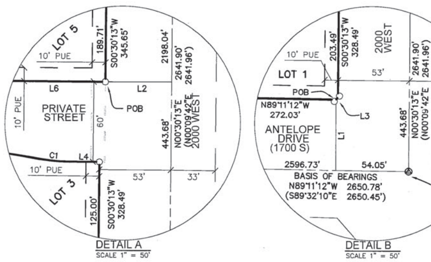
4452

SYRACUSE RETAIL SUBDIVISION

~~A SUBDIVISION OF LOTS 4 AND 5 OF THE SYRACUSE WAL-MART SUBDIVISION~~

A PART OF THE SOUTH EAST OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.&M., CITY OF SYRACUSE, COUNTY OF DAVIS, STATE OF UTAH

APRIL 2006



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'00"E	53.01'
L2	N90°00'00"W	49.21'
L3	S46°34'24"W	2.10'
L4	S89°29'47"E	21.26'
L5	S89°39'19"E	66.48'
L6	N89°29'47"W	99.10'
L7	N89°39'19"W	66.48'
L8	N00°30'13"E	147.17'
L9	N89°29'47"W	170.00'
L10	S00°30'13"W	155.94'
L11	S00°30'13"W	176.62'
L12	S00°20'41"W	160.29'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	148.00'	9°12'19"	23.78'	11.91'
C2	100.00'	9°21'50"	16.34'	8.19'
C3	100.00'	9°12'19"	16.07'	8.05'
C4	148.00'	9°21'50"	24.19'	12.12'

LEGEND:

- ○ SET REBAR AND CAP MARKED "PLS 271154"
- FND GOVERNMENT MONUMENT AS NOTED
- ● FND MONUMENT UNLESS OTHERWISE NOTED
- CENTERLINE
- SECTION LINE
- ADJACENT PROPERTY LINES
- PROPERTY LINE
- PROPOSED LOT LINES
- EASEMENT AS NOTED
- RIGHT OF WAY LINE

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE LOTS 4 AND 5, OF THE SYRACUSE WAL-MART SUBDIVISION AS FOUND IN A PLAT RECORDED AS ENTRY NO. 2095437, BOOK 3845, PAGE 1424, OFFICIAL RECORDS; INTO SEVEN LOTS.

BASIS OF BEARINGS:

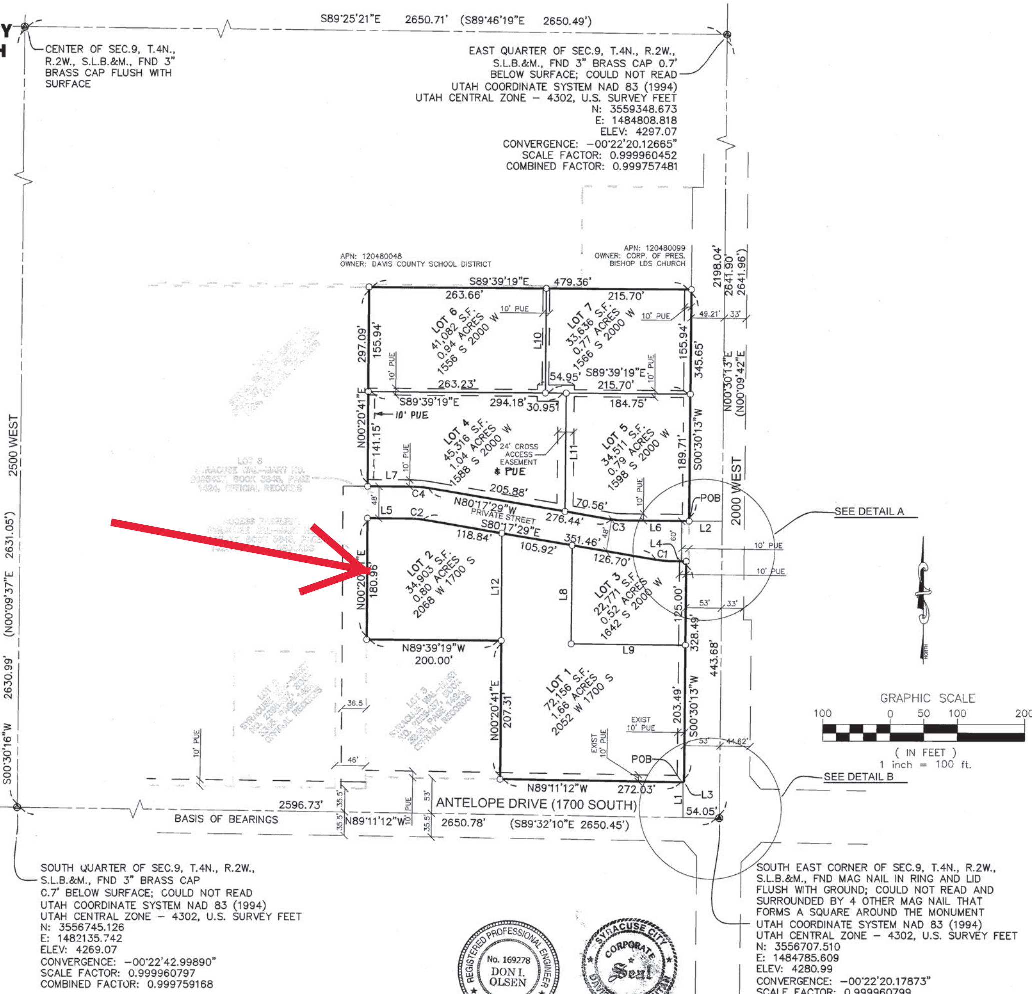
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM NAD 83 (1994) NORTH ZONE, AS DETERMINED BETWEEN THE FOLLOWING THREE NGS HARN STATIONS:

"RED BUTTE CORS ARP" (PID: AF9633), ADJUSTED BY NGS IN MARCH 2002, "LAKE MOUNTAIN GPS BASE STATION ARP" (PID: AI5835), ADJUSTED BY NGS IN JUNE 2000, AND "NORTH ANTELOPE ISLAND GPS BASE STA ARP" (PID: AI5836), ADJUSTED BY NGS IN JUNE 2000.

THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE LINE BETWEEN THE COUNTY MONUMENTS AT THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 9, T.4N., R.2W., S.L.B.&M., SHOWN HEREON AS N89°11'12"W.

NOTES:

COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83 (1994) NORTH ZONE; MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.999758413 TO OBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES.



SURVEYOR'S OPINION

I, BRAD T. MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 271154, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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: SYRACUSE RETAIL SUBDIVISION. IN MY PROFESSIONAL OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND THE LOTS ARE IN GENERAL CONFORMANCE WITH THE AREA, FRONTAGE AND WIDTH REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

EXECUTED THIS 20TH DAY OF APRIL 2006

BRAD T. MORTENSEN
PROFESSIONAL LAND SURVEYOR #271154
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.
420 E. SOUTH TEMPLE, SUITE 550
SLC, UT 84111

STATE OF UTAH — BRAD T. MORTENSEN — 12-31-06 — PLS-271154 — PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

~~ALL OF LOTS 4 AND 5, SYRACUSE WAL-MART SUBDIVISION AS FOUND IN A PLAT RECORDED AS ENTRY NO. 2095437, BOOK 3845, PAGE 1424, OFFICIAL RECORDS. BEING PART OF THE SOUTH EAST QUARTER, OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, IN THE STATE OF UTAH, COUNTY OF DAVIS, CITY OF SYRACUSE, MORE PARTICULARLY DESCRIBED AS FOLLOWS.~~

BEGINNING ~~AT THE SOUTHEAST CORNER OF SAID LOT 4~~ ON THE NORTH LINE OF ANTELOPE DRIVE (1700 SOUTH), SAID POINT BEING N89°11'12"W GRID (NAD83 (1994) NORTH ZONE) ALONG THE SOUTH LINE OF SAID SECTION 54.05 FEET, AND N00°00'00"E 53.01 FEET FROM THE SOUTH EAST CORNER OF SAID SECTION 9; THENCE N89°11'12"W ALONG THE NORTH LINE OF ANTELOPE 272.03 FEET TO THE EAST LINE OF LOT 3, OF SAID SYRACUSE WAL-MART SUBDIVISION; THENCE N00°20'41"E ALONG SAID EAST LINE 207.31 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE N89°39'19"W ALONG SAID NORTH LINE 200.00 FEET TO THE EAST LINE OF LOT 1, OF SAID SYRACUSE WAL-MART SUBDIVISION; THENCE N00°20'41"E ALONG SAID EAST LINE 180.96 FEET TO THE SOUTH LINE OF LOT 6 SAID SYRACUSE WAL-MART SUBDIVISION; THENCE EASTERLY ALONG SAID SOUTH LINE THE FOLLOWING FIVE (5) COURSES: 1) S89°39'19"E 66.48 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 100.00 FEET, 2) EASTERLY ALONG SAID CURVE 16.34 FEET, THROUGH A CENTRAL ANGLE OF 9°21'50", 3) S80°17'29"E 351.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 148.00 FEET, 4) EASTERLY ALONG SAID CURVE 23.78 FEET, THROUGH A CENTRAL ANGLE OF 9°12'19", AND 5) S89°29'47"E 21.26 FEET TO THE WEST LINE OF 2000 WEST STREET; THENCE S00°30'13"W ALONG SAID WEST LINE 328.49 FEET, TO THE BEGINNING OF A CORNER CUT OFF LINE; THENCE S46°34'24"W ALONG SAID LINE 2.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING ~~AT THE SOUTHEAST CORNER OF SAID LOT 5~~ ON THE WEST LINE OF 2000 WEST STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 6 OF SAID SYRACUSE WAL-MART SUBDIVISION, SAID POINT BEING N00°30'13"E GRID (NAD83 (1994) NORTH ZONE) ALONG THE EAST LINE OF SAID SECTION 443.68 FEET, AND N90°00'00"W 49.21 FEET, FROM THE SOUTH EAST CORNER OF SAID SECTION 9; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 6 THE FOLLOWING FIVE (5) COURSES: 1) N89°29'47"W 99.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 100.00 FEET, 2) WESTERLY ALONG SAID CURVE 16.07 FEET, THROUGH A CENTRAL ANGLE OF 9°12'19", 3) N80°17'29"W 276.44 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 148.00 FEET, 4) WESTERLY ALONG SAID CURVE 24.19 FEET, THROUGH A CENTRAL ANGLE OF 9°21'50", AND 5) N89°39'19"W 66.48 FEET TO THE EAST LINE OF LOT 1, OF SAID SYRACUSE WAL-MART SUBDIVISION; THENCE N00°20'41"E ALONG SAID EAST LINE 297.09 FEET TO THE SOUTH LINE OF THE SCHOOL PROPERTY; THENCE S89°39'19"E ALONG SAID LINE 479.36 FEET TO THE WEST LINE OF 2000 WEST STREET; THENCE S00°30'13"W ALONG SAID WEST LINE 345.65 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.53 ACRES, MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER (S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

SYRACUSE RETAIL SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AND INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF G.H. Kimmons, Jr. HAS HEREUNTO SET by hand THIS 27th DAY OF April A.D., 2006

G.H. Kimmons -SECRETARY

HOLROB ~~INVESTMENTS~~ SYRACUSE LLC – DEVELOPER

CORPORATE ACKNOWLEDGMENT

STATE OF Tennessee S.S.
COUNTY OF Knox

ON THE 27th DAY OF April A.D., 2006 PERSONALLY APPEARED BEFORE ME, G.H. Kimmons, Jr. WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT he IS THE Secretary OF Holrob-Syracuse, LLC AND THAT THE HEREIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID Holrob-Syracuse, LLC AND THE SAID Secretary EXECUTED THE SAME.

Susan J. Haines
NOTARY PUBLIC

RESIDING IN Knox COUNTY,
MY COMMISSION EXPIRES: 10-02-06

SUSAN J. HAINES — STATE OF TENNESSEE NOTARY PUBLIC — KNOX COUNTY

ACKNOWLEDGMENT

STATE OF ________ S.S.
COUNTY OF

ON THE ______ DAY OF ______ A.D., 20__, PERSONALLY APPEARED BEFORE ME, ______ WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT ______ IS THE ______ OF ______ AND THAT THE HEREIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID ______ AND THE SAID ______ EXECUTED THE SAME.

______
NOTARY PUBLIC

RESIDING IN ______ COUNTY,
MY COMMISSION EXPIRES: ______

CLC ASSOCIATES
420 EAST SOUTH TEMPLE
SUITE 550
SALT LAKE CITY
UTAH 84111
P 801 363 5605
F 801 363 5604
CLCASSOC.COM
ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SHEET 1 OF 1
PROJECT #: 05-0009
DRAWN BY: DM
DESIGNED BY:
CHECKED BY: BM

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.

RECOMMENDED FOR APPROVAL
ON THIS 07TH DAY OF MARCH 2006
Robert Whiteley
PLANNING COMMISSIONER

RECOMMENDED FOR APPROVAL
ON THIS 24th DAY OF April 2006
Don Olsen
CITY ENGINEER

CITY COUNCIL APPROVAL
PRESENTED TO THE CITY COUNCIL OF SYRACUSE, UTAH THIS 14 DAY OF MARCH A.D., 2006 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CITY RECORDER ATTEST: Kathryn M. Hall
MAYOR

DAVIS COUNTY RECORDER
ENTRY NO. 2168297 FEE PAID $37.00
FILED FOR RECORD AND RECORDED THIS 15th DAY OF MAY 2006 AT 4:38 PM IN BOOK 4034 OF OFFICIAL RECORDS PAGE 1249
DAVIS COUNTY RECORDER
BY: DEPUTY RECORDER