

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

EAGLE INDUSTRIAL PARK SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH

PREF IX 5
10-230

LAST #
0009



SCALE:
1" = 100'

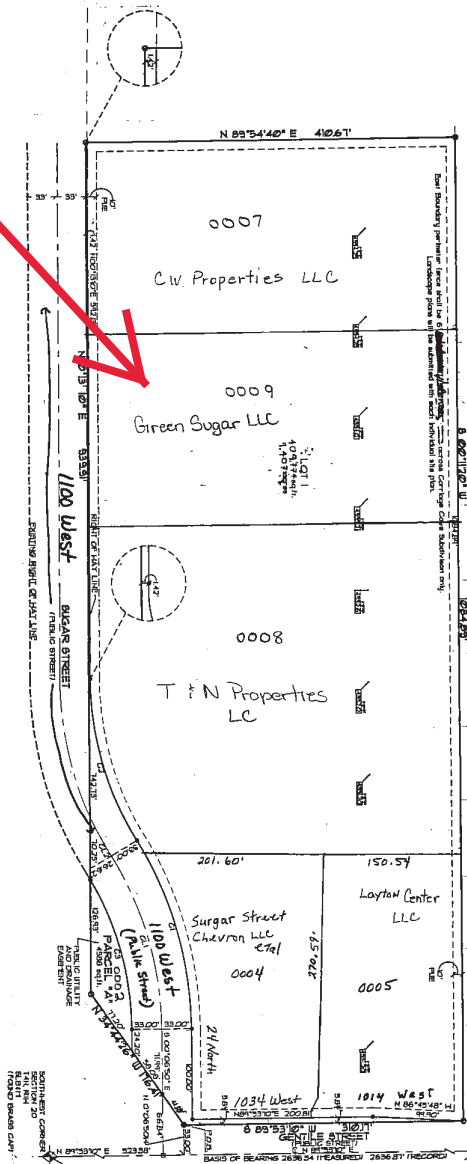
DEVELOPMENT: EAGLE INDUSTRIAL PARK SUB

Q.T.Y.: LAYTON LOT: 1 AND PARCEL A

SW 1/4 SEC. 20, T.4N, R. 1W

S.L.M. DAVIS COUNTY, UTAH

FILE # 3555
R 7-25-01



LEGEND

- SECTION CORNER
- SET BAR AND GAP OR NAIL AND WASHER
- PROPOSED POINT
- FINISH PARKING ELEVATION
- POINT OF INTERSECTION
- BOUNDARY LINE
- EASEMENT LINE

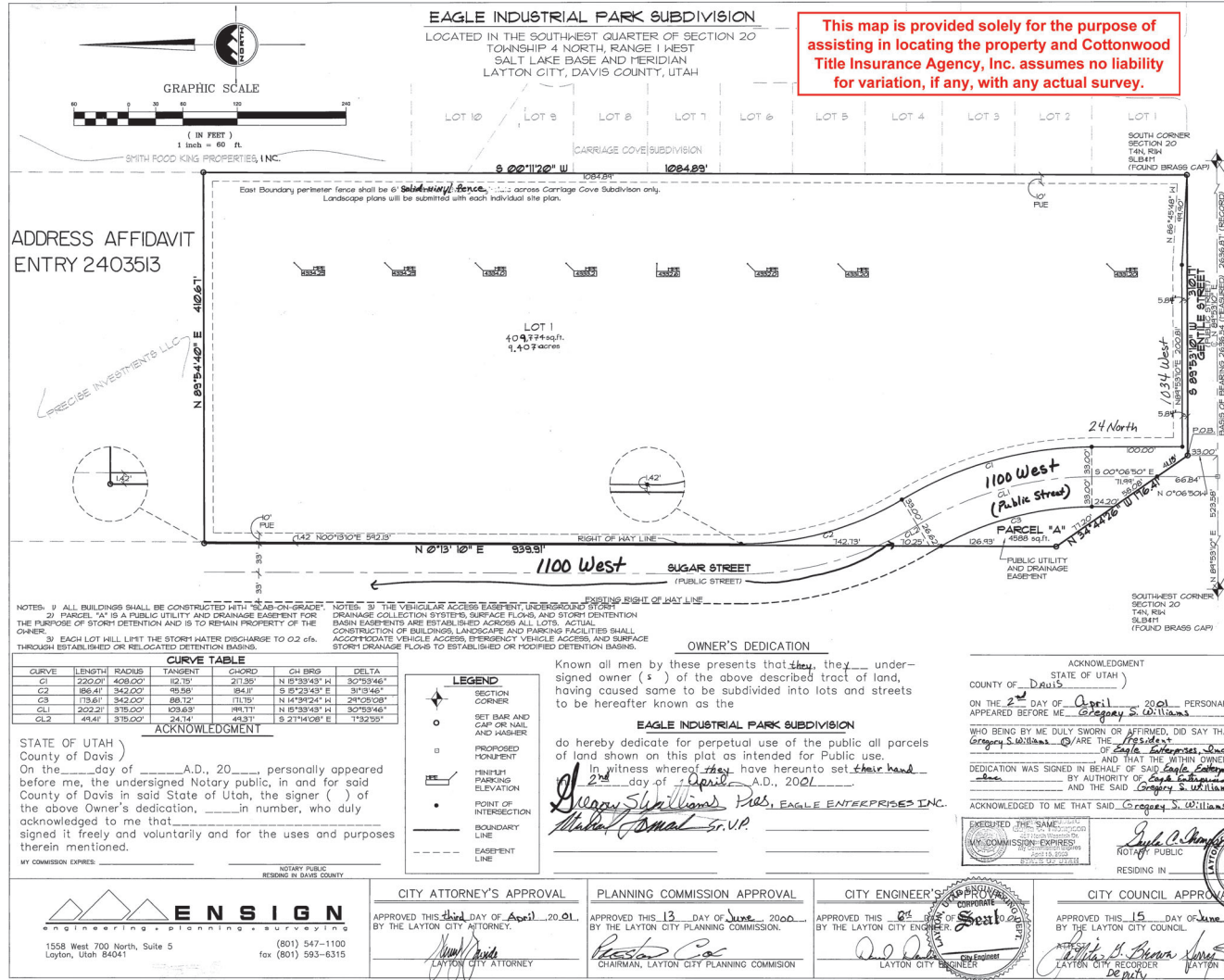
NOTES: 1) ALL BUILDINGS SHALL BE CONSTRUCTED WITH "SLAB-ON-GRADE".
2) PARCEL "A" IS A PUBLIC UTILITY AND DRAINAGE EASEMENT FOR THE PURPOSE OF STORM DETENTION AND IS TO REMAIN PROPERTY OF THE OWNER.
3) EACH LOT WILL LIMIT THE STORM WATER DISCHARGE TO 0.2 cfs. THROUGH ESTABLISHED OR RELOCATED DETENTION BASINS.
4) THE VEHICULAR ACCESS EASEMENT, UNDERGROUND STORM DRAINAGE COLLECTION SYSTEMS, SURFACE FLOWS, AND STORM DETENTION BASIN EASEMENTS ARE ESTABLISHED ACROSS ALL LOTS. ACTUAL CONSTRUCTION OF BUILDINGS, LANDSCAPE AND PARKING FACILITIES SHALL ACCOMMODATE VEHICLE ACCESS, EMERGENCY VEHICLE ACCESS, AND SURFACE STORM DRAINAGE FLOWS TO ESTABLISHED OR MODIFIED DETENTION BASINS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CH BRG	DELTA
CL	220.21	408.00'	107.15'	217.35'	N 15°33'43" W	30°33'46"
CL	186.41'	312.00'	45.88'	184.37'	S 15°33'43" E	31°33'46"
CS	173.61'	342.00'	68.72'	171.15'	N 14°33'24" N	21°33'46"
CL	202.51'	375.00'	123.63'	191.77'	N 15°33'43" W	30°33'46"
CL	44.44'	375.00'	24.74'	44.31'	S 21°44'08" E	1°33'25"

ENSIGN
engineering - planning - surveying
1558 West 700 North, Suite 5 (801) 547-1100
Layton, Utah 84041 fax (801) 593-6315

230

10



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SURVEYOR'S CERTIFICATE

STEPHEN J. FACKRELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 19151, 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: **EAGLE INDUSTRIAL PARK 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 requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning on the intersection of the East line of Sugar Street and the North line of Gentle Street, said point being North 89°53'02" East 623.87 feet along the section line and North 0°06'50" West 53.00 feet from the Southeast Corner of Section 20, Township 4 North, Range 1 West, Salt Lake Base and Meridian, running

thence North 34°44'26" West 176.41 feet along the Easterly line of Sugar Street;

thence North 0°13'02" East 193.91 feet along the said East line of said Sugar Street;

thence North 89°54'40" East 410.61 feet to the West line of Smith Food King Properties, book 312 page 310 (at #12-061-0051), and book 1021, page 181-2 (serial #12-061-0041) and Carriage Cove Subdivision as recorded with the office of the Davis County Recorder;

thence South 0°12'02" West 1024.81 feet along said West line of Smith Food King Properties and the West line extended of said Carriage Cove Subdivision to the Southeast corner Lot 1, said Carriage Cove Subdivision and the North line of said Gentle Street;

thence South 89°53'02" West 310.11 feet along the North line of said Gentle Street to the point of beginning.

Contains 10.071 acres, 2 Lots.

11/2/2000
 Stephen J. Fackrell
 License No. 19151

ACKNOWLEDGMENT

COUNTY OF Weber STATE OF UTAH

ON THE 2nd DAY OF April, 2001, PERSONALLY APPEARED BEFORE ME, Michael A. Rosmar, a Notary Public, who being by me duly sworn or affirmed, DID SAY THAT Michael A. Rosmar ARE THE OWNER OF THE STATE OF UTAH DEDICATION WAS SIGNED IN BEHALF OF SAID OWNER BY AUTHORITY OF Barb Et Utah EXECUTED THE SAME.

Michael A. Rosmar
 Notary Public
 RESIDING IN _____

MY COMMISSION EXPIRES _____

EAGLE INDUSTRIAL PARK SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20 OF TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN LAYTON CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 167849 FEE PAID \$31.00

FILED FOR RECORD AND RECORDED THIS 25th DAY OF JULY 2001, AT 8:49 AM IN BOOK 1853 OF ORIGINAL RECORDS PAGE 76

Shirley S. White
 DAVIS COUNTY RECORDER

BY: _____ DEPUTY RECORDER