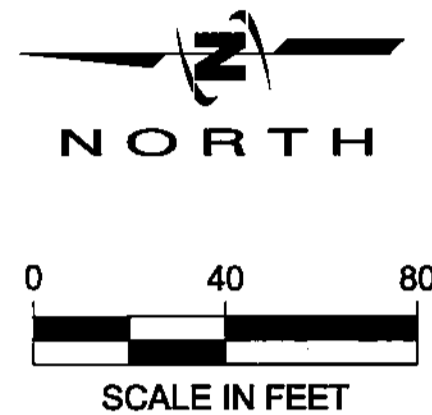


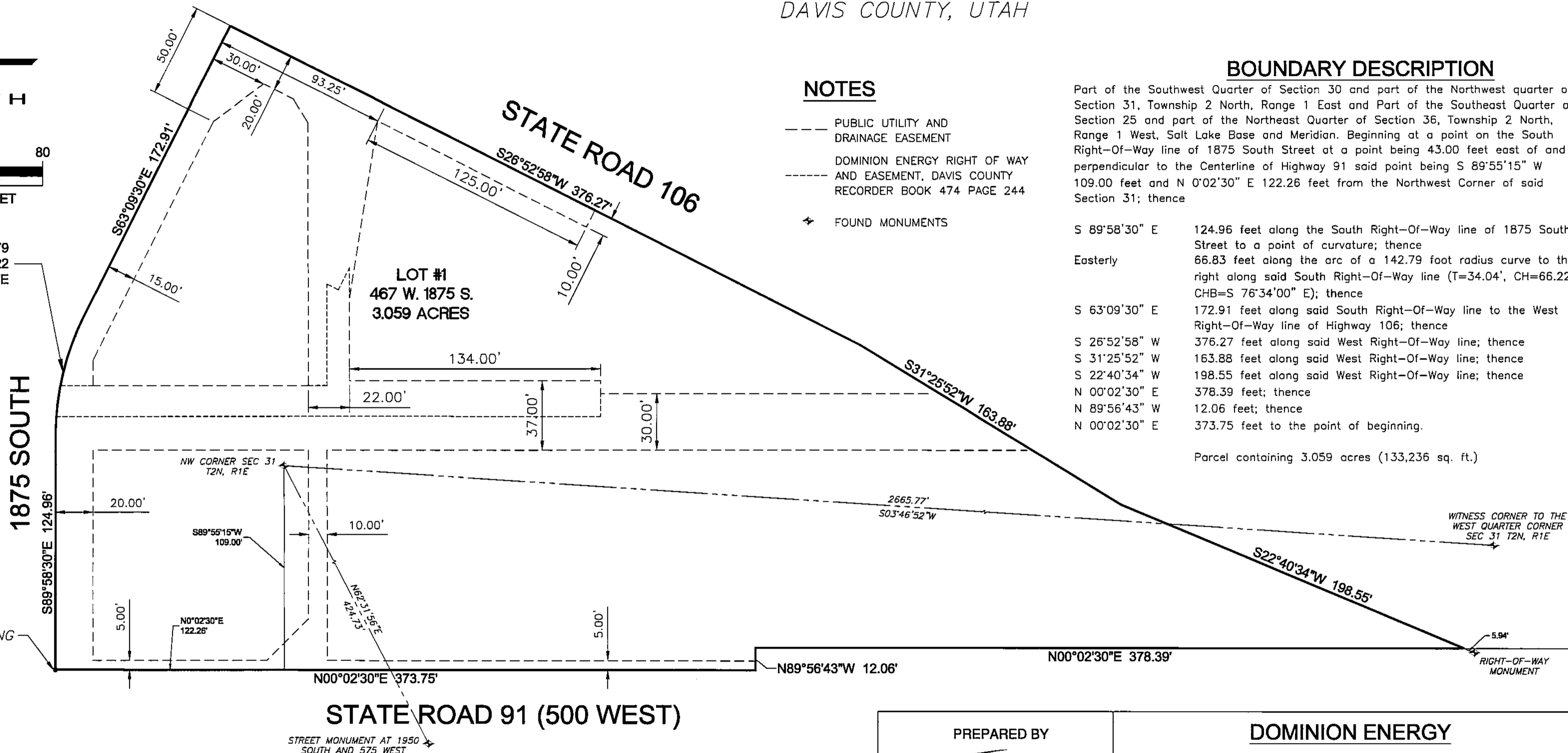
5833

# WOODLAND GARDENS PLAT "D"

AMENDING WOODLAND GARDENS PLAT "C" SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30 AND NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST AND SOUTHEAST QUARTER OF SECTION 25 AND NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. WOODS CROSS CITY, DAVIS COUNTY, UTAH



L=66.83 R=142.79  
T=34.04 CH=66.22  
CHB= S76°34'00"E



### NOTES

- PUBLIC UTILITY AND DRAINAGE EASEMENT
- DOMINION ENERGY RIGHT OF WAY AND EASEMENT, DAVIS COUNTY RECORDER BOOK 474 PAGE 244
- FOUND MONUMENTS

### BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 30 and part of the Northwest quarter of Section 31, Township 2 North, Range 1 East and Part of the Southeast Quarter of Section 25 and part of the Northeast Quarter of Section 36, Township 2 North, Range 1 West, Salt Lake Base and Meridian. Beginning at a point on the South Right-Of-Way line of 1875 South Street at a point being 43.00 feet east of and perpendicular to the Centerline of Highway 91 said point being S 89°55'15" W 109.00 feet and N 0°02'30" E 122.26 feet from the Northwest Corner of said Section 31; thence

S 89°58'30" E 124.96 feet along the South Right-Of-Way line of 1875 South Street to a point of curvature; thence

Easterly 66.83 feet along the arc of a 142.79 foot radius curve to the right along said South Right-Of-Way line (T=34.04', CH=66.22', CHB=S 76°34'00" E); thence

S 63°09'30" E 172.91 feet along said South Right-Of-Way line to the West Right-Of-Way line of Highway 106; thence

S 26°52'58" W 376.27 feet along said West Right-Of-Way line; thence

S 31°25'52" W 163.88 feet along said West Right-Of-Way line; thence

S 22°40'34" W 198.55 feet along said West Right-Of-Way line; thence

N 00°02'30" E 378.39 feet; thence

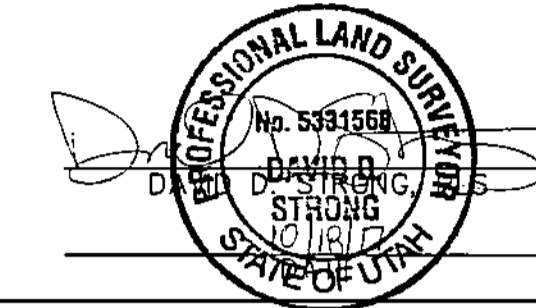
N 89°56'43" W 12.06 feet; thence

N 00°02'30" E 373.75 feet to the point of beginning.

Parcel containing 3.059 acres (133,236 sq. ft.)

### SURVEYOR'S CERTIFICATE

I, DAVID D. STRONG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5331568 IN THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE DEDICATED SAID TRACT OF LAND INTO STREETS AND EASEMENTS. I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.



### NARRATIVE

THIS SURVEY WAS REQUESTED BY WOODS CROSS CITY TO UPDATE WOODLAND GARDENS PLATS "C" BASED ON UDOT'S NEW RIGHT OF WAYS. BEARINGS AND LINES WERE ESTABLISHED FROM THE RECORDED SUBDIVISION PLATS OF WOODLAND GARDENS PLATS "A", "B" AND "C" AND SURVEY INFORMATION PROVIDED BY UDOT. THE NORTHWEST CORNER OF SAID SECTION 31 AS SHOWN WAS IN PLACE MARKED WITH A PLUG. THE BEARING FROM SAID NORTHWEST CORNER TO THE WITNESS CORNER OF THE WEST 1/4 CORNER OF SAID SECTION 31 IS S 03°46'52" W 2665.77 FEET. NO PROPERTY CORNERS WERE FOUND OR SET. BASIS OF BEARING S 89°57'40" W 857.56 FEET FROM THE STREET MONUMENT LOCATED AT THE INTERSECTION OF 1950 SOUTH AND 575 WEST TO THE MONUMENT IN THE CENTER OF 1950 SOUTH. THE BEARING FROM SAID NORTHWEST CORNER TO THE STREET MONUMENT LOCATED AT THE INTERSECTION OF 1950 SOUTH AND 575 WEST IS S 62°31'56" W 424.73 FEET. INFORMATION AS TO THE LOCATION AND WIDTH OF EASEMENTS WAS GIVEN BY WOODS CROSS CITY.

### OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT WOODLAND GARDENS PLAT "D" AND HEREBY DEDICATE, GRANT AND CONVEY TO WOODS CROSS CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO WOODS CROSS CITY 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 WOODS CROSS CITY.

SIGNED THIS 20<sup>th</sup> DAY OF October, 2017.

Jed B. Millburn, Manager  
Hills at Renaissance Apartments, LLC  
A UTAH LIMITED LIABILITY COMPANY

### LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF DAVIS )  
ON THIS 20<sup>th</sup> DAY OF October, 2017, I, Benjamin S Neff, Notary Public, State of Utah, Commission Expires August 15, 2021, was personally appeared before me, the undersigned Notary Public, in and for the County of Salt Lake, in said State of Utah, Jed B. Millburn, who after being duly sworn, acknowledged to me that he is Manager of Hills at Renaissance Apartments, LLC, a Utah L.L.C. and that he signed the Owners Dedication freely and voluntarily for and in behalf of said limited liability company for the purposes therein mentioned.

August 15, 2021  
COMMISSION EXPIRES  
Benjamin S Neff  
NOTARY PUBLIC

### DAVIS COUNTY RECORDER

ENTRY NO. 3056130 FEE PAID \$31.00  
FILED FOR RECORD AND RECORDED THIS 30<sup>th</sup> DAY OF November, 2017 AT 12:11 PM IN BOOK 6885 OF OFFICIAL RECORDS PAGE 484  
Richard T. Mangham  
DAVIS COUNTY RECORDER  
BY: \_\_\_\_\_  
DEPUTY RECORDER

### WOODS CROSS CITY ATTORNEY

APPROVED THIS 30<sup>th</sup> DAY OF October, 2017.  
[Signature]  
SIGNATURE

### IMPORTANT NOTICE

MANY AREAS IN WOODS CROSS HAVE GROUND WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. THERE ARE ALSO AREAS WHERE SOIL CONDITIONS MAY WARRANT ADDITIONAL CONSTRUCTION MEASURES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT THE BUILDINGS AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS OR THAT SOILS ARE SUITABLE FOR CONSTRUCTION. SOLUTION OF WATER OR SOIL PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.

PREPARED BY

Engineers • Surveyors • Planners

466 NORTH 900 WEST  
KAYSVILLE, UTAH 84037  
801-547-0393  
PROJECT #5510028  
OCTOBER 2017

### DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF ITS RIGHTS-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S) OR BY PRESCRIPTION. DOMINION ENERGY 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, INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN RIGHTS-OF-WAY, PLEASE CONTACT DOMINION ENERGY RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 20 DAY OF OCT, 2017.

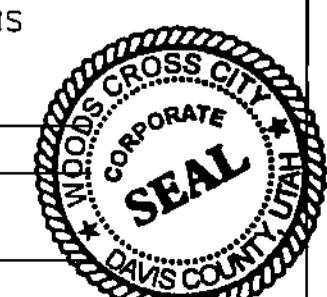
DOMINION ENERGY: [Signature]  
SIGNATURE

### WOODS CROSS CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND FOUND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.  
10/18/17  
DATE  
[Signature]  
WOODS CROSS CITY ENGINEER

### WOODS CROSS CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF WOODS CROSS CITY, UTAH THIS 19<sup>th</sup> DAY OF Sept, 2017.  
ATTEST  
[Signature]  
TITLE: City Recorder  
[Signature]  
MAYOR



### WOODS CROSS CITY PLANNING COMMISSION

APPROVED BY THE WOODS CROSS CITY PLANNING COMMISSION ON THE 9<sup>th</sup> DAY OF Sept, 2017.  
[Signature]  
SIGNATURE