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Davis County Conference Center Subdivision

A part of the Northwest Quarter of Section 17, T4N, R1W, SLB&M, U.S. Survey
Layton City, Davis County, Utah

SURVEYOR'S CERTIFICATE

I, Mark E. Bobbitt, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Davis County Conference Center Subdivision in Layton City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Assessor's Office and of a survey made on the ground.

Signed this 6th day of February, 2004.
Mark E. Bobbitt
License No. 162484

OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Davis County Conference Center Subdivision, and hereby dedicate, grant and convey to Layton City, Davis County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Layton City those certain strips or 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 Layton City.

Signed this 10th day of February, 2004.
Davis County
Donnie R. McConkie
Hogmo Investment Co.
Paul W. Mandenhall



ACKNOWLEDGMENT

State of Utah, County of Salt Lake, On the 10th day of February, 2004, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, two in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein expressed.
Residing at: Layton, Utah
Sharon C. Dale
Sharon C. Dale
Commission Expires: 4-10-2005

State of Utah, County of Salt Lake, On the 10th day of February, 2004, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, two in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein expressed.
Residing at: Farmington, Utah
Linda May
Linda May
Commission Expires: 10/15/06

State of Utah, County of Salt Lake, On the day of February, 2004, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, two in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein expressed.
Residing at: Farmington, Utah
Linda May
Linda May
Commission Expires: 10/15/06

Note: A perpetual right of way and easement for a storm water drainage, recorded June 25, 1996, Entry No. 1257087, Book 2016, page 1077, (to be located with this plat).
NOTE: A perpetual right of way and easement for public utilities recorded June 25, 1996, Entry No. 1257086, Book 2016, page 1138, (to be located with this plat).

DAVIS COUNTY RECORDER
ENTRY NO. 1962768
FILED FOR RECORD AND RECORDED March 7, 2004 AT 11:00 AM IN BOOK 2412 OF OFFICIAL RECORDS, PAGE 1312 FOR DAVIS COUNTY
GREAT BASIN ENGINEERING NORTH
DEPUTY



Scale: 1" = 100'



- Legend: Centerline, Found Monument, Found Rebar & Cap, Lay Rebar & Cap, Set Hub & Tack, Existing Fence, Section Corner, D.C.S. Davis County Surveyor

Note: 10' Wide Public Utility and Drainage Easements each side of property line as indicated by dashed lines, except as otherwise shown.

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of Section 17, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.
Beginning at the intersection of the Northern right of way line of Heritage Park Boulevard (1600 North Street) and the West right of way line of Layton Hills Parkway (700 West Street) which is 459.38 feet North 0°09'50" East along the 1/4 section line and 2.83 feet South 89°54'50" West along said Northern right of way line from the Center of said Section 17 to and running thence four (4) courses along Northern right of way line of said Heritage Park Boulevard (1600 North Street) as follows: South 89°54'50" West 137.53' to a point of curvature; Northwesterly along the arc of a 1000.00 foot radius curve to the right a distance of 458.03 feet (Central Angle equals 26°07'43" and Long Chord bears North 72°01'19" West 452.08 feet) to a point of tangency; North 63°57'27" West 49.24 feet to a point of curvature and Northwesterly along the arc of a 1085.47 foot radius curve to the left a distance of 94.59 feet (Central Angle equals 5°00'07" and Long Chord bears North 56°27'31" West 94.56 feet) to a point on the Easterly boundary line of Woodland Park Commercial Subdivision Phase IV, Layton City, Davis County, Utah; thence North 0°16'53" East 701.72 feet along said Easterly boundary line to a point on the Southerly boundary line of Layton Market Center Subdivision Phase III, Layton City, Davis County, Utah; thence North 89°54'56" East 585.83 feet along said Southerly boundary line to the Easterly right of way line of Layton Hills Parkway (700 West Street); thence South 20°50'50" West 114.94 feet along said Easterly boundary line and the Easterly right of way line of a proposed 60.00 foot right of way to the Southwest corner of Lot 11 of said subdivision; thence North 89°54'56" East 322.18 feet along the South boundary line of said Lot 11 to an existing fence line and the Easterly boundary line of Robins Park Subdivision No. 2, Layton City, Davis County, Utah, as found in the field; thence South 0°09'50" West 748.52 feet along said fence line and Easterly boundary line of Robins Park Subdivision No. 2 and Robins Park Subdivision No. 3, Layton City, Davis County, Utah, as found in the field to the point of beginning.

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.

Narrative:

This subdivision plat was prepared at the request of Davis County. There are plotted Subdivision's on the North and West sides and public streets on the South and East sides.
Centerline monuments were found in Heritage Park Boulevard (1600 North Street) which checked within several hundredths of the recorded subdivision plat of "Heritage Park at Layton Hills Phase Three". The basis of bearing was established from the Brass Cap Monuments found at the Center of Section 17, and the South 1/4 corner of Section 17, T4N, R1W, SLB&M a line bearing North 0°09'50" East between said monuments was used to establish the basis of bearing.

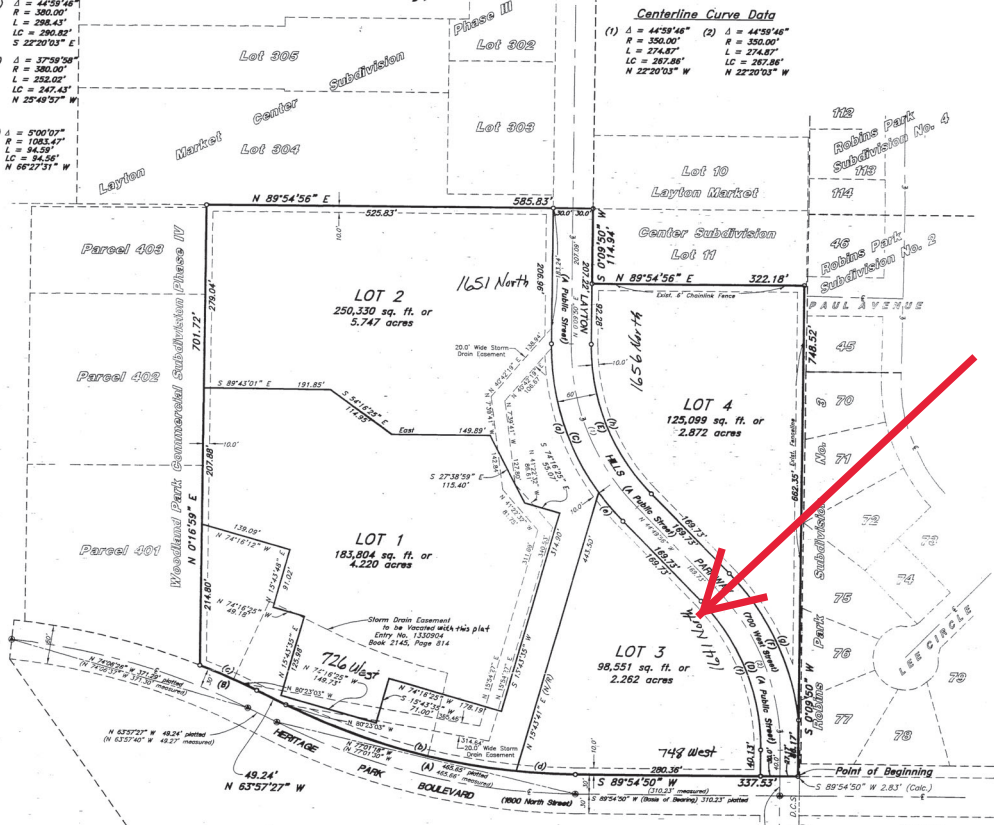
LAYTON CITY ENGINEER
I hereby certify that I have checked this plat and dedication of the lines of Survey of the foregoing plat and find that the description of the land embraced therein is correct and to agree with the monuments on record in this office.
Signed this 4th day of February, 2004.

LAYTON CITY APPROVAL
I certify that I have checked this plat and dedication of the lines of Survey of the foregoing plat and find that the description of the land embraced therein is correct and to agree with the monuments on record in this office.
Signed this 4th day of February, 2004.

LAYTON CITY PLANNING COMMISSION
Approved by the Layton City Planning Commission on the 25th day of February, 2004.

LAYTON CITY ATTORNEY
Approved by the Layton City Attorney on the 25th day of February, 2004.

- Boundary Curve Data: (A) Δ = 26°07'43", R = 1000.00', L = 458.03', N 77°01'19" W, S 22°20'03" E; (B) Δ = 44°59'46", R = 320.00', L = 251.31', S 22°20'03" E; (C) Δ = 44°59'46", R = 320.00', L = 251.31', S 22°20'03" E; (D) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (E) Δ = 20°50'50", R = 1000.00', L = 360.40', S 18°01'57" E; (F) Δ = 44°59'46", R = 320.00', L = 251.31', S 22°20'03" E; (G) Δ = 44°59'46", R = 320.00', L = 251.31', S 22°20'03" E; (H) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (I) Δ = 44°59'46", R = 320.00', L = 251.31', S 22°20'03" E; (J) Δ = 44°59'46", R = 320.00', L = 251.31', S 22°20'03" E; (K) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (L) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (M) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (N) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (O) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (P) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (Q) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (R) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (S) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (T) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (U) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (V) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (W) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (X) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (Y) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E; (Z) Δ = 57°59'58", R = 380.00', L = 244.90', S 22°20'03" E.



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