

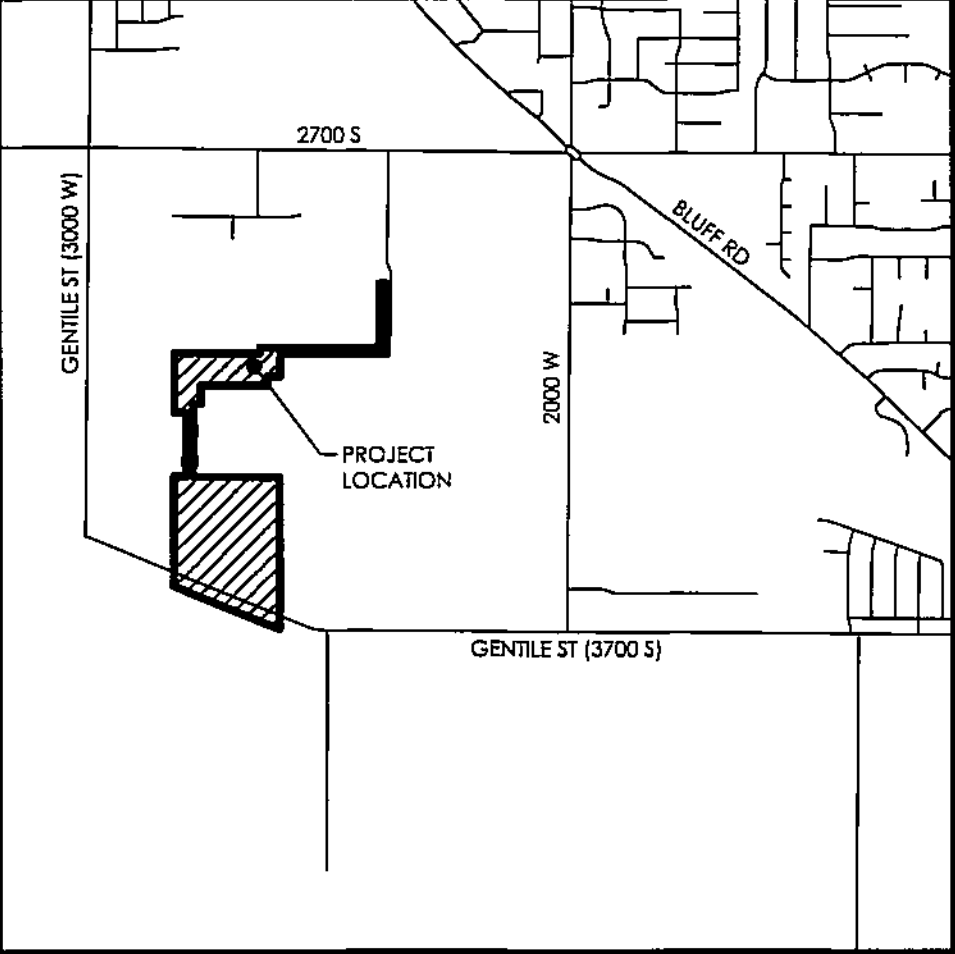
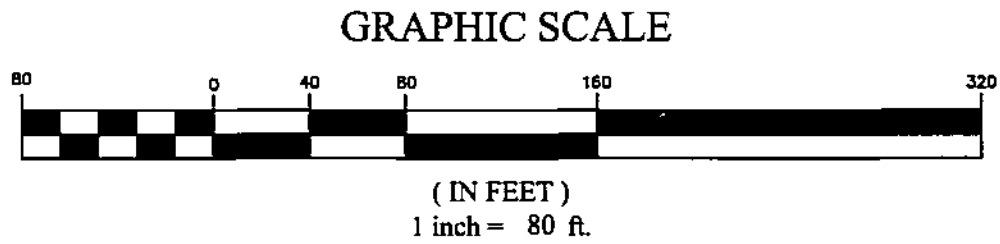
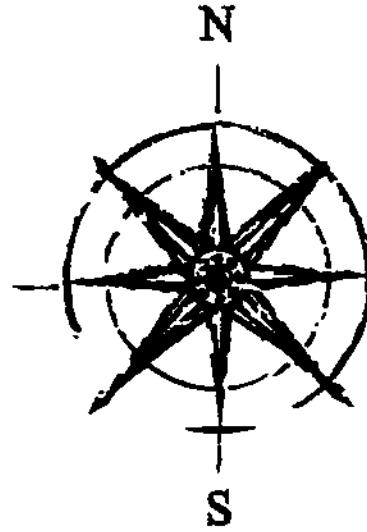
THE FIELDS SUBDIVISION PHASE 1

A PORTION OF THE SW1/4, NW1/4 & NE1/4 OF SECTION 21, T4N, R2W, SLB&M
SYRACUSE CITY, DAVIS COUNTY, UTAH

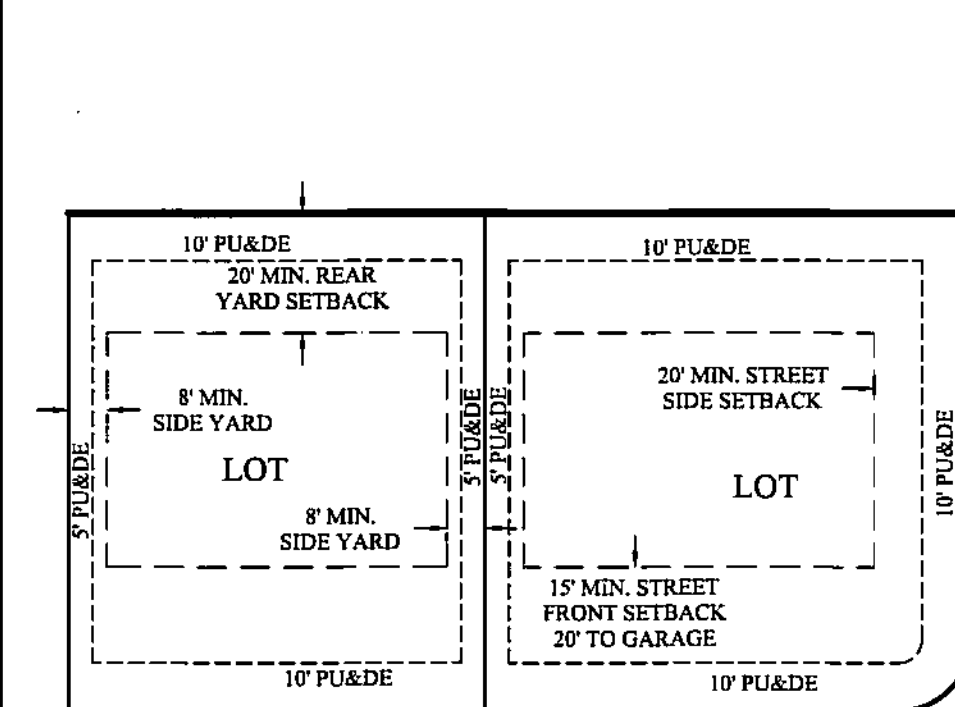
- NOTES:**
- 1) REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
 - 2) PARCELS C, D, AND E ARE TO BE OWNED & MAINTAINED BY THE HOA. THE ABUTTING SIDEWALKS TO PARCELS C, D, AND E SHALL ALSO BE MAINTAINED BY THE HOA, AND ARE IN THEIR ENTIRETY A PUBLIC UTILITY EASEMENT.
 - 3) PARCELS A & B ARE HEREBY DEDICATED TO SYRACUSE CITY.
 - 4) A PRIVATE IRRIGATION EASEMENT IS HEREBY GRANTED IN FAVOR OF LAYTON CANAL IRRIGATION COMPANY ACROSS PARCELS C, D & E.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)



VICINITY MAP

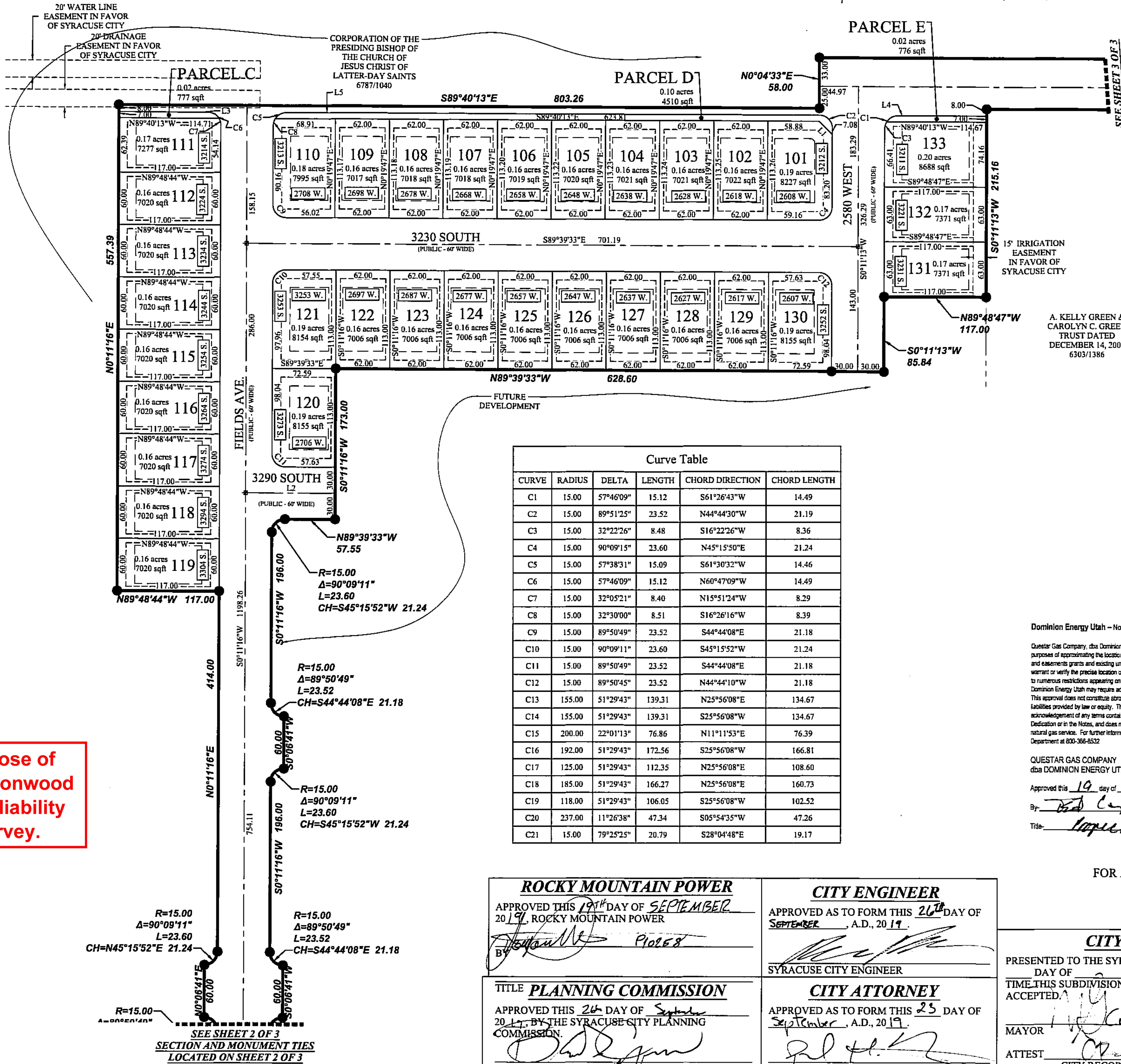
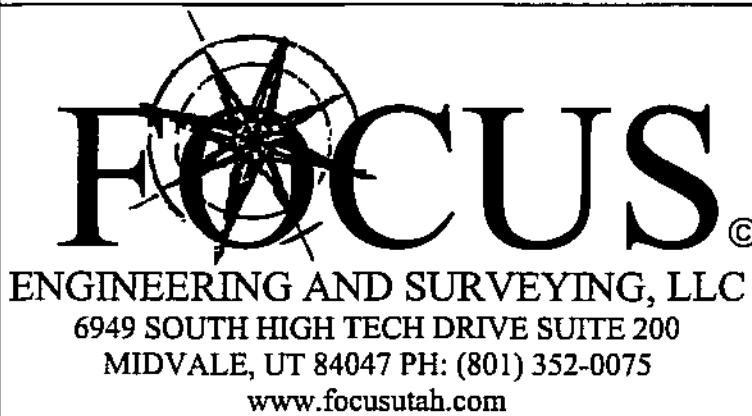


TYPICAL BUILDING SETBACKS

N.T.S.

LINE	DIRECTION	LENGTH
L1	S44°44'30"E	21.30
L2	S89°39'33"E	102.51
L3	N89°40'13"W	102.04
L4	N89°40'13"W	101.96
L5	N89°40'13"W	611.18
L6	S09°58'49"E	39.65

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CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	57°46'09"	15.12	S61°26'43"W	14.49
C2	15.00	89°51'25"	23.52	N44°44'30"W	21.19
C3	15.00	32°22'26"	8.48	S16°22'26"W	8.36
C4	15.00	90°09'11"	23.60	N45°15'52"E	21.24
C5	15.00	57°46'09"	15.12	N60°47'09"W	14.49
C6	15.00	32°22'26"	8.48	N15°51'24"W	8.29
C7	15.00	32°30'00"	8.51	S16°26'16"W	8.39
C8	15.00	89°50'49"	23.52	S44°44'08"E	21.18
C9	15.00	90°09'11"	23.60	S45°15'52"W	21.24
C10	15.00	89°50'49"	23.52	S44°44'08"E	21.18
C11	15.00	89°50'49"	23.52	S44°44'08"E	21.18
C12	15.00	89°50'49"	23.52	N44°44'10"W	21.18
C13	155.00	51°29'43"	139.31	N25°56'08"E	134.67
C14	155.00	51°29'43"	139.31	S25°56'08"W	134.67
C15	200.00	22°01'13"	76.86	N11°11'53"E	76.39
C16	192.00	51°29'43"	172.56	S25°56'08"W	166.81
C17	125.00	51°29'43"	112.35	N25°56'08"E	108.60
C18	185.00	51°29'43"	166.27	N25°56'08"E	160.73
C19	118.00	51°29'43"	106.05	S25°56'08"W	102.52
C20	237.00	11°26'38"	47.34	S05°54'35"W	47.26
C21	15.00	79°25'25"	20.79	S28°04'48"E	19.17

ROCKY MOUNTAIN POWER

APPROVED THIS 19th DAY OF SEPTEMBER 2019, ROCKY MOUNTAIN POWER

By: *[Signature]* Project

CITY ENGINEER

APPROVED AS TO FORM THIS 26th DAY OF SEPTEMBER, A.D., 2019

By: *[Signature]* SYRACUSE CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS 23rd DAY OF September, A.D., 2019

By: *[Signature]* SYRACUSE CITY ATTORNEY

PLANNING COMMISSION

APPROVED THIS 20th DAY OF September 2019, BY THE SYRACUSE CITY PLANNING COMMISSION

By: *[Signature]* CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

APPROVED AS TO FORM THIS 26th DAY OF SEPTEMBER, A.D., 2019

By: *[Signature]* SYRACUSE CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS 23rd DAY OF September, A.D., 2019

By: *[Signature]* SYRACUSE CITY ATTORNEY

SEE SHEET 3 OF 3 FOR ACKNOWLEDGMENTS

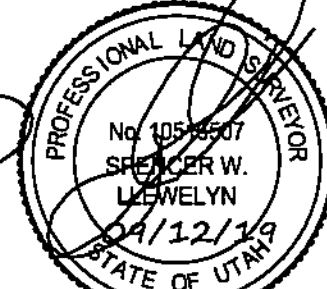
CITY COUNCIL

PRESENTED TO THE SYRACUSE CITY COUNCIL THIS DAY OF 20 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR *[Signature]*
ATTEST *[Signature]* CITY RECORDER

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.



Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

09/12/19
Date

BOUNDARY DESCRIPTION

A portion of the SW1/4, NW1/4 & NE1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse City, Utah, more particularly described as follows:
Beginning at a point located N89°48'25"W along the Section line 331.77 feet and N00°11'13"E 43.63 feet from the South 1/4 Corner of Section 21, T4N, R2W, SLB&M; thence N67°47'31"W 1073.54 feet to a point on the East line of that Real Property described in Deed Book 6840 Page 1079 of Official Records of Davis County; thence N00°11'16"E along said deed and along the East line of that Real Property described in Deed Book 6787 Page 1040 of Official Records of Davis County and along the 1/16th (40 Acres) Section line 1,030.33 feet; thence S89°39'33"E 117.00 feet; thence N00°11'16"E 58.04 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: N44°44'08"E 21.18 feet; thence N00°06'41"E 60.00 feet; thence Northeastly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N00°20'27"E) a distance of 23.60 feet through a central angle of 90°09'11" Chord: N45°15'52"E 21.24 feet; thence N00°11'16"E 414.00 feet; thence N89°48'44"W 117.00 feet to a point on the East line of that Real Property described in Deed Book 6787 Page 1040 of Official Records of Davis County; thence N00°11'16"E along said deed and along the 1/16th (40 Acres) Section line 557.39 feet to the 1/4 Section line; thence S89°40'13"E along the 1/4 Section line 803.26 feet; thence N00°04'33"E 58.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: N44°44'08"E 21.18 feet; thence S00°06'41"W 60.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S00°20'27"W) a distance of 23.60 feet through a central angle of 90°09'11" Chord: S45°15'52"W 21.24 feet; thence S00°11'16"W 97.96 feet; thence S89°39'33"E 818.21 feet; thence S00°11'13"W 1,430.18 feet to the point of beginning.

Contains: 39.62 acres +/-

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

THE FIELDS SUBDIVISION

PHASE 1

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SYRACUSE CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS AND PORTIONS OF SAID TRACTS 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. DEDICATE TO THE HOME OWNERS ASSOCIATION (HOA) PARCELS "D", "C", & "E" TO BE USED AS COMMON AREA AND PUBLIC UTILITY EASEMENTS, 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 20th DAY OF September, 2019

CW THE FIELDS, LLC
BY: *[Signature]*
ITS: *[Signature]*
THE CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
BY: *[Signature]*
ITS: *[Signature]*
JAYNE CLARK, BY LEWIS D. CLARK, HER ATTORNEY IN FACT
DOUGLAS A. CLARK, BY LEWIS D. CLARK, HIS ATTORNEY IN FACT
ALEXANDRA MONK, BY LEWIS D. CLARK, HER ATTORNEY IN FACT

SYRACUSE CITY
BY: *[Signature]*
ITS: *[Signature]*
LEWIS D. CLARK
KRISTINA A. CLARK, BY LEWIS D. CLARK, HER ATTORNEY IN FACT
JILL LAFRANCE, BY LEWIS D. CLARK, HER ATTORNEY IN FACT
JAMES D. CLARK, BY LEWIS D. CLARK, HIS ATTORNEY IN FACT

PHASE INFORMATION

ZONE	TOTAL AREA	PHASE 1 LOTS
R-1 CLUSTER	39.62 ACRES	33

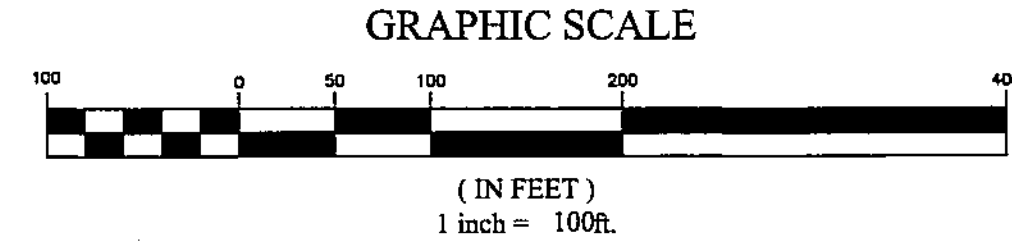
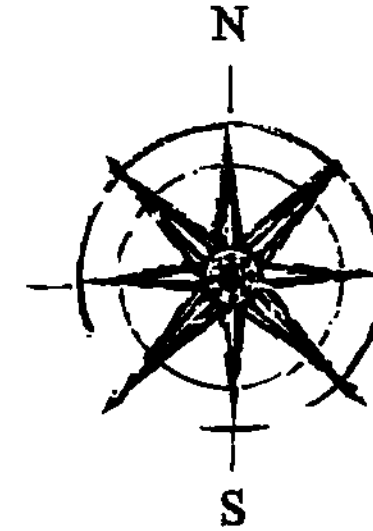
RECORDED # 3194802

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF Syracuse City

DATE 10-10-19 TIME 4:45 BOOK 7365 PAGE 1862

FEE \$226
By: *[Signature]* COUNTY RECORDER

THE FIELDS SUBDIVISION
PHASE 1
A PORTION OF THE SW1/4, NW1/4 & NE1/4 OF SECTION 21, T4N, R2W, SLB&M
SYRACUSE CITY, DAVIS COUNTY, UTAH

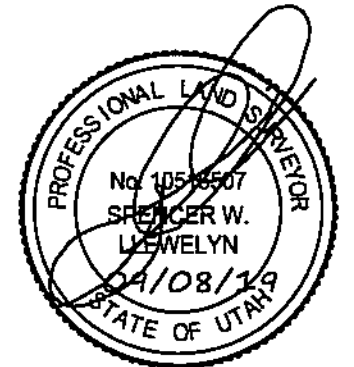


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LEGEND

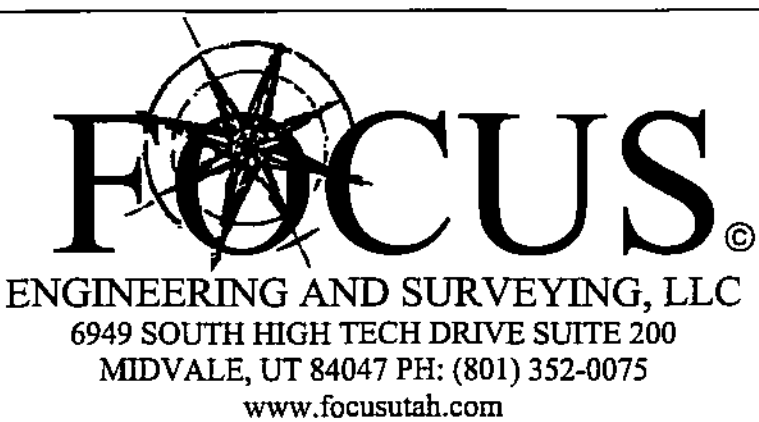
---	BOUNDARY
---	SECTION LINE
---	EASEMENT
---	RIGHT-OF-WAY LINE
---	BUILDING SETBACK
---	EXISTING PROPERTY LINE
●	BOUNDARY MARKER
⊕	SECTION MONUMENT (FOUND)
⊕	STREET MONUMENT (TO BE SET)

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SHEET 2 OF 3
DATE: 07/09/2019

RECORDED # 3194802
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF *Syracuse City*
DATE *10-10-19* TIME *4:45* BOOK *2365* PAGE *1862*
FEE \$ *226.00*
William S. Maughan
COUNTY RECORDER



6128-2

PHASE 1

A PORTION OF THE SW1/4, NW1/4 & NE1/4 OF SECTION 21, T4N, R2W; SL B&M
SYRACUSE CITY, DAVIS COUNTY, UTAH

LIMITED LIABILITY ACKNOWLEDGMENT

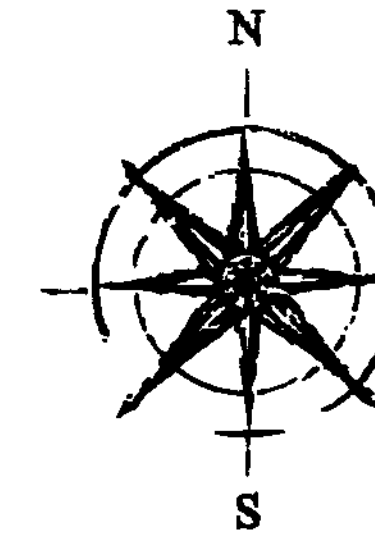
Stephanie Heiner
PRINTED FULL NAME OF NOTARY

Stephanie Hejner
PRINTED FULL NAME OF NOTARY

Marilyn F. Nielson
PRINTED FULL NAME OF NOTARY

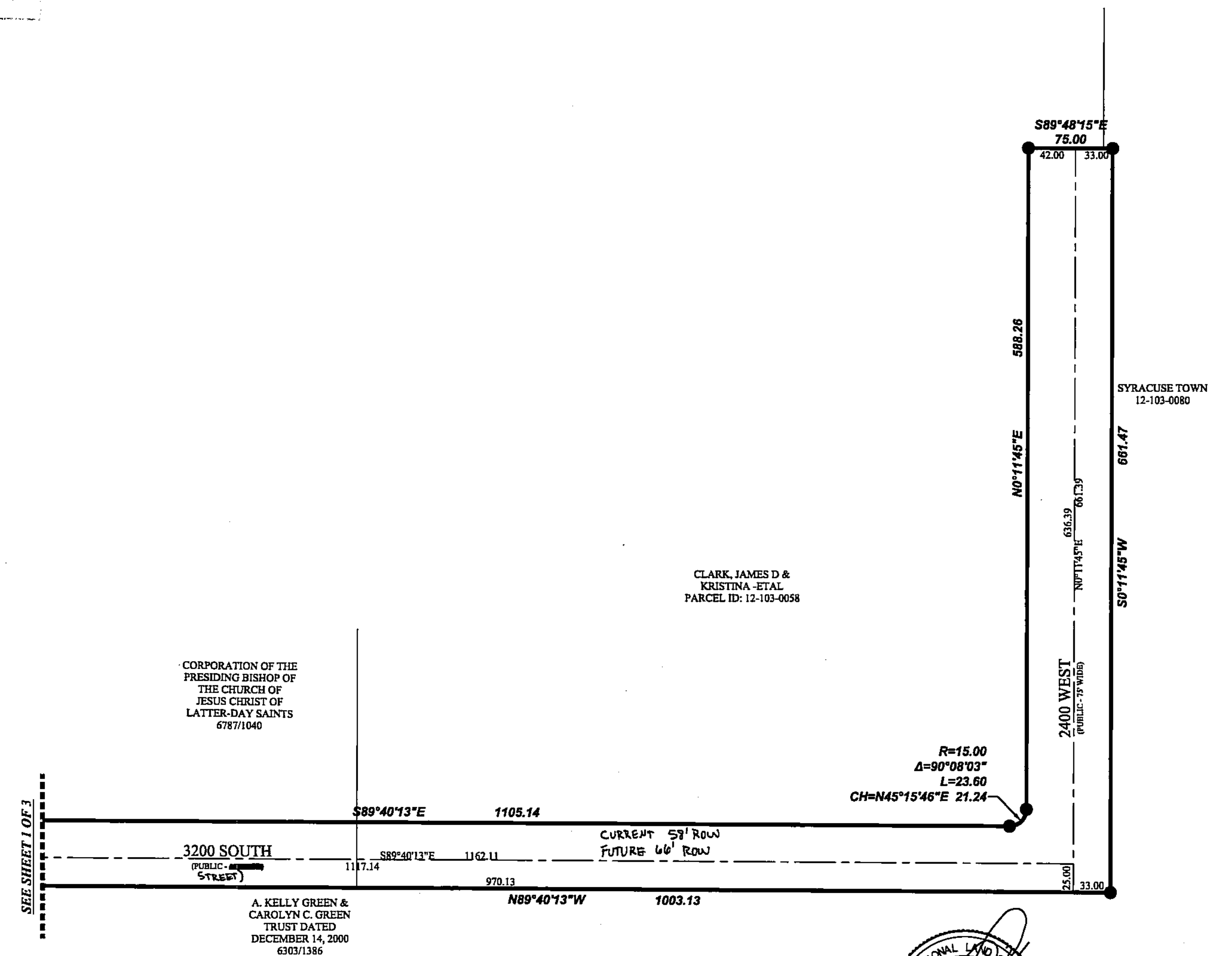
PRINTED FULL NAME OF NOTARY

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	BOUNDARY MARKER
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)

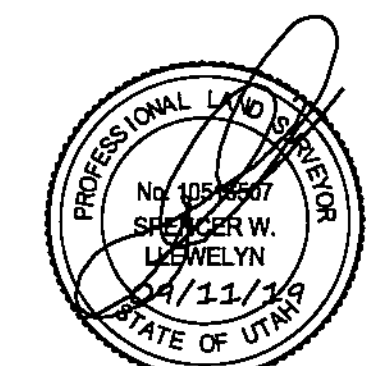


(IN FEET)
1 inch = 80 ft.

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SHEET 3 OF 3
DATE: 07/09/2019

RECORDED # 3194802

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF Synapse City

DATE 10-10-19 TIME 4:45 BOOK 7365 PAGE 1862

\$ 226.00
FEE

Theresa M. Hughes
COUNTY RECORDER

