

Evergreen Business Park No. 2

Including All of Former Lots 17 and 18 of Evergreen Business Park Subdivision
Being a Part of the Southeast Quarter of Section 12, T.2N., R.1W., S.L.B. & M.
Centerville City, Davis County, Utah

Scale: 1" = 40'
February, 2001

1400 West St.

Existing Monument
N 129838.80
E 110752.45

Lot 12

Evergreen Business Park

Lot 11

STREET AFFIDAVIT ENTRY 3083448

Lot 10

50 South Street

N89°49'48"W (Basis of Bearing) 922.28'

Existing Monument
N 129836.07
E 111674.73

N 129812.75
E 111107.60

Lot 16

Point of Beginning
N 129664.90
E 111107.16

Lot 201
0.4569 Acres
Existing Building
60'

Lot 202
0.5487 Acres
Existing Building
60'

Lot 203
0.7689 Acres

Lot 203
0.7689 Acres



Curve A

R = 30.00'
L = 45.43'
A = 86°46'04"

Curve B

R = 1,869.86'
L = 113.19'
A = 3°28'06"

Boundary Description

All of Lots formerly known as 17 and 18 of Evergreen Business Park in Centerville City, Davis County, Utah, being as described as follows:
Beginning at the Southeast Corner of Lot 16 of said Evergreen Business Park which point is N 0°10'07" W 424.87 ft. along the Quarter Section Line and S 89°56'12" E 717.74 ft. along the South boundary of said Evergreen Business Park from the South Quarter Corner of Section 12, T.2N., R.1W., S.L.B. & M. and running thence N 0°10'12" E 147.85 ft. along the East boundary of said Lot 16, thence S 89°49'48" E 500.73 ft. along the South line of 50 South Street (a 50 foot wide road), thence Southeasterly 45.43 ft. along the arc of a 30.00 ft. radius curve to the right through a central angle of 86°46'04" (chord bears S 46°26'48" E 41.2 ft.), thence along the West boundary of 1250 West Street (an 80 ft wide road) in the following two courses: Southeasterly 113.19 ft. along the arc of a 1,869.86 ft. radius curve to the right through a central angle of 3°28'06" (chord bears S 1°44'13" E 13.7 ft.), S 0°24'20" W 3.64 ft. to the Northeast Corner of Lot 93 of the Charnell Planned Unit Development; thence N 89°56'12" W 269.36 ft. along the North Boundary of said Charnell Planned Unit Development to the Point of Beginning.
Containing 1.7745 Acres.

Surveyor's Certificate

I, J. Scott Balling, a Registered Land Surveyor holding Certificate No. 162195 as prescribed under the laws of the State of Utah, do hereby certify that by the authority of the owners of the above described 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 "Evergreen Business Park No. 2" and that the same has been correctly surveyed and staked on the ground as shown.
Date: Jan 11th 2001
Utah Surveyor No. 162195

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 into lots and streets to hereafter be known as "Evergreen Business Park No. 2" and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat for public use and do warrant and defend and save the city harmless against any easement or other encumbrances on the dedicated streets which will interfere with the city's use, maintenance and operation of the streets.
In witness whereof we have hereunto set our hands and seals at Centerville, Utah, this 11th day of January, 2001.
Notary Public: James C. Stuart
Residence: 15916 E. Lakeview Drive, Box 9401
My Commission Expires: 3-5-2001

Acknowledgement

On the 5th day of February, 2001, there personally appeared before me, the undersigned Notary Public, James C. Stuart, who duly acknowledged to me that James C. Stuart, a member of Jackson Brothers Cabinets, LLC, a Utah Limited Liability Corporation, and that they signed it freely and voluntarily for the uses and purposes therein mentioned.
Notary Public: James C. Stuart
Residence: 15916 E. Lakeview Drive, Box 9401
My Commission Expires: 15 Nov 2001

Acknowledgement

On the 16th day of January, 2001, there personally appeared before me, the undersigned Notary Public, the signers of the owner's dedication Charles H. Taylor and Agnes Taylor, Trustees of the Charles H. and Agnes Taylor Revocable Trust dated 7/21/94, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.
Notary Public: Rayanne A. Sanchez
Residence: 2312 Pajarito Rd. SW Alb. Inn 87105
My Commission Expires: July 7, 2001

Acknowledgement

On the 16th day of February, 2001, there personally appeared before me, the undersigned Notary Public, John J. Jones, who duly acknowledged to me that John J. Jones, a Utah Limited Corporation, and that he signed it freely and voluntarily for the uses and purposes therein mentioned.
Notary Public: John J. Jones
Residence: 233 N. Hillside Rd. Layton UT 84041
My Commission Expires: April 25, 2003

Davis County Recorder

Entry No. 1648723 Fee Paid \$33.00
Filed for Record and Recorded this 26th Day of MARCH, 2001, at 10:38 AM in Book 2773
of Official Records Page 362
By: Sharon S. White
Davis County Recorder
Deputy Recorder

Narrative

PURPOSE OF SURVEY
To divide the former Lots 17 and 18 of Evergreen Business Park into three new lots.
BASIS OF ESTABLISHMENT
Our instrument was set on the Existing Monument at the centerline intersection of 1250 West Street and 50 South Street and the Existing Monument to the West at the intersection of 50 South Street and 1400 West Street was back-sited as a basis of bearing. From this point all corners were radially located and marked with rebar and surveyor's caps.
FOUND MONUMENTS
Existing Brass Monuments were found on the centerline of 50 South Street at the intersections of 1400 West Street and 1250 West Street.

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.
- Approval of this development plat by Centerville City does not constitute any representation as to the adequacy of sub-surface soil conditions nor the location or depth of groundwater tables.
- The developer of this project shall be solely responsible for wetland mitigation as required by state and federal regulations.
- Lot 203 will be required under site plan review to build a minimum 15 ft. wide landscape buffer on 1250 West Street measured from the property line.
- No vehicular access will be allowed on 1250 West Street for Lot 203.

Consent To Dedicate

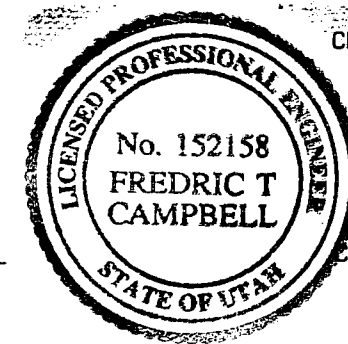
The undersigned beneficiary and creditor of an equitable and legal interest in the described Evergreen Business Park No. 2 by virtue of a certain deed of trust recorded June 15, 1999, Entry No. 1524797, in Book 2518, Page 864 in Davis County Records and a certain deed of trust recorded June 11, 1999, Entry No. 1523627, in Book 2516, Page 582 of said records, does hereby consent to the dedication by the owners thereof all streets and easements, as shown hereon, for the perpetual use of the public. The undersigned does dedicate its interest in and to the land included within such public streets and easements to Centerville City Corporation forever.
Authorized Agent for BANK OF UTAH
Douglas Poole, Senior VP

Acknowledgement

On the 20th day of February, 2001, there personally appeared before me, the undersigned Notary Public, the signer of the Consent to Dedicate, Douglas Poole, who duly acknowledged to me that they signed it freely and voluntarily for the uses and purposes therein mentioned.
Notary Public: James C. Stuart
Residence: 15916 E. Lakeview Drive, Box 9401
My Commission Expires: 2/16/02

Recommended for Approval

On this 28th day of February, 2001,
Chairman Planning Commission: Paul Paul
Recommended for Approval
On this 6th day of February, 2001,
Centerville City Engineer: John T. Campbell



Consent To Dedicate

The undersigned beneficiary of an equitable and legal interest in the described Evergreen Business Park No. 2 by virtue of a certain deed of trust recorded November 5, 1999, Entry No. 1557042, in Book 2579, Page 420 in Davis County Records, does hereby consent to the dedication by the owner thereof all streets and easements, as shown hereon, for the perpetual use of the public. The undersigned does dedicate its interest in and to the land included within such public streets and easements to Centerville City Corporation forever.
Desiree C. Stuart

Acknowledgement

On the 31st day of January, 2001, there personally appeared before me, the undersigned Notary Public, the signer of the Consent to Dedicate, Desiree C. Stuart, who duly acknowledged to me that they signed it freely and voluntarily and for the uses and purposes therein mentioned.
Notary Public: Lori Johnson
Residence: 15916 E. Lakeview Drive, Box 9401
My Commission Expires: 3-5-2001

Centerville City Council

Presented to the City Council of Centerville, Utah, this 16th day of March, 2001, at which time this subdivision was approved and accepted.
City Recorder Attest: Marilyn Adge
Mayor: Frank Hirschi

South Quarter
Corner Section 12,
T.2N., R.1W., S.L.B. & M.
N 129240.82
E 110389.57

Balling
Engineering

Recommended for Approval

On this 14th day of March, 2001,
Centerville City Attorney: Fredric T. Campbellbell

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