

Barton Woods Planned Unit Development Plat D

Being a Part of Lot 62 of Lakeview Terrace Subdivision and
Being a part of the Northwest Quarter of Section 28, T.2 N., R.1 E., S.L.B. & M.
Bountiful City, Davis County, Utah

BOUNDARY DESCRIPTION

Beginning at the East Corner of Lot 207 of Barton Woods Planned Unit Development Plat B in Bountiful City, Davis County, Utah, which point is N 0°04'30"E 273.24 ft. along the Section Line and East 654.85 ft. from the West Quarter Corner of Section 28, T.2N., R.1E., S.L.B. & M. and running thence along the boundary of said Plat B in the following three courses: N 38°09'40"W 75.93 ft., N 4°00'E 55.02 ft., N 53°04'50"W 90.47 ft.; thence along the boundary of Barton Woods Planned Unit Development Plat A in the following five courses: N 36°55'10"E 293.92 ft., Northeasterly 13.31 ft. along the arc of a 35.00 ft. radius curve to the right through a central angle of 21°47'13" (radius point bears S 53°04'50"E from the beginning of the curve), Northeasterly 11.28 ft. along the arc of a 35.00 ft. radius curve to the left through a central angle of 18°28'17" (radius point bears N 31°17'37"W from the beginning of the curve), N 40°14'07"E 169.68 ft., N 10°16'00"W 116.55 ft.; thence along the boundary of Lot 62 of Lakeview Terrace Subdivision in the following two courses: N 77°55'11"E 118.68 ft., S 72°14'20"E 259.33 ft.; thence S 21°00'W 303.46 ft.; thence S 10°56'21"W 67.78 ft.; thence S 30°50'13"W 157.37 ft.; thence S 87°47'31"W 85.00 ft.; thence N 47°12'31"W 38.46 ft.; thence S 42°13'30"W 87.00 ft.; thence S 2°12'30"E 25.00 ft.; thence N 87°47'30"E 13.00 ft.; thence S 2°12'30"E 25.00 ft.; thence S 2°11'48"W 33.37 ft.; thence along the boundary of Lakeview Terrace Condominiums Phase 1 in the following three courses to the Point of Beginning: S 26°42'30"W 24.00 ft., Northwesterly 122.19 ft. along the arc of a 300.00 ft. radius curve to the right through a central angle of 23°20'10" (radius point bears N 26°42'30"E from the beginning of the curve), S 50°02'40"W 85.00 ft. containing: 5.3506 acres

NO WARRANTY

Bountiful City Ordinance (14-6-4014) requires that single family dwelling be constructed on useable land (slope not exceeding 30%). By granting any approval or permits Bountiful City does not warrant that any land upon which a structure is to be built meets this criteria.

CITY ATTORNEY'S APPROVAL

Approved this 11th day of January, 1993

Bountiful City Attorney: Ronald W. White

CITY ENGINEER'S APPROVAL

Approved this 16th day of March, 1993.

Bountiful City Engineer: Jacob Bean

PLANNING COMMISSION APPROVAL

Approved this 18th day of AUGUST, 1992

Chairman: John Paul

NOTES

- All easements shown are typical 7 ft. wide Public Utility Easements (P.U.E.) unless otherwise noted.
- All coordinates shown are based on Davis County Surveyor's Office Datum.

CONSENT TO DEDICATE

Know all men by these presents that the Internal Revenue Service of the United States, which holds a federal tax lien upon this property, hereby consents to the Owner's Dedication, and subordinates the interest of the IRS in and to the land included within all parcels shown on this plat as roads, common areas, and public utility easements to be used as public utility easements for the installation, operation and maintenance of any and all utilities necessary to serve this area or adjoining areas.

District Director: _____

By: _____
Chief, Special Procedures

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this 11th day of January, 1993, by _____

Notary Public: _____

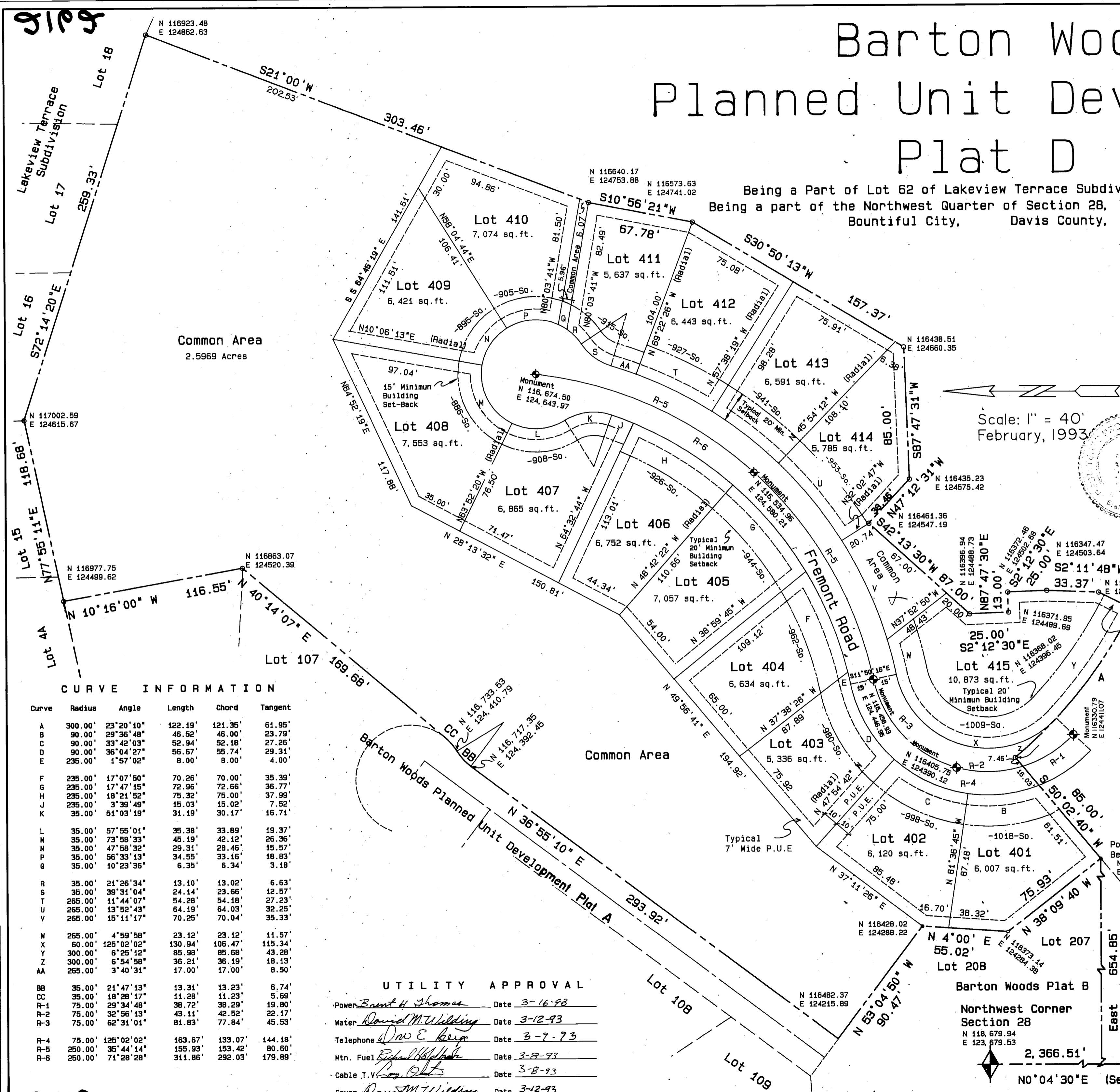
My Commission Expires: 3-20-97

Residence: Bountiful, Utah

West Quarter Corner
Section 28, T.2N.,
R.1E., S.L.B. & M.
N 116,040.20
E 123,676.08

Northwest Corner
Section 28
N 118,679.94
E 123,679.53

2,366.51' 273.24'
N 0°04'30"E (Section Line) 2,639.75'



CURVE INFORMATION

Curve	Radius	Angle	Length	Chord	Tangent
A	300.00'	23°20'10"	122.19'	121.35'	61.95'
B	90.00'	29°36'48"	46.52'	46.00'	23.79'
C	90.00'	33°42'03"	52.94'	52.18'	27.26'
D	90.00'	36°04'27"	56.67'	56.74'	29.31'
E	235.00'	1°57'02"	8.00'	8.00'	4.00'
F	235.00'	17°07'50"	70.26'	70.00'	35.39'
G	235.00'	17°47'15"	72.96'	72.66'	36.77'
H	235.00'	18°21'52"	75.32'	75.00'	37.99'
I	235.00'	3°39'49"	15.03'	15.02'	7.52'
J	35.00'	51°03'19"	31.19'	30.17'	16.71'
L	35.00'	57°55'01"	35.38'	33.89'	19.37'
M	35.00'	73°58'33"	45.19'	42.12'	26.36'
N	35.00'	47°58'32"	29.31'	28.46'	15.57'
O	35.00'	56°33'13"	34.55'	33.16'	18.83'
Q	35.00'	10°23'36"	6.36'	6.34'	3.18'
R	35.00'	21°26'34"	13.10'	13.02'	6.63'
S	35.00'	39°31'04"	24.14'	23.66'	12.57'
T	265.00'	11°44'07"	54.28'	54.18'	27.23'
U	265.00'	13°52'43"	64.19'	64.03'	32.25'
V	265.00'	15°11'17"	70.25'	70.04'	35.33'
W	265.00'	4°59'58"	23.12'	23.12'	11.57'
X	60.00'	125°02'02"	130.94'	108.47'	115.34'
Y	300.00'	6°25'12"	85.98'	85.68'	43.28'
Z	300.00'	6°54'58"	96.24'	96.19'	48.13'
AA	265.00'	3°40'31"	17.00'	17.00'	8.50'
BB	35.00'	21°47'13"	13.31'	13.23'	6.74'
CC	35.00'	18°28'17"	11.28'	11.23'	5.69'
R-1	75.00'	29°34'48"	38.72'	38.29'	19.80'
R-2	75.00'	32°56'13"	43.11'	42.52'	22.17'
R-3	75.00'	62°31'01"	81.83'	77.84'	45.53'
P-1	75.00'	125°02'02"	163.67'	133.07'	144.18'
P-2	250.00'	35°44'14"	158.93'	153.42'	80.60'
P-3	250.00'	71°28'28"	311.86'	292.03'	179.89'

UTILITY APPROVAL

- Power: Brent H. Thomas Date: 3-16-93
- Water: David M. Wilking Date: 3-12-93
- Telephone: Don E. King Date: 3-7-93
- Mtn. Fuel: Richard H. Walker Date: 3-8-93
- Cable T.V.: Tom Olt Date: 3-8-93
- Sewer: David M. Wilking Date: 3-12-93
- IRRIGATION: Marshall Tuttle DATE: 3/3/93

SURVEYOR'S CERTIFICATE

I, J. Scott Balling, a Registered Land Surveyor holding Certificate No. 5875 as prescribed under the laws of the State of Utah, do hereby certify that by the authority of the owners I have made a survey of the tract of land shown on this plat and described herewith and have subdivided said tract of land into lots and streets hereafter to be known as Barton Woods Planned Unit Development Plat D and that the same has been correctly surveyed and staked on the ground as shown.

FEB 19, 1993 J. Scott Balling
Date Utah Surveyor No. 5875

OWNER'S DEDICATION

Know all men by these presents that we the undersigned owners of the above described tract of land having caused the same to be subdivided as shown hereon and hereafter known as Barton Woods Planned Unit Development Plat D, do dedicate for perpetual use as public utility easements all parcels of land shown on this plat as roads, common areas, and public utility easements to be used for the installation, operation and maintenance of any and all utilities necessary to serve this area or adjoining areas and do warrant and defend and save the city harmless against any easement or other encumbrances on said easements which will interfere with the city's use, maintenance and operation of any and all public utilities.

Synda R. Heason

CITY COUNCIL APPROVAL

Presented to the City Council of Bountiful, Utah, this 19th day of AUGUST, 1992 at which time this subdivision was approved and accepted.

City Recorder Attest: Robert D. Timmel
Mayor: _____

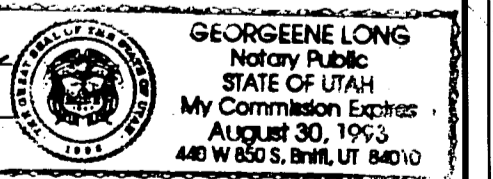
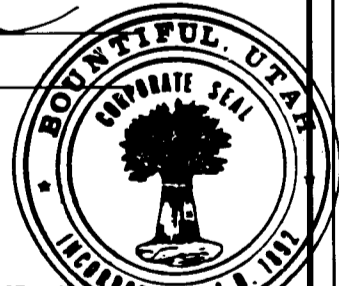
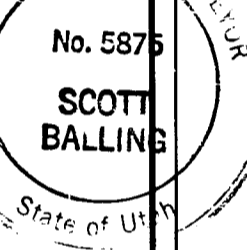
ACKNOWLEDGEMENT

On the 19th day of February, 1993, I, the undersigned, personally appeared before me, the undersigned Notary Public, the signer's of the Owner's Dedication, being in number, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.

Notary Public: Georgeene Long
Residence: Bountiful, Utah
My Commission Expires: 2-30-93

DAVIS COUNTY RECORDER

Entry No. 1024390 Fee Paid 28.00
Filed for Record and Recorded this 26th day of March, 1993 at 9:47 AM
in Book 1593 of C.R. 16 35
Carol Ann Page
County Recorder



2162

9109

9109

8016

8016

2028