

30870

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. Babbitt, 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 Recorder's Office and of a survey made on the ground.

Stated this 6th day of February, 2004.

166484

License No.

No. 166484

Mark E. Babbitt

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 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.

Signed this 10th day of February, 2004.

Davis County
Dannie R. McConkie
Dannie R. McConkie

Hampco Investment Co.
Paul W. Mandenhull



ACKNOWLEDGMENT

State of Utah } ss
County of Salt Lake }

On the 10th day of February, 2004, personally appeared before me, the undersigned Notary Public, the signer 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 mentioned.

Residing At: Little America Shannon C. Dale
A Notary Public Commissioned in Utah

Commission Expires: 4-10-2005 Shannon C. Dale
Print Name

State of Utah } ss
County of }

On the 10th day of February, 2004, personally appeared before me, Dannie R. McConkie, who being by me duly sworn did say that he is Chairman of Davis County Commission, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and said acknowledged to me that said Corporation executed the same.

Residing At: Farmington, Utah Linda Mau
A Notary Public Commissioned in Utah

Commission Expires: 10/5/06 Linda Mau
Print Name

State of Utah } ss
County of }

On the day of , 2004, personally appeared before me, of Hampco Investment Company, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and said acknowledged to me that said Corporation executed the same.

Residing At: _____ A Notary Public Commissioned in Utah

Commission Expires: _____

Note: A perpetual right of way and easement for a storm water drainage, recorded June 20, 1996, Entry No. 1257087, Book 2014, page 1137. (To be vacated with this plat).
NOTE: a perpetual right of way and easement for public utilities recorded June 20, 1996, Entry No. 1257086, Book 2014, page 1133. (To be vacated with this plat)

DAVIS COUNTY RECORDER

ENTRY NO. 1968768 FEE PAID

FILED FOR RECORD

RECORDED March 7, 2004, AT

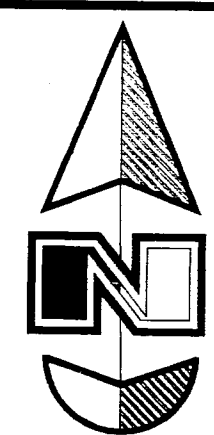
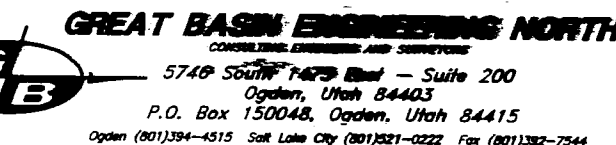
4:49 IN BOOK 3492 OF OFFICIAL

RECORDS, PAGE 1322 RECORDED

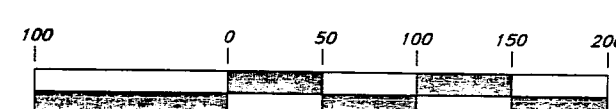
FOR Davis County

H. Thompson
DAVIS COUNTY RECORDER

BY: _____ DEPUTY



Scale: 1" = 100'



Legend

- Centerline
 - Found Monument
 - Found Rebar & Cap
 - Set Rebar & Cap
 - W/ Fence post
 - Set Hub & Tick
 - Existing Fence
 - Section Corner
- D.C.S. Davis County Surveyor

Boundary Curve Data

- | | | |
|---|--|--|
| (A) Δ = 26°07'43"
R = 1000.00'
L = 456.03'
LC = 452.09'
N 77°01'19" W | (B) Δ = 5°00'07"
R = 1083.47'
L = 94.59'
LC = 94.56'
N 66°27'31" W | (C) Δ = 44°59'46"
R = 380.00'
L = 298.43'
LC = 290.82'
S 22°20'03" E |
| (D) Δ = 44°59'46"
R = 320.00'
L = 251.31'
LC = 244.90'
S 22°20'03" E | (E) Δ = 44°59'46"
R = 320.00'
L = 251.31'
LC = 244.90'
N 22°20'03" W | (F) Δ = 37°59'58"
R = 380.00'
L = 252.02'
LC = 247.43'
N 25°49'57" W |

Lots Curve Data

- | | | |
|--|---|--|
| (a) Δ = 36°23'34"
R = 380.00'
L = 241.37'
LC = 237.33'
S 18°01'57" E | (b) Δ = 20°59'35"
R = 1000.00'
L = 366.40'
LC = 364.35'
N 74°27'14" W | (c) Δ = 5°00'07"
R = 1083.47'
L = 94.59'
LC = 94.56'
N 66°27'31" W |
| (d) Δ = 5°08'08"
R = 1000.00'
L = 89.83'
LC = 89.60'
N 87°31'06" W | (e) Δ = 8°36'12"
R = 380.00'
L = 57.06'
LC = 57.01'
S 40°31'50" E | (f) Δ = 44°59'46"
R = 320.00'
L = 251.31'
LC = 244.90'
S 22°20'03" E |
| (g) Δ = 37°59'58"
R = 380.00'
L = 252.02'
LC = 247.43'
N 25°49'57" W | (h) Δ = 44°59'46"
R = 320.00'
L = 251.31'
LC = 244.90'
N 22°20'03" W | |

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 Northerly 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 459.36 feet North 0°09'50" East along the 1/4 section line and 2.83 feet South 89°54'50" West along said Northerly right of way line from the Center of said Section 17; and running thence four (4) courses along Northerly right of way line of said Heritage Park Boulevard (1600 North Street) as follows: South 89°54'50" West 337.53' to a point of curvature; Northwest along the arc of a 1000.00 foot radius curve to the right a distance of 456.03 feet (Central Angle equals 26°07'43" and Long Chord bears North 77°01'19" West 452.09 feet) to a point of tangency; North 63°57'27" West 49.24 feet to a point of curvature and Northwest along the arc of a 1083.47 foot radius curve to the left a distance of 94.59 feet (Central Angle equals 5°00'07" and Long Chord bears North 66°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°16'59" 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 a point on the Easterly right of way line of Layton Hills Parkway (700 West Street) and the Westerly boundary line of Layton Market Center Subdivision, Layton City, Davis County, Utah; thence South 0°09'50" West 114.94 feet along said Westerly 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 South boundary line of said Lot 11 to an existing fence line and the Westerly 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 Westerly 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.

Contains 16.427 Acres

Narrative:

This subdivision plat was prepared at the request of Davis County. There are platted Subdivisions 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 Two". 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 carefully investigated the lines of Survey of the foregoing plat and find description of the land embraced therein to find them to be correct and to agree with the monuments on record in this subdivision.

Signed this 14th day of February, 2004.

LAYTON CITY APPROVAL

I hereby certify that this plat and dedication of the foregoing plat were duly approved and accepted by the City Council of Layton City, Utah this 5th day of February, 2004.



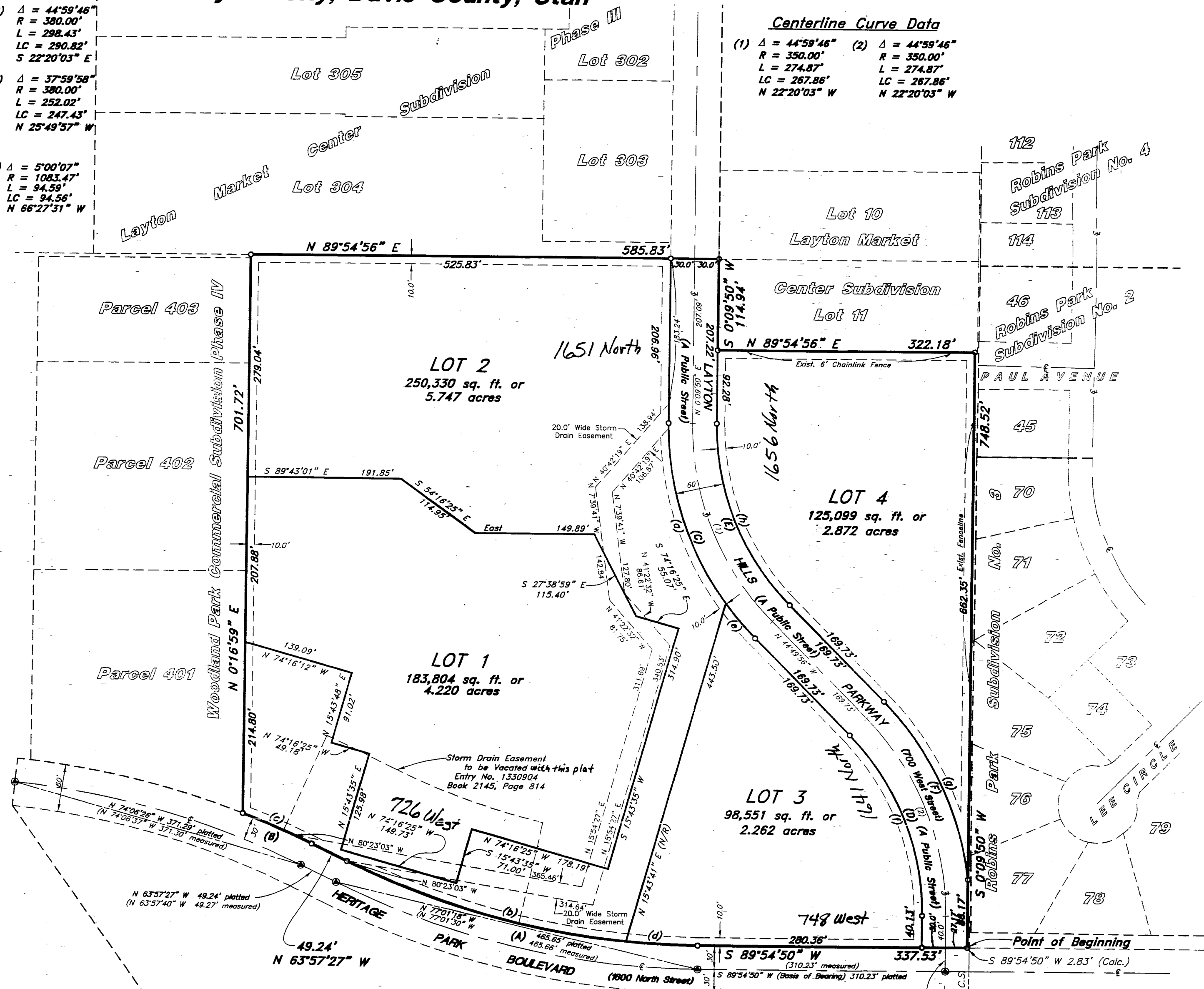
LAYTON CITY PLANNING COMMISSION

Approved by the Layton City Planning Commission on the _____ day of _____, 2004.

LAYTON CITY ATTORNEY

Approved by the Layton City Attorney this 15th day of February, 2004.

[Signature]



Centerline Curve Data

- | | |
|--|--|
| (1) Δ = 44°59'46"
R = 350.00'
L = 274.87'
LC = 267.86'
N 22°20'03" W | (2) Δ = 44°59'46"
R = 350.00'
L = 274.87'
LC = 267.86'
N 22°20'03" W |
|--|--|

3986

JOPE