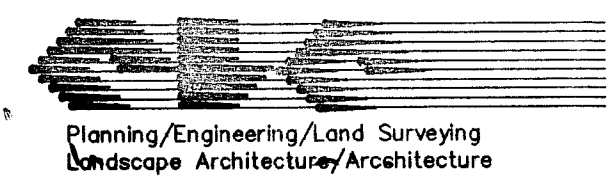


2844-1

2844-1

CLC Associates, Inc.

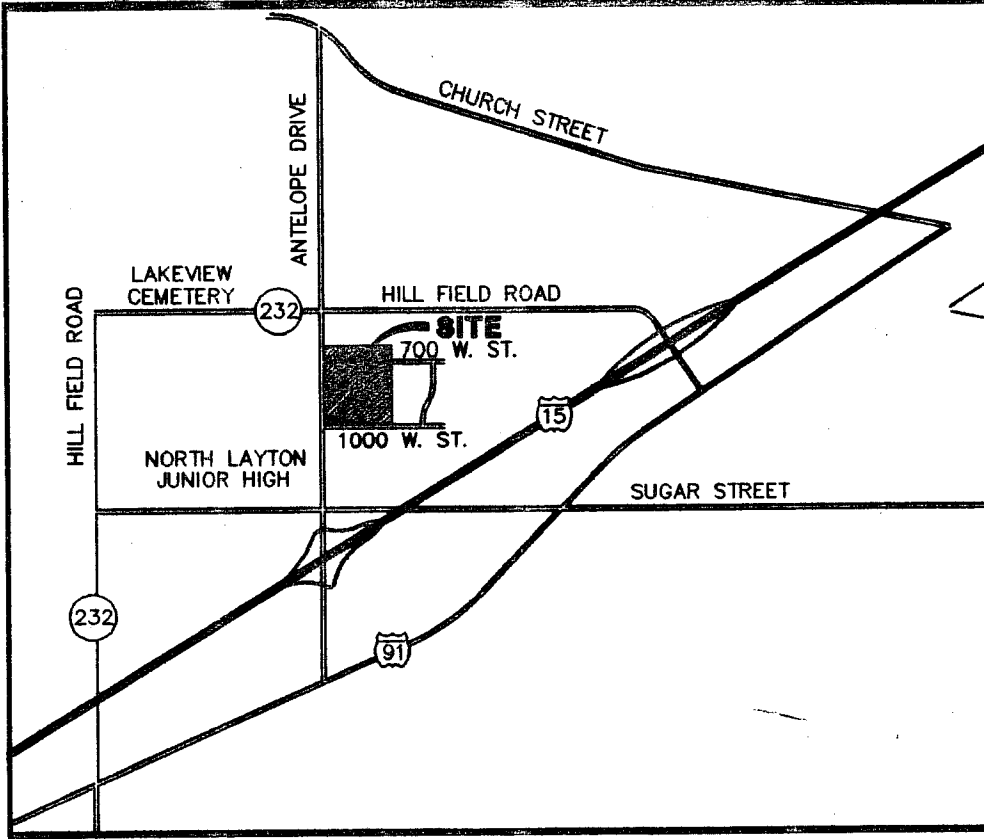


8480 E. Orchard Road Suite 2000 Englewood, Colorado 80111 (303) 770-5800 FAX (303) 770-2349

FINAL PLAT

FOR

LAYTON MARKET CENTER SUBDIVISION 2ND AMENDED (AMENDING LOTS 3, 4, 5, 6, 7, 8, AND 9 OF LAYTON MARKET CENTER SUBDIVISION) A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SLBM LAYTON CITY, COUNTY OF DAVIS, STATE OF UTAH



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN, BEING ALL OF LOTS 3, 4, 5, 6, 7, 8, AND 9 OF LAYTON MARKET CENTER SUBDIVISION, COUNTY OF DAVIS, STATE OF UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ANTELOPE DRIVE AND THE EAST RIGHT-OF-WAY LINE OF 1000 WEST STREET, SAID POINT BEING NORTH 89 DEGREES 55 MINUTES 10 SECONDS EAST 1029.98 FEET ALONG THE SECTION LINE AND SOUTH 00 DEGREES 22 MINUTES 10 SECONDS WEST 57.00 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 17; THENCE NORTH 89 DEGREES 55 MINUTES 10 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ANTELOPE DRIVE, A DISTANCE OF 543.93 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 04 SECONDS WEST, A DISTANCE OF 183.30 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 56 SECONDS WEST, A DISTANCE OF 216.17 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 04 SECONDS WEST, A DISTANCE OF 246.27 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19 DEGREES 56 MINUTES 54 SECONDS AN ARC DISTANCE OF 34.82 FEET, A RADIUS OF 100.00 FEET AND A CHORD BEARING OF SOUTH 09 DEGREES 48 MINUTES 23 SECONDS EAST WITH A DISTANCE OF 34.64 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19 DEGREES 56 MINUTES 54 SECONDS AN ARC DISTANCE OF 34.82 FEET, A RADIUS OF 100.00 FEET AND A CHORD BEARING OF SOUTH 09 DEGREES 48 MINUTES 23 SECONDS EAST WITH A DISTANCE OF 34.64 FEET; THENCE SOUTH 09 DEGREES 48 MINUTES 23 SECONDS EAST WITH A DISTANCE OF 34.64 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 04 SECONDS WEST, A DISTANCE OF 185.75 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 52 DEGREES 28 MINUTES 01 SECONDS AN ARC DISTANCE OF 22.89 FEET, A RADIUS OF 25.00 FEET AND A CHORD BEARING OF SOUTH 26 DEGREES 24 MINUTES 05 SECONDS WEST WITH A DISTANCE OF 22.10 FEET; THENCE SOUTH 52 DEGREES 38 MINUTES 05 SECONDS WEST, A DISTANCE OF 47.47 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02 DEGREES 08 MINUTES 36 SECONDS AN ARC DISTANCE OF 8.68 FEET, A RADIUS OF 232.00 FEET AND A CHORD BEARING OF SOUTH 36 DEGREES 37 MINUTES 31 SECONDS EAST WITH A DISTANCE OF 8.68 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 54 DEGREES 16 MINUTES 49 SECONDS AN ARC DISTANCE OF 189.47 FEET, A RADIUS OF 200.00 FEET AND A CHORD BEARING OF SOUTH 62 DEGREES 41 MINUTES 34 SECONDS EAST WITH A DISTANCE OF 182.46 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 56 SECONDS EAST, A DISTANCE OF 38.75 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 04 SECONDS WEST, A DISTANCE OF 440.72 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 10 SECONDS WEST, A DISTANCE OF 503.11 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST, A DISTANCE OF 1263.03 FEET TO THE POINT OF BEGINNING, CONTAINING 535,309 SQUARE FEET OR 12.29 ACRES, MORE OR LESS.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS WITH EASEMENTS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

LAYTON MARKET CENTER SUBDIVISION 2ND AMENDED
AND DO HEREBY DEDICATE TO LAYTON CITY, DAVIS COUNTY, UTAH THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITIES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES BY LAYTON CITY.

SIGNED THIS 13TH DAY OF MARCH, 1997.

[Signature]
DAYTON HUDSON CORPORATION, A MINNESOTA CORPORATION

IG, L.C., A UTAH LIMITED LIABILITY COMPANY

BY: W. RICHARDS WOODBURY
ITS: ATTORNEY-IN-FACT

BY: GREGORY GLISSMEYER
ITS: ATTORNEY-IN-FACT

BY: ROBERT J. L. MOORE
ITS: ATTORNEY-IN-FACT

BY: HERMAN L. FRANKS
ITS: ATTORNEY-IN-FACT

ACKNOWLEDGEMENTS

RESIDING AT: MINNESOTA)
STATE OF MINNESOTA)
COUNTY OF DAVIS)

ON THIS 13TH DAY OF MARCH, 1997, BEFORE ME PERSONALLY APPEARED *[Signature]* OF DAYTON HUDSON CORPORATION WHO BY ME BEING DULY SWORN (OR AFFIRMED) UPON OATH DID SAY THAT SUCH PERSON IS THE *[Signature]* OF THE NAMED CORPORATION AND THAT THE FOREGOING INSTRUMENT WAS EXECUTED PURSUANT TO THE BYLAWS OF SAID CORPORATION.

MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC

RESIDING AT:)
STATE OF UTAH)
COUNTY OF DAVIS)

LINDA E. JOHNSON
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Jan. 31, 1999

ON THIS 4TH DAY OF MARCH, 1997, BEFORE ME PERSONALLY APPEARED W. RICHARDS WOODBURY, WHO UPON BEING DULY SWORN (OR AFFIRMED) UPON OATH THAT HE DID SIGN THE FOREGOING INSTRUMENT WITH AUTHORITY AS GRANTED IN THE CAPACITY AS ATTORNEY-IN-FACT FOR IG, L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT THE SAID W. RICHARDS WOODBURY DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
June 21, 1997
KIM A. KUBOTA
2677 East Parkway Way
Salt Lake City, Utah 84109

RESIDING AT:)
STATE OF UTAH)
COUNTY OF DAVIS)

[Signature]
NOTARY PUBLIC

ON THIS 4TH DAY OF MARCH, 1997, BEFORE ME PERSONALLY APPEARED GREGORY GLISSMEYER, WHO UPON BEING DULY SWORN (OR AFFIRMED) UPON OATH THAT HE DID SIGN THE FOREGOING INSTRUMENT WITH AUTHORITY AS GRANTED IN THE CAPACITY AS ATTORNEY-IN-FACT FOR IG, L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT THE SAID GREGORY GLISSMEYER DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
June 21, 1997
KIM A. KUBOTA
2677 East Parkway Way
Salt Lake City, Utah 84109

RESIDING AT:)
STATE OF UTAH)
COUNTY OF DAVIS)

[Signature]
NOTARY PUBLIC

ON THIS 4TH DAY OF MARCH, 1997, BEFORE ME PERSONALLY APPEARED ROBERT J. L. MOORE, WHO UPON BEING DULY SWORN (OR AFFIRMED) UPON OATH THAT HE DID SIGN THE FOREGOING INSTRUMENT WITH AUTHORITY AS GRANTED IN THE CAPACITY AS ATTORNEY-IN-FACT FOR IG, L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT THE SAID ROBERT J. L. MOORE DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
June 21, 1997
KIM A. KUBOTA
2677 East Parkway Way
Salt Lake City, Utah 84109

RESIDING AT:)
STATE OF UTAH)
COUNTY OF DAVIS)

[Signature]
NOTARY PUBLIC

ON THIS 4TH DAY OF MARCH, 1997, BEFORE ME PERSONALLY APPEARED HERMAN L. FRANKS, WHO UPON BEING DULY SWORN (OR AFFIRMED) UPON OATH THAT HE DID SIGN THE FOREGOING INSTRUMENT WITH AUTHORITY AS GRANTED IN THE CAPACITY AS ATTORNEY-IN-FACT FOR IG, L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT THE SAID HERMAN L. FRANKS DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
June 21, 1997
KIM A. KUBOTA
2677 East Parkway Way
Salt Lake City, Utah 84109

RESIDING AT:)
STATE OF UTAH)
COUNTY OF DAVIS)

[Signature]
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, WARREN L. RUBY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8806, AS PRESCRIBED UNDER THE 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 THAT THE REFERENCE MARKERS SHOWN ON THIS SUBDIVISION PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND OF EACH OF THE LOTS LOCATED ON SAID TRACT AND THIS SUBDIVISION PLAT CONFORMS WITH THE PROVISIONS OF THE ORIGINAL SUBDIVISION REGULATIONS OF LAYTON CITY.

SIGNED THIS THE 3 DAY OF March, 1997.

REGISTERED SURVEYOR
No. 8806
WARREN L. RUBY
State of Utah

LAYTON CITY PLANNING COMMISSION APPROVAL

APPROVED THIS 27 DAY OF May, A.D., 1997 BY THE LAYTON CITY PLANNING COMMISSION.

[Signature]
CHAIRMAN

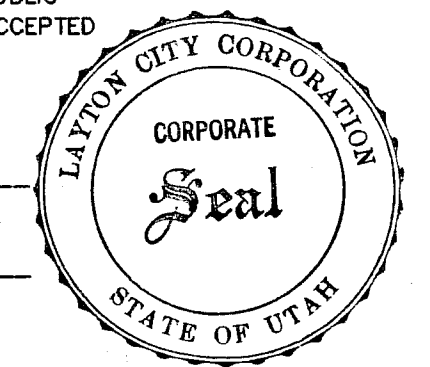
LAYTON CITY APPROVAL AND ACCEPTANCE

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 LAYTON CITY, UTAH.

THIS 5th DAY OF June, 1997.

[Signature]
MAYOR

ATTEST: *[Signature]*
CITY RECORDER



LAYTON CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF LAYTON MARKET CENTER SUBDIVISION, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

June twenty-fifth, 1997
DATE CITY ATTORNEY

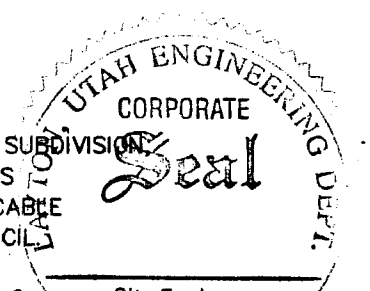
[Signature]
CITY ATTORNEY

LAYTON CITY ENGINEER

I HAVE EXAMINED THE FOREGOING PLAT OF LAYTON MARKET CENTER SUBDIVISION AND CONCUR WITH THE LEGAL DESCRIPTION AND LINES OF SURVEY AS THEY ARE PRESENTED. IN MY OPINION THIS PLAT MEETS THE APPLICABLE ORDINANCES PREREQUISITE TO APPROVAL BY THE LAYTON CITY COUNCIL.

July 2, 1997
DATE CITY ENGINEER

[Signature]
CITY ENGINEER



DAVIS COUNTY RECORDER

ENTRY NO. 1334173 FEE PAID \$105.00
FILED FOR RECORD AND RECORDED July 11, 1997 AT 11:29 A.M.
IN BOOK 2151 OF OFFICIAL RECORDS, PAGE 296, RECORDED FOR LAYTON CITY

JAMES ASHBAUER
DAVIS COUNTY RECORDER
BY: *[Signature]*
DEPUTY

1-4486

1-4486

M:\PROJECTS\97B-ALTEN\SURVEY\97B-PL13 Mon Mar 3 16:42:02 1997

2844-2

LAYTON MARKET CENTER SUBDIVISION 2ND AMENDED

NW CORN. SEC. 17, T4N, R1W, SALT LAKE MERIDIAN
FND 2.5" BRASS CAP
"DAVIS COUNTY SURVEY MONUMENT"

1000 WEST STREET

(80' R.O.W.)

POINT OF BEGINNING

N 89°55'10" E
1029.98'

2844-2

WOODLAND PARK
COMMERCIAL SUBDIVISION
PHASE III

S89°55'10"W 503.11'

7' PUBLIC
UTILITY EASEMENT
BOOK 1808 PAGE 232

1780 N.

N00°22'10"E

1263.03'

N89°49'56"W
178.06'

LOT 8A

35,117 SQ. FT.
0.81 ACRES

1850 N.

LOT 6A

67,077 SQ. FT.
1.54 ACRES

1930 N.

LOT 5A

58,401 SQ. FT.
1.34 ACRES

1970 N.

LOT 9A

244,308 SQ. FT.
5.61 ACRES

10' PUBLIC
UTILITY EASEMENT

$\Delta = 02^{\circ}08'36"$
 $R = 232.00'$
 $L = 8.68'$

$\Delta = 33^{\circ}11'39"$
 $R = 247.00'$
 $L = 143.10'$

LOT 7A

61,913 SQ. FT.
1.42 ACRES

1940 N.

LOT 4A

31,707 SQ. FT.
0.73 ACRES

955 W.

LOT 3A

36,786 SQ. FT.
0.84 ACRES

925 W.

LAYTON MARKET CENTER
SUBDIVISION AMENDED
LOT 2A

S00°10'04"W 440.72'

10' PUBLIC
UTILITY EASEMENT

10' PUBLIC
UTILITY EASEMENT

7' PUBLIC
UTILITY EASEMENT

N89°55'10"E 543.93'

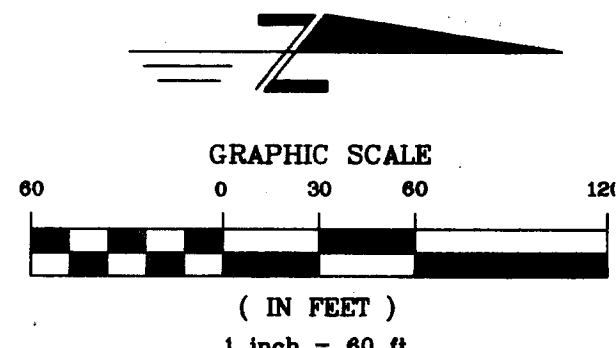
ANTELOPE DRIVE

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN (2634.43' DAVIS COUNTY)

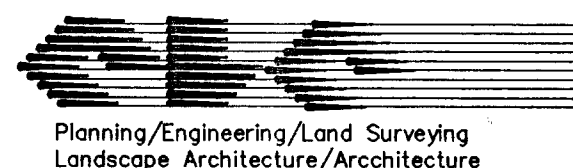
N 89°55'10" E
57.00'

N 1/4 SEC. 17, T4N, R1W
SALT LAKE MERIDIAN
FND 2.5" BRASS CAP
"DAVIS COUNTY SURVEY MONUMENT"

NOT A PART



CLC
Associates, Inc.



8480 E. Orchard Road
Suite 2000
Englewood, Colorado 80111
(303) 770-5600
FAX (303) 770-2349

Handwritten signature and initials

DAVIS COUNTY RECORDER

ENTRY NO. 1334173 FEE PAID. \$105.00
FILED FOR RECORD AND RECORDED July 11, 1997 AT 11:29 A.M.
IN BOOK 2151 OF OFFICIAL RECORDS, PAGE 296, RECORDED FOR Layton City
JAMES ASHAUER
DAVIS COUNTY RECORDER
BY: Debra M. McKinn
DEPUTY

SHEET 2 OF 3

2844-2

2844-2

2844-3

LAYTON MARKET CENTER SUBDIVISION 2ND AMENDED

815 W.

LOT 2A

LOT 1A

LOT 12A

NOT A PART

LAYTON MARKET CENTER SUBDIVISION AMENDED

10' PUBLIC UTILITY EASEMENT

7' PUBLIC UTILITY EASEMENT

700 WEST STREET

ANTELOPE DRIVE

LAYTON MARKET CENTER SUBDIVISION

LOT 11

LOT 10

DETENTION POND

DETENTION POND

NOT A PART

CENTER 1/4 COR. SEC. 17, T4N, R1W, SALT LAKE MERIDIAN FND #5 REBAR

EAST LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN

S00°10'04"W 2642.82' (MEASURED)
S00°09'51"W 2642.32' (COUNTY)

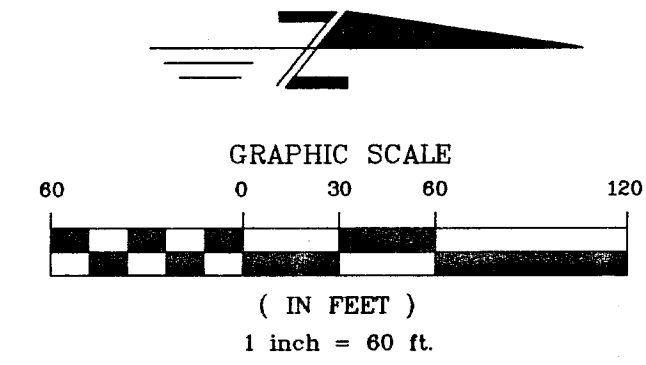
LINCOLN ELEMENTARY SCHOOL

N 1/4 SEC. 17, T4N, R1W SALT LAKE MERIDIAN FND 2.5" BRASS CAP "DAVIS COUNTY SURVEY MONUMENT"

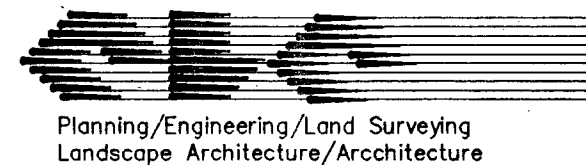
PAUL AVE.

ROBBINS PARK NO. 2

ROBBINS PARK NO. 4



CLC Associates, Inc.



8480 E. Orchard Road
Suite 2000
Englewood, Colorado 80111
(303) 770-5600
FAX (303) 770-2349

Handwritten initials and signature
GW6

DAVIS COUNTY RECORDER

ENTRY NO. 1334173 FEE PAID \$105.00
 FILED FOR RECORD AND RECORDED July 11, 1997 AT 11:29 A.M.
 IN BOOK 2157 OF OFFICIAL RECORDS, PAGE 296, RECORDED FOR LAYTON CITY
 JAMES ASHAVER
 DAVIS COUNTY RECORDER
 BY: *Signature*
 DEPUTY

(INFORMATION ONLY)
SHEET 3 OF 3

2844-3

2844-3

Provided by Davis County Government Not for Resale or Redistribution
This is not an official copy of this document. For an official copy, please contact Davis County Government