

MARSHALL WAY COMMERCIAL SUBDIVISION

PART OF LOT 3 LAYTON INDUSTRIAL PARK

A PART OF THE NORTH HALF OF SECTION 19,
TOWNSHIP 4 NORTH, RANGE 1 WEST,
SLB&M, US. SURVEY,
LAYTON CITY, DAVIS COUNTY, UTAH

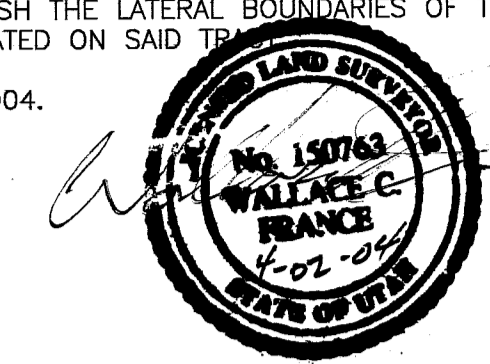
FEBRUARY 2004

SURVEYOR'S CERTIFICATE

I, WALLACE C. FRANCE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 150763, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE DIRECTED A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT WHICH IS LOCATED AS INDICATED AND WHICH IS SUFFICIENT TO RETRACE OR RESTORE THIS SURVEY, THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE BELOW DESCRIBED TRACT OF REAL PROPERTY AND OF EACH OF THE LOTS, LOCATED ON SAID TRACT.

SIGNED THIS 2 DAY OF April 2004.

WALLACE C. FRANCE
LICENSE NO. 150763



BOUNDARY DESCRIPTION

A PART OF NORTH HALF OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY OF LOT 3 OF LAYTON INDUSTRIAL PARK SUBDIVISION; WHICH POINT IS S89°50'40"W 551.18 FEET ALONG THE SECTION LINE AND S0°09'20"E 42.00 FEET TO THE NORTHWEST CORNER OF SUBDIVISION LOT 3 AND S34°43'40"E 325.96 FEET AND S34°43'40"E 174.57 FEET ALONG THE WESTERLY BOUNDARY OF SAID LOT 3 FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING:

THENCE N89°50'40"E 622.86 FEET; THENCE S35°08'15"E 255.61 FEET ALONG THE EASTERLY BOUNDARY OF SUBDIVISION LOT 3, THENCE S89°50'40"W 625.09 FEET; THENCE N34°43'40"W 254.34 FEET ALONG THE WESTERLY BOUNDARY OF SUBDIVISION LOT 3 TO THE POINT OF BEGINNING.

CONTAINS: 130,675 SQ. FT. OR 2.99 ACRES

OWNERS DEDICATION

WE THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO PARCELS (LOTS) AS SHOWN ON THIS PLAT, AND NAME SAID TRACT "MARSHALL WAY COMMERCIAL SUBDIVISION". THE OWNERS HEREBY DEDICATE TO LAYTON CITY, JORDAN VALLEY WATER CONSERVANCY DISTRICT THOSE CERTAIN STRIPS AS 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, WEBER BASIN WATER CONSERVANCY DISTRICT AND JORDAN VALLEY WATER. THE STORM DRAIN PIPES, DETENTION BASINS, SANITARY SEWER FACILITIES, CULINARY WATER FACILITIES, AND ASPHALT PAVEMENT SURFACES WITHIN THE BOUNDARIES DESIGNATED AS "COMMON AREA" ARE PRIVATE AND WILL BE MAINTAINED BY THE ASSOCIATION AS PER THE CC&R'S.

IN WITNESS THEREOF, THE UNDERSIGNED OWNERS HAVE EXECUTED THIS DEDICATION THIS 9th DAY OF April, 2004.

LAYTON INDUSTRIAL HOLDINGS, LC

BY: *Todd M. Morgan*
TODD M. MORGAN

BY: *Evana A. Love*
EVANA LOVE

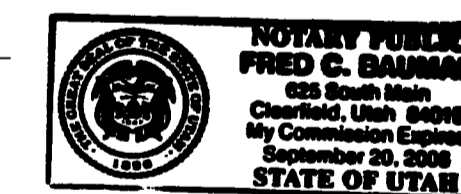
BY: *Dave Whitaker*
DAVE WHITAKER

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THIS 9th DAY OF April, 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, THREE IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

9-20-06
COMMISSION EXPIRES

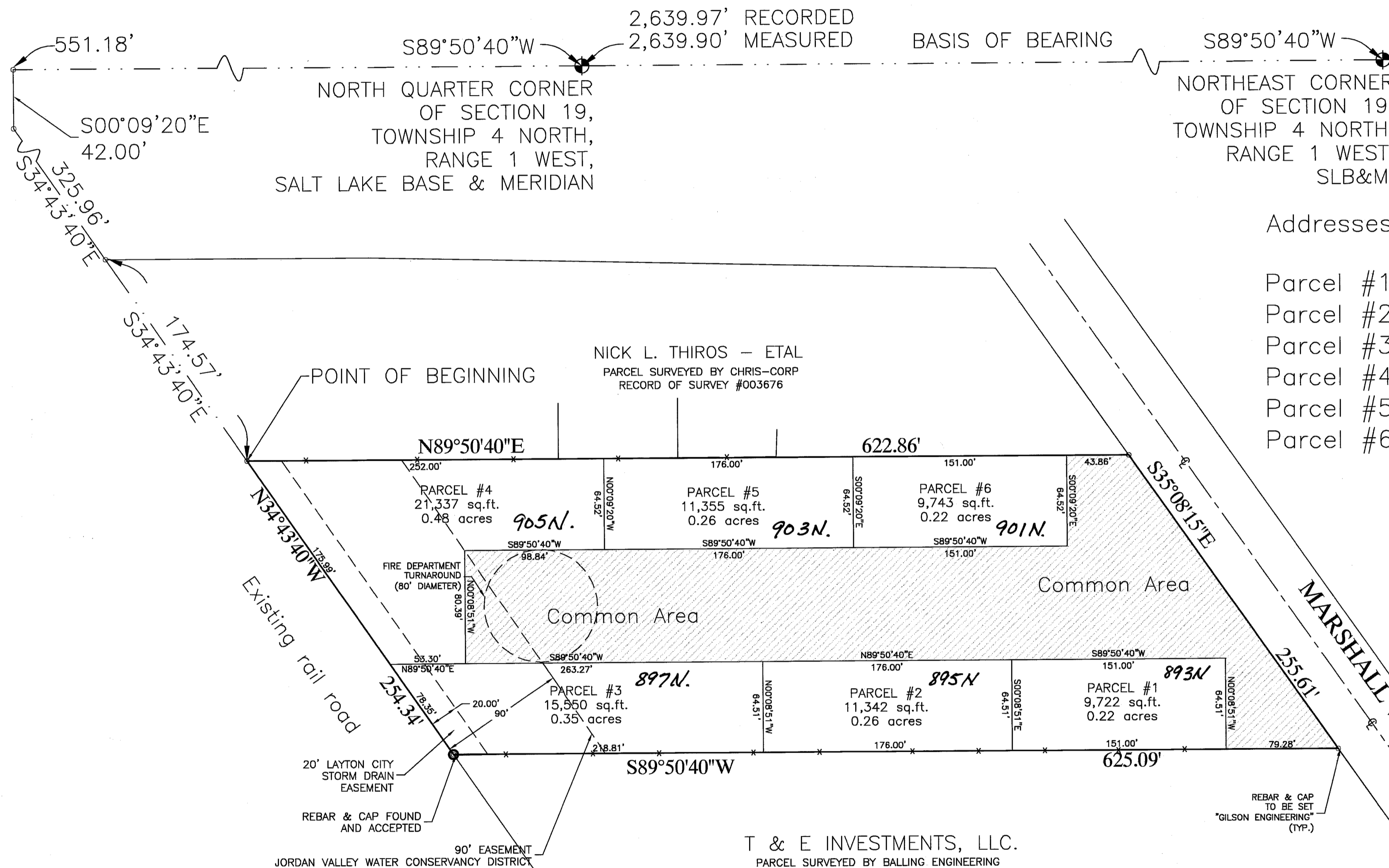


Fred C. Bauman
NOTARY PUBLIC

NARRATIVE

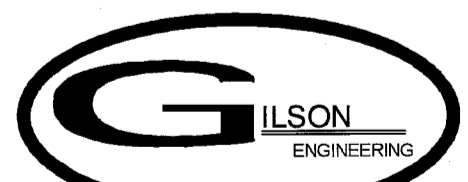
THE PURPOSE OF THIS COMMERCIAL SUBDIVISION PLAT IS TO DEVELOP 6 COMMERCIAL PARCELS. THE PURPOSE OF THE SURVEY IS TO ESTABLISH A RECORD OF THE SUBDIVISION OF MARSHALL WAY COMMERCIAL SUBDIVISION AND TO SET THE PROPERTY CORNERS AS SHOWN.

EXISTING PROPERTY CORNERS HAVE BEEN LOCATED IN THE FIELD & THERE WERE ERRORS FOUND ON TWO DOCUMENTS. THE PROPERTY TITLE REPORT DESCRIPTION AND DAVIS COUNTY PROPERTY DESCRIPTION HAVE MISTAKENLY USED THE SECTION CORNER TIE OF 326.96 FEET. THE CORRECT DISTANCE OF 325.96 FEET IS USED ON THIS PLAT & MATCHES SURROUNDING RECORD OF SURVEY #003055 PREPARED BY BALLING ENGINEERING & RECORD OF SURVEY # 003676 PREPARED BY CHRIS-CORP. THE DISTANCE OF 325.96 FEET ALSO AGREES WITH THE EXISTING PROPERTY CORNERS THAT HAVE BEEN SET & LOCATED IN THE FIELD.



Addresses

- Parcel #1
- Parcel #2
- Parcel #3
- Parcel #4
- Parcel #5
- Parcel #6



GILSON ENGINEERING
CONSULTING ENGINEERS AND SURVEYORS
www.gilsonengineering.com
5440 South 1700 West Riverdale, UT 84405
(801) 773-1191 Fax: (801) 773-0091

NOTES:

AS STATED IN THE COVENANTS ALL COMMON AREA IS SET ASIDE AS A UTILITY EASEMENT. ALL COMMON AREA TO BE USED FOR IRRIGATION, CULINARY WATER, STORM DRAINAGE, ELECTRICAL POWER, COMMUNICATION LINES AND OTHER PUBLIC UTILITIES.

LAYTON CITY ATTORNEY
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER'S APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS 15th DAY OF May 2004.
John Smith
CITY ATTORNEY

LAYTON CITY PLANNING COMMISSION
APPROVED BY THE LAYTON CITY PLANNING COMMISSION ON THIS 23rd DAY OF March 2004.
SIGNED THIS 27th DAY OF April 2004.
Kim L. Savie
CHAIRMAN

FIRST NATIONAL BANK OF LAYTON
APPROVED BY THE FIRST NATIONAL BANK OF LAYTON ON THIS 8th DAY OF April 2004.
David D. Hansen
DAVID D. HANSEN, VICE PRESIDENT

LAYTON CITY ENGINEER
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER'S APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS 11th DAY OF May 2004.
David D. Hansen
CITY ENGINEER

JORDAN VALLEY WATER CONSERVANCY DISTRICT
APPROVED THIS DAY 7th OF April 2004.
BY THE JORDAN VALLEY WATER CONSERVANCY DISTRICT.
David S. Ward
JORDAN VALLEY WATER CONSERVANCY DISTRICT

LAYTON CITY
THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STRIP EASEMENTS, AND PUBLIC IMPROVEMENT GUARANTEE HAVE BEEN APPROVED AND ACCEPTED BY THE CITY COUNCIL OF LAYTON CITY, THIS DAY 1st April 2004.
John Smith
MAYOR

DAVIS COUNTY RECORDER
ENTRY NO. 1987904 FEE PAID \$38.00
FILED FOR RECORD AND RECORDED May 9, 2004, AT 4:58 PM IN BOOK 153 OF OFFICIAL RECORDS, PAGE 716 RECORDED FOR LAYTON CITY
John Thompson
COUNTY RECORDER
BY: *John Thompson*