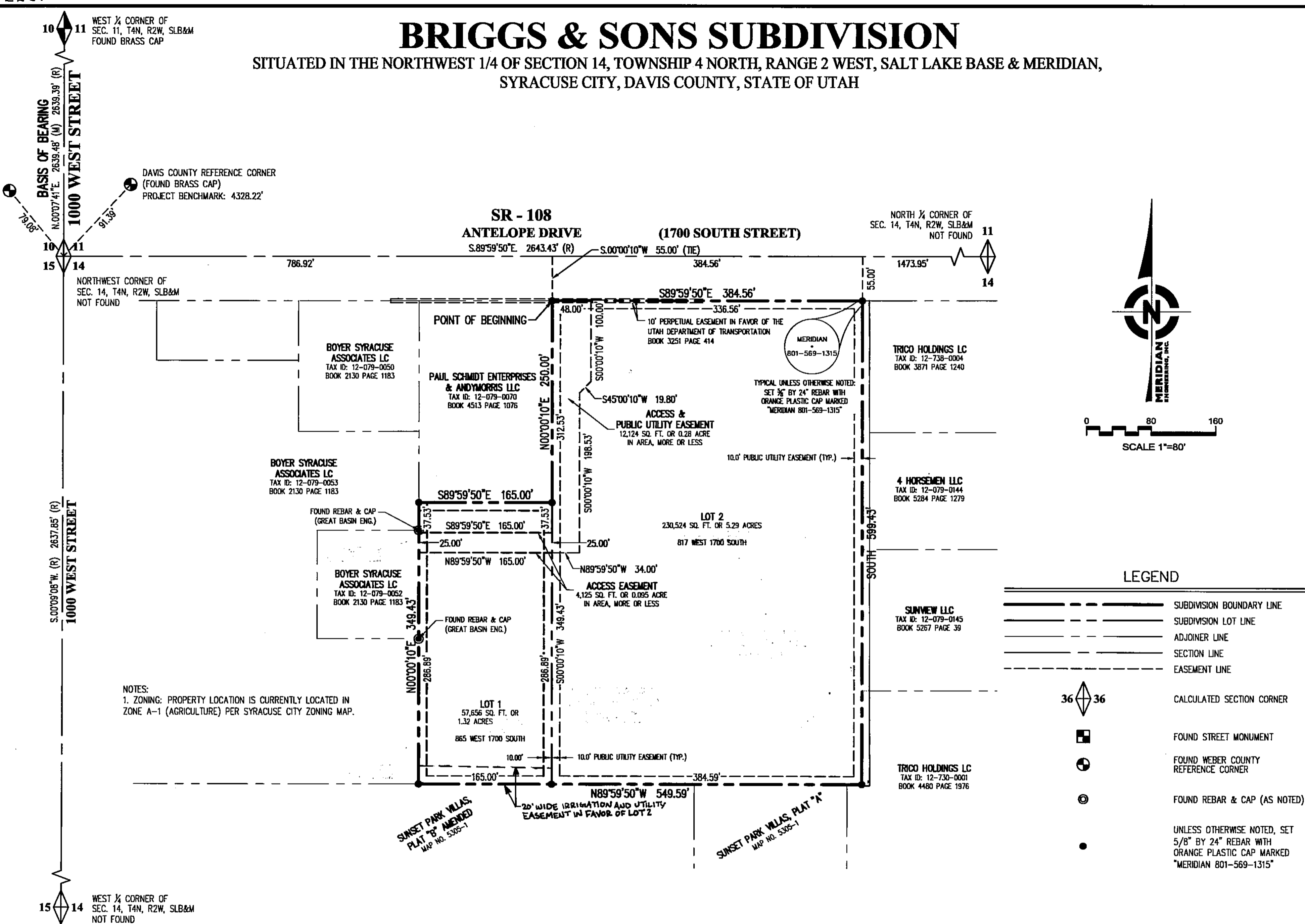# BRIGGS & SONS SUBDIVISION

SITUATED IN THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
SYRACUSE CITY, DAVIS COUNTY, STATE OF UTAH

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ANTELOPE DRIVE (1700 SOUTH) WHICH IS 786.92 FEET S.89°59'50"E. ALONG THE SECTION LINE AND 55.00 FEET S.00°00'10"W. FROM THE NORTHWEST CORNER OF SAID SECTION 14 (NOTE: BASIS OF BEARING FOR THIS SURVEY IS S.89°59'50"E. BETWEEN THE REESTABLISHED NORTHWEST CORNER AND THE REESTABLISHED NORTH QUARTER CORNER OF SAID SECTION 14), AND RUNNING THENCE S.89°59'50"E. 384.56 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ANTELOPE DRIVE (1700 SOUTH); THENCE SOUTH 599.43 FEET; THENCE N.89°59'50"W. 549.59 FEET; THENCE N.00°00'10"E. 349.43 FEET; THENCE S.89°59'50"E. 165.00 FEET; THENCE N.00°00'10"E. 250.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 288,182 SQUARE FEET OR 6.62 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO SUBDIVIDE THE SUBJECT PROPERTY INTO LOTS AND EASEMENTS AS REQUESTED BY THE DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT. THE BASIS OF BEARING FOR THIS SURVEY IS S.89°59'50"E. BETWEEN THE REESTABLISHED NORTHWEST CORNER AND THE REESTABLISHED NORTH QUARTER CORNER OF SAID SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED IN JULY OF 2016.

(M) BEARING AND DISTANCE DATA TAKEN FROM ACTUAL SURVEYED MEASUREMENTS.
(R) RECORD BEARING AND DISTANCE DATA FROM DAVIS COUNTY SURVEYOR'S TOWNSHIP REFERENCE PLAT.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

BRIGGS & SONS SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND EASEMENTS, AND 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.

DATED THIS 21 DAY OF FEBRUARY A.D. 2017.

OWNER: L E BRIGGS & SONS, A LIMITED PARTNERSHIP.

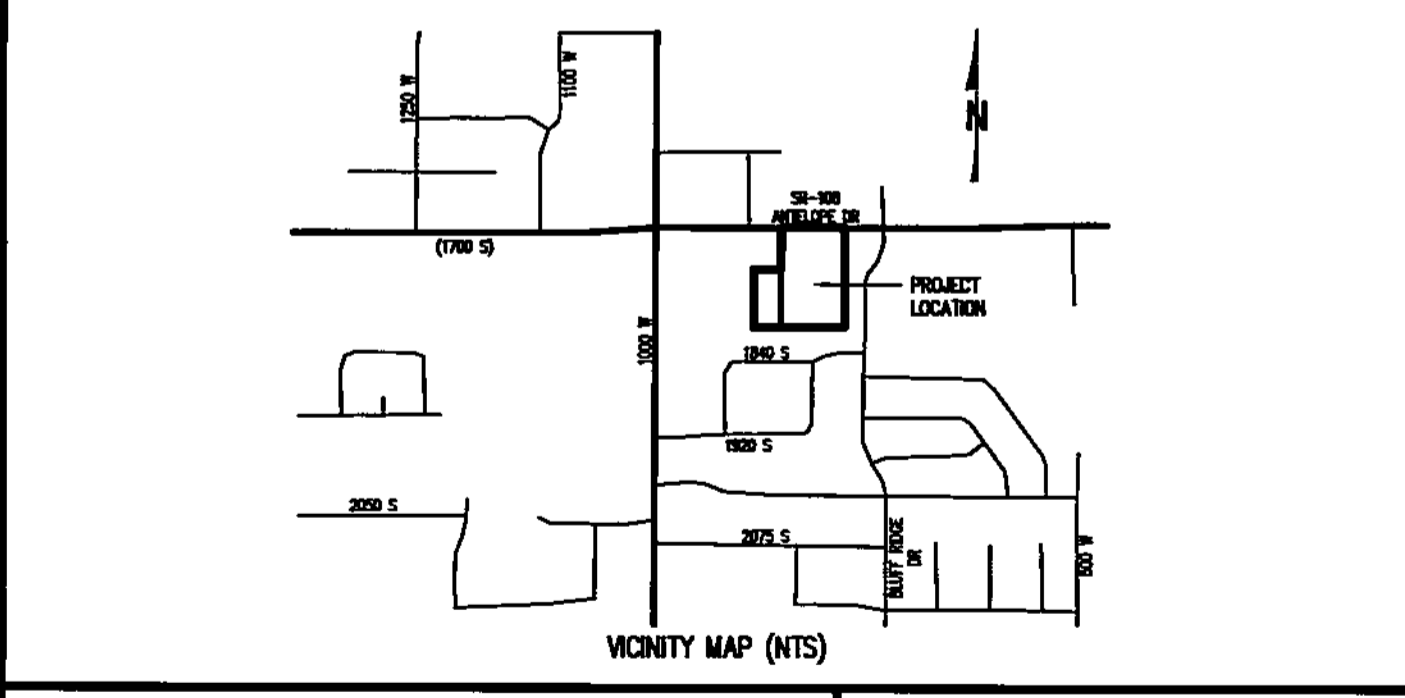BY: DEAN BRIGGS, PRESIDENT
ITS: MANAGING GENERAL PARTNER

ACKNOWLEDGMENT
(LIMITED PARTNERSHIP)

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS 21 DAY OF February 2017, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, Kathryn Jarvie AND _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE ARE President OF L. E. BRIGGS & SONS, A LIMITED PARTNERSHIP, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE/SHE EXECUTED IT IN SUCH CAPACITY.

2/14/2020
MY COMMISSION EXPIRES   NOTARY PUBLIC

KATHRYN JARVIE
COMM. #687355
Notary Public
STATE OF UTAH
My App. Expires Feb. 14, 2020

Map annotations

SR – 108
ANTELOPE DRIVE   (1700 SOUTH STREET)
S.89°59'50"E. 2643.43' (R)

WEST 1/4 CORNER OF SEC. 11, T4N, R2W, SLB&M. FOUND BRASS CAP

DAVIS COUNTY REFERENCE CORNER (FOUND BRASS CAP) PROJECT BENCHMARK: 4328.22'

BASIS OF BEARING
N.00°07'41"E. 2639.48' (M) 2639.39' (R)
1000 WEST STREET

NORTHWEST CORNER OF SEC. 14, T4N, R2W, SLB&M NOT FOUND

NORTH 1/4 CORNER OF SEC. 14, T4N, R2W, SLB&M NOT FOUND

S.00°00'10"W. 55.00' (TIE)
786.92'   384.56'
S89°59'50"E. 384.56'
336.56'
48.00'
POINT OF BEGINNING
10' PERPETUAL EASEMENT IN FAVOR OF THE UTAH DEPARTMENT OF TRANSPORTATION BOOK 3251 PAGE 414

MERIDIAN 801-569-1315

TRICO HOLDINGS LC TAX ID: 12-738-0004 BOOK 3871 PAGE 1240

BOYER SYRACUSE ASSOCIATES LC TAX ID: 12-079-0050 BOOK 2130 PAGE 1183

PAUL SCHMIDT ENTERPRISES & ANDYMORRIS LLC TAX ID: 12-079-0070 BOOK 4513 PAGE 1076

S45°00'10"W. 19.80'

ACCESS & PUBLIC UTILITY EASEMENT 12,124 SQ. FT. OR 0.28 ACRE IN AREA, MORE OR LESS

TYPICAL UNLESS OTHERWISE NOTED SET 3/8" BY 24" REBAR WITH ORANGE PLASTIC CAP MARKED "MERIDIAN 801-569-1315"

10.0' PUBLIC UTILITY EASEMENT (TYP.)

BOYER SYRACUSE ASSOCIATES LC TAX ID: 12-079-0053 BOOK 2130 PAGE 1183

FOUND REBAR & CAP (GREAT BASIN ENG.)

S89°59'50"E. 165.00
S89°59'50"E. 165.00
25.00'
N89°59'50"W. 165.00

BOYER SYRACUSE ASSOCIATES LC TAX ID: 12-079-0052 BOOK 2130 PAGE 1183

FOUND REBAR & CAP (GREAT BASIN ENG.)

4 HORSEMEN LLC TAX ID: 12-079-0144 BOOK 5284 PAGE 1279

LOT 2
230,524 SQ. FT. OR 5.29 ACRES
817 WEST 1700 SOUTH

25.00'
N89°59'50"W. 34.00'

ACCESS EASEMENT
4,125 SQ. FT. OR 0.095 ACRE IN AREA, MORE OR LESS

SUNVIEW LLC TAX ID: 12-079-0145 BOOK 5267 PAGE 39

SOUTH 599.43'

LOT 1
57,656 SQ. FT. OR 1.32 ACRES
865 WEST 1700 SOUTH

10.00'
10.0' PUBLIC UTILITY EASEMENT (TYP.)
165.00'
384.59'
N89°59'50"W. 549.59'

TRICO HOLDINGS LC TAX ID: 12-730-0001 BOOK 4480 PAGE 1976

20' WIDE IRRIGATION AND UTILITY EASEMENT IN FAVOR OF LOT 2

SUNSET PARK VILLAS, PLAT "B" AMENDED MAP NO. 5305-1

SUNSET PARK VILLAS, PLAT "A" MAP NO. 5305-1

WEST 1/4 CORNER OF SEC. 11, T4N, R2W, SLB&M. FOUND BRASS CAP

WEST 1/4 CORNER OF SEC. 14, T4N, R2W, SLB&M NOT FOUND

S.00°09'06"W. 2637.85' (R)
1000 WEST STREET

NOTES:
1. ZONING: PROPERTY LOCATION IS CURRENTLY LOCATED IN ZONE A-1 (AGRICULTURE) PER SYRACUSE CITY ZONING MAP.

SCALE 1"=80'
0   80   160

LEGEND

——————	SUBDIVISION BOUNDARY LINE
——————	SUBDIVISION LOT LINE
——————	ADJOINER LINE
——————	SECTION LINE
——————	EASEMENT LINE
36 ◇ 36	CALCULATED SECTION CORNER
■	FOUND STREET MONUMENT
⊕	FOUND WEBER COUNTY REFERENCE CORNER
⊙	FOUND REBAR & CAP (AS NOTED)
●	UNLESS OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH ORANGE PLASTIC CAP MARKED "MERIDIAN 801-569-1315"

Approval blocks

QUESTAR GAS COMPANY
APPROVED THIS 27 DAY OF Feb. A.D. 2017
BY QUESTAR GAS COMPANY.
BY: _____
TITLE: Pre-Const.

COMCAST
APPROVED THIS 27 DAY OF Feb. A.D. 2017
BY COMCAST.
BY: _____
TITLE: Planning/Design

CENTURY LINK
APPROVED THIS 27 DAY OF FEB A.D. 2017
BY CENTURY LINK.
BY: _____
TITLE: Engineer 1

ROCKY MOUNTAIN POWER
APPROVED THIS 23 DAY OF February A.D. 2017
BY ROCKY MOUNTAIN POWER.
BY: Crain Bolton
TITLE: Estimator

VICINITY MAP (NTS)

BRIGGS & SONS SUBDIVISION
SITUATED IN THE NW 1/4 OF SECTION 14, T4N, R2W, SLB&M, SYRACUSE CITY, DAVIS COUNTY, STATE OF UTAH

DAVIS COUNTY RECORDER
ENTRY NO. 309258
FEE PAID $32.00 FILED FOR RECORD
AND RECORDED March 21, 2017
AT 9:43 AM IN BOOK 6726
OF OFFICIAL RECORDS, PAGE 35
RECORDED FOR SYRACUSE CITY
Richard T. Maughan
COUNTRY RECORDER
BY: _____

COMP. FILE 16081 SUBDIVISION PLAT
PROJECT NO. 16081
SHEET NO. 1 OF 1

PREPARED BY:
MERIDIAN ENGINEERING, INC.
9217 SOUTH REDWOOD ROAD SUITE A
WEST JORDAN, UTAH 84088
PHONE (801) 569-1315 FAX (801) 569-1319

SYRACUSE CITY ATTORNEY
APPROVED THIS 14 DAY OF March A.D. 2017
BY THE SYRACUSE CITY ATTORNEY.

CITY COUNCIL APPROVAL
PRESENTED TO THE SYRACUSE CITY THIS ____
OF ____ A.D. 2017 AND IS HEREBY APPROVED.
SYRACUSE CITY MAYOR T. Palmer
ATTEST: SYRACUSE CITY RECORDER

PLANNING COMMISSION APPROVAL
APPROVED THIS 7 DAY OF March A.D. 2017
BY THE SYRACUSE CITY PLANNING COMMISSION.
CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION   DATE

CITY ENGINEER'S APPROVAL
APPROVED THIS 2nd DAY OF March A.D. 2017
BY THE SYRACUSE CITY ENGINEER.
SYRACUSE CITY ENGINEER

5751