAIN POWER

CITY ATTORNEY'S APPROVAL

APPROVED THIS 17th DAY OF May, 20 23
BY THE SYRACUSE CITY ATTORNEY

Russell
SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 16 DAY OF May, 20 22
BY THE CITY PLANNING COMMISSION APPROVAL

Richard M. Morgan
CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS 11th DAY OF MAY, 20 23
BY THE SYRACUSE CITY ENGINEER

M. L.
SYRACUSE CITY ENGINEER

DEVELOPER
TOUCAN INVESTMENTS
2078 EAST 200 SOUTH
LAYTON, UTAH 84040
801-597-9100