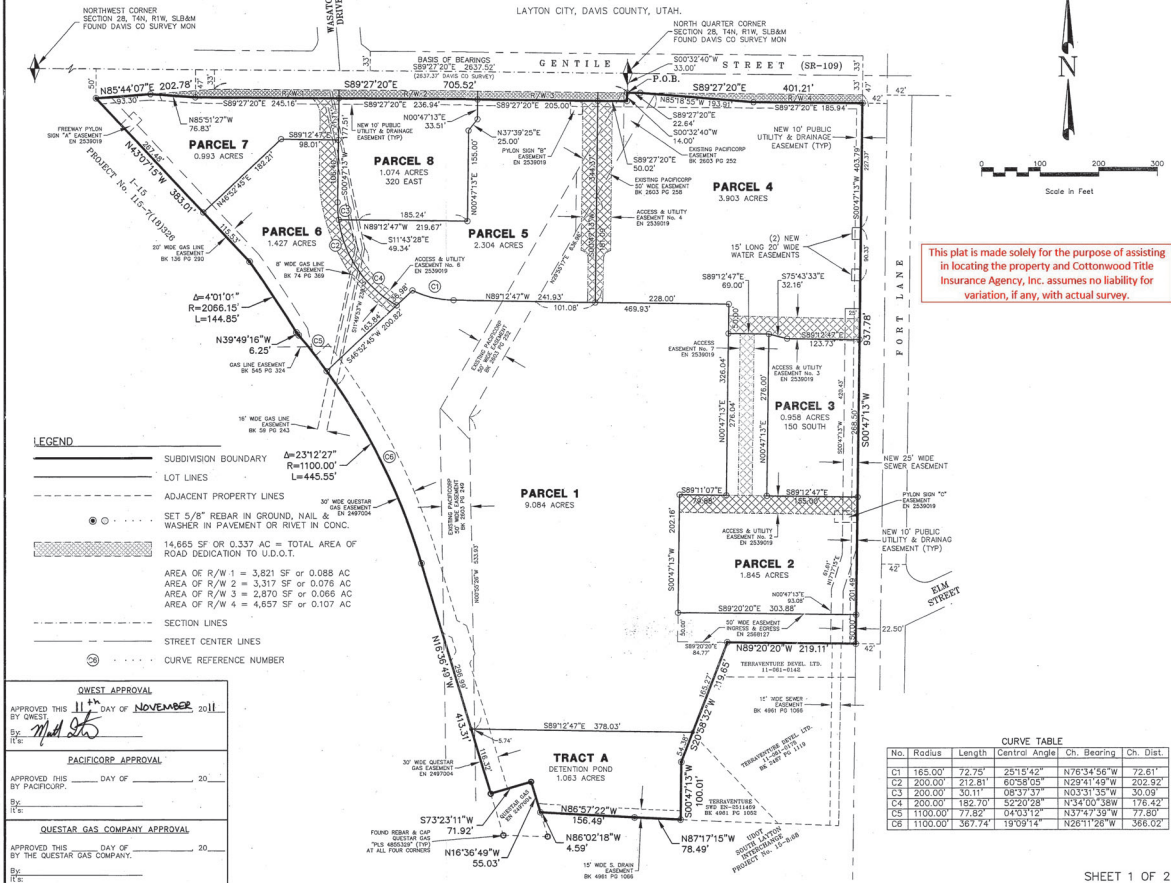


# FORT LANE VILLAGE SUBDIVISION

A COMMERCIAL SUBDIVISION LOCATED IN THE NORTH HALF OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LAYTON CITY, DAVIS COUNTY, UTAH.



This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.

- LEGEND**
- SUBDIVISION BOUNDARY
  - LOT LINES
  - ADJACENT PROPERTY LINES
  - SET 5/8" REBAR IN GROUND, NAIL WASHER IN PAVEMENT OR RIVET IN CONC.
  - 14,665 SF OR 0.337 AC = TOTAL AREA OF ROAD DEDICATION TO U.D.O.T.
  - AREA OF R/W 1 = 3,821 SF or 0.088 AC
  - AREA OF R/W 2 = 3,317 SF or 0.076 AC
  - AREA OF R/W 3 = 2,870 SF or 0.066 AC
  - AREA OF R/W 4 = 4,657 SF or 0.107 AC
  - SECTION LINES
  - STREET CENTER LINES
  - CURVE REFERENCE NUMBER

**QUEST APPROVAL**  
APPROVED THIS 11<sup>th</sup> DAY OF NOVEMBER 2011  
BY: *[Signature]*

**PACIFICORP APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY: \_\_\_\_\_

**QUESTAR GAS COMPANY APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY: \_\_\_\_\_

**CITY ATTORNEY'S APPROVAL**  
APPROVED THIS 28<sup>th</sup> DAY OF November 20 11  
BY: *[Signature]*

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 26<sup>th</sup> DAY OF October 20 10  
BY: *[Signature]*

**ENGINEER'S APPROVAL**  
APPROVED THIS 28<sup>th</sup> DAY OF November 20 11  
BY: *[Signature]*

**CITY COUNCIL APPROVAL**  
APPROVED THIS 18<sup>th</sup> DAY OF November 20 10  
BY: *[Signature]*

**RECORDED # 263115**  
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF *[Signature]*  
DATE: Dec 1, 2011 TIME: 2:16 PM BOOK 5412 PAGE 1117  
BY: *[Signature]*  
LAYTON CITY RECORDER LAYTON CITY MAYOR DAVIS COUNTY RECORDER

### SURVEYOR'S CERTIFICATE

I, James Dale Pitkin, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah and that I hold certificate number 171546 in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I further certify that I have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah Code, and have verified measurements shown, and have subdivided said property into lots and streets hereafter to be known as FORT LANE VILLAGE SUBDIVISION and that the same has been surveyed and monuments have been placed on the ground as shown hereon.



Date: July 12, 2011  
James D. Pitkin, P.L.S.  
License No. 171546

### BOUNDARY DESCRIPTION

A parcel of land located in the North half of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Layton City, Davis County, Utah, more particularly described as follows:

BEGINNING at a point on the South boundary line of Gentle Street (SR-109), which is 33.00 feet South 02°32'40" West from the Davis County Survey monument found marking the North Quarter corner of said Section 28 (the Basis of Bearings is South 89°27'20" East 2637.52 feet measured between the Davis County Survey monuments found marking the Northwest corner and North Quarter corner of said Section 28), and running thence South 89°27'20" East 401.21 feet along said street to the West boundary line of Fort Lane; thence South 00°47'13" West 937.78 feet along said street; thence North 89°27'20" West 219.11 feet; thence South 20°58'32" West 219.65 feet; thence South 00°47'13" West 100.01 feet, more or less, to the Northern boundary line of that certain Utah Department of Transportation property as described in Book 4692 at page 188; thence along said line the following three courses, North 87°17'15" West 78.49 feet; thence North 88°27'22" West 156.49 feet; thence North 88°02'18" West 4.59 feet to the Questar Gas Company Parcel No. 15-8-68 recorded as Entry No. 2497004; thence following said parcel the following two courses, North 16°36'49" West 55.03 feet; thence South 72°23'11" West 71.92 feet to the Easterly boundary of Interstate 15, Proj. No. S-15-8(211)332; thence North 16°36'49" West 413.31 feet along said line to a point of curvature with a 1100.00 foot radius curve to the left; thence Northwesterly 445.55 feet along said line and the arc of said curve through a central angle of 23°2'27" (chord bears N28°13'02" West 442.51 feet); thence North 39°49'16" West 6.25 feet along said line to the original 1-15 right-of-way (Project No. 15-7(16)328 and a point on a 2066.15 foot radius curve to the left; thence Northwesterly 144.85 feet along said line and the arc of said curve through a central angle of 4°01'01" (chord bears North 33°26'48" West 144.82 feet); thence North 43°07'15" West 383.01 feet along said line to the Southerly boundary line of said Gentle Street; thence North 85°44'07" East 202.78 feet along said street; thence South 89°27'20" East 705.52 feet along said street to the POINT OF BEGINNING.

Contains 22,988 acres

### EASEMENT NOTICE

- EASEMENT AGREEMENT RECORDED JULY 8, 2010 AS ENTRY NO. 2538019 IN BOOK 5063 AT PAGE 452. CONTAINS SIGN, ACCESS & UTILITY EASEMENTS WHICH ARE SHOWN HEREON AND AFFECTS PARCELS AS DESCRIBED THEREIN.
- DECLARATION OF EASEMENTS AND CONDITIONS RECORDED JULY 9, 2010 AS ENTRY NO. 2539887 IN BOOK 5063 AT PAGE 621. CONTAINS CONDITIONS AFFECTING THE SUBJECT PROPERTY AS DESCRIBED THEREIN.
- MEMORANDUM OF SITE DEVELOPMENT AGREEMENT RECORDED JULY 9, 2010 AS ENTRY NO. 2539097 IN BOOK 5063 AT PAGE 712. CONTAINS CONDITIONS AFFECTING THE SUBJECT PROPERTY AS DESCRIBED THEREIN.
- EASEMENT AGREEMENT RECORDED NOVEMBER 19, 2010 AS ENTRY NO. 2668127 IN BOOK 5158 AT PAGE 356. CONTAINS AN EASEMENT FOR INGRESS AND EGRESS AND IS SHOWN HEREON.

### EASEMENT VACATION NOTICE

MANY OF THE EASEMENTS EXISTING ON THE SUBJECT PROPERTY ARE TO BE REMOVED AND/OR RELOCATED AS A PART OF THIS SUBDIVISION & DEVELOPMENT. THE FOLLOWING EASEMENTS ARE AFFECTED:

- GAS LINE EASEMENT DISCLOSED IN BOOK 246 AT PAGE 125
- GAS LINE EASEMENT DISCLOSED IN BOOK 280 AT PAGE 240
- WATER LINE EASEMENT DISCLOSED IN BOOK 318 AT PAGE 568
- SEWER LINE EASEMENT DISCLOSED IN BOOK 316 AT PAGE 567
- PARKING EASEMENT DISCLOSED IN BOOK 283 AT PAGE 215
- TELEPHONE LINE EASEMENT DISCLOSED IN BOOK 341 AT PAGE 659
- TWO SIGN EASEMENTS & 20' ACCESS ROAD EASEMENT DISCLOSED IN BOOK 3489 AT PAGE 639 (NOW IN NEW FREEWAY)
- CROSS ACCESS EASEMENT DISCLOSED IN BOOK 4861 AT PAGE 1024

**CURVE TABLE**

No.	Radius	Length	Central angle	Ch. Bearing	Ch. Dist.
C1	185.00	73.78	251°5'02"	N76°34'56"W	72.61
C2	200.00	212.81	60°58'09"	N29°41'49"W	202.92
C3	200.00	30.11	08°37'39"	N03°51'35"W	30.09
C4	200.00	182.70	52°20'28"	N34°00'36"W	176.42
C5	1100.00	77.82	04°53'12"	N37°47'39"W	77.80
C6	1100.00	367.74	19°09'14"	N26°11'28"W	366.02

5111-2

P:\WINCO - FORT LANE (1023)\Survey\dwg\WinCo\_Subd.dwg 7/12/2011

2111-5

2111-5

### FORT LANE VILLAGE SUBDIVISION

A COMMERCIAL SUBDIVISION LOCATED IN THE NORTH HALF OF SECTION 28,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,  
LAYTON CITY, DAVIS COUNTY, UTAH.

#### OWNER'S DEDICATION

Know all men by these Presents that WINCO FOODS, LLC, the undersigned owner of the tract of land shown and described on this subdivision plat, having caused the same to be subdivided into commercial lots, together with a road dedication and easements to be hereafter known as the FORT LANE VILLAGE SUBDIVISION, and does hereby dedicate for the perpetual use of the public all road dedications and easements shown on this plat as intended for public use.

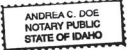
In witness whereof DAVID M. BUTLER have hereunto set MY hand(s) this 22 day of August, 2011  
by: David M. Butler its: CHAIRMAN OFFICER

#### ACKNOWLEDGMENT

STATE OF IDAHO : ss  
COUNTY OF ADA

On the 22 day of August, 2011, personally appeared before me DAVID M. BUTLER who, being duly sworn did acknowledge to me that WINCO FOODS, LLC is the Owner of the described property, who executed the foregoing instrument, and acknowledged to me that the foregoing plat was signed on behalf of said entity and acknowledged to me that said entity executed the same.

Notary Public: Andrea C. Doe  
Residing at: Boise, Idaho  
My commission Expires: May 16, 2013



This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.

PREPARED BY:  
  
**Dominion**  
Engineering Associates, L.C.  
5684 South Green Street  
Murray, Utah 84123 801-713-3000

#### OWNER'S DEDICATION

Know all men by these Presents that FORT LANE VILLAGE, LC, the undersigned owner of the tract of land shown and described on this subdivision plat, having caused the same to be subdivided into commercial lots, together with a road dedication and easements to be hereafter known as the FORT LANE VILLAGE SUBDIVISION, and does hereby dedicate for the perpetual use of the public all road dedications and easements shown on this plat as intended for public use.

In witness whereof KEVIN S. GARN have hereunto set MY hand(s) this 1 day of August, 2011  
by: Kevin S. Garn its: CHAIRMAN OFFICER

#### ACKNOWLEDGMENT

STATE OF UTAH : ss  
COUNTY OF DAVIS

On the 1 day of August, 2011, personally appeared before me KEVIN S. GARN who, being duly sworn did acknowledge to me that FORT LANE VILLAGE, LC is the Owner of the described property, who executed the foregoing instrument, and acknowledged to me that the foregoing plat was signed on behalf of said entity and acknowledged to me that said entity executed the same.

Notary Public: Alisa Drapef  
Residing at: Farmington, Utah  
My commission Expires: 8/025 2013



Alisa DRAPEF  
ON 27-2013  
# 578 918

RECORDED # 263115  
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF LAYTON CITY  
DATE 08-7-2011 TIME 2:16 PM BOOK 5412 PAGE 1117  
\$ 710 Deborah J. Wainwright  
FEE DAVIS COUNTY RECORDER

#### OWNER'S DEDICATION

Know all men by these Presents that ZION'S FIRST NATIONAL BANK, the undersigned owner of the tract of land shown and described on this subdivision plat, having caused the same to be subdivided into commercial lots, together with a road dedication and easements to be hereafter known as the FORT LANE VILLAGE SUBDIVISION, and does hereby dedicate for the perpetual use of the public all road dedications and easements shown on this plat as intended for public use.

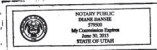
In witness whereof Eric B. Storey have hereunto set his hand(s) this 15<sup>th</sup> day of September, 2011  
by: Eric B. Storey its: Vice President

#### ACKNOWLEDGMENT

STATE OF UTAH : ss  
COUNTY OF SALT LAKE

On the 15<sup>th</sup> day of September, 2011, personally appeared before me Eric B. Storey who, being duly sworn did acknowledge to me that ZION'S BANK is the Owner of the described property, who executed the foregoing instrument, and acknowledged to me that the foregoing plat was signed on behalf of said entity and acknowledged to me that said entity executed the same.

Notary Public: Jiaine Dornais  
Residing at: Salt Lake  
My commission Expires: June 30, 2013



#### OWNER'S DEDICATION

Know all men by these Presents that WELLS FARGO BANK, N.A. SUCCESSOR IN INTEREST TO FIRST SECURITY BANK OF UTAH, N.A., the undersigned owner of the tract of land shown and described on this subdivision plat, having caused the same to be subdivided into commercial lots, together with a road dedication and easements to be hereafter known as the FORT LANE VILLAGE SUBDIVISION, and does hereby dedicate for the perpetual use of the public all road dedications and easements shown on this plat as intended for public use.

In witness whereof Ronald Mock have hereunto set his hand(s) this 21 day of October, 2011  
by: Ronald Mock its: Vice President

#### ACKNOWLEDGMENT

STATE OF : ss  
COUNTY OF

On the 21 day of October, 2011, personally appeared before me Ronald Mock who, being duly sworn did acknowledge to me that WELLS FARGO BANK, N.A. is the Owner of the described property, who executed the foregoing instrument, and acknowledged to me that the foregoing plat was signed on behalf of said entity and acknowledged to me that said entity executed the same.

Notary Public: Jacqueline D. Sears  
Residing at: Salt Lake County, Utah  
My commission Expires: 3/20/13



**FORT LANE VILLAGE SUBDIVISION**  
LOCATED WITHIN THE NORTH HALF OF SECTION 28,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN