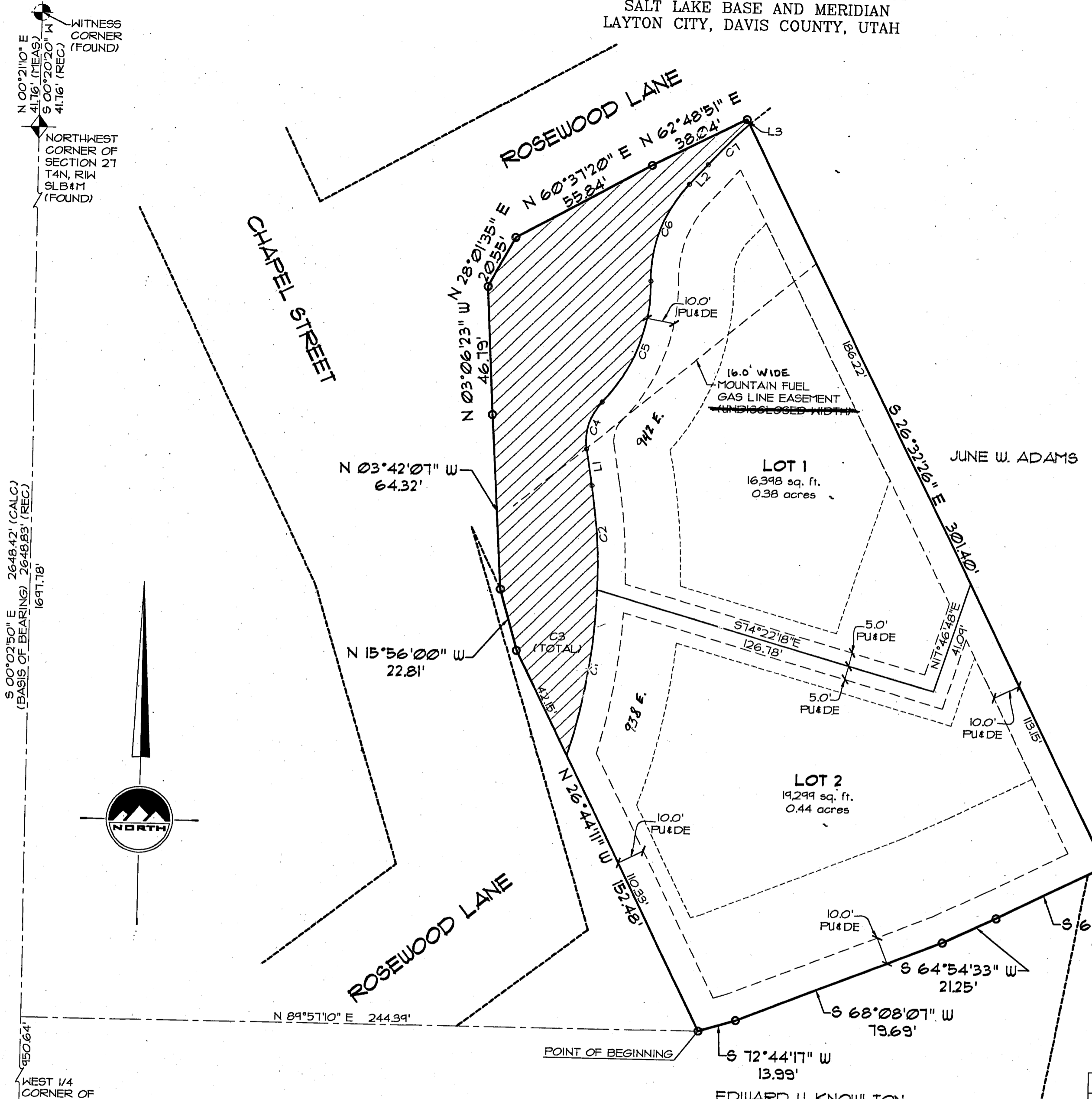


4019

HD16

HD16

**TEZAK SUBDIVISION**  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,  
 TOWNSHIP 4 NORTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 LAYTON CITY, DAVIS COUNTY, UTAH



**LEGEND**

- PROPERTY LINE
- LOT LINE
- CENTER / SECTION LINE
- STREET RIGHT-OF-WAY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- ADJOINING LOT LINE
- ADJOINING PROPERTY LINE
- SECTION CORNER
- PUBLIC UTILITY & DRAINAGE EASEMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL & WASHER STAMPED "ENSGN ENG. & LAND SURV."
- TO BE DEDICATED TO LAYTON CITY FOR PUBLIC RIGHT-OF-WAY

**NOTES:**

- 1) TO AVOID POTENTIAL TRAFFIC HAZARDS, THE DRIVE APPROACH FOR LOT 1 WILL BE CONSTRUCTED OFF THE SOUTH SIDE OF THE BUILDABLE AREA WITHIN 25 FEET OF THE SOUTHWEST LOT LINE.
- 2) BUILDABLE AREAS ARE AS FOLLOWS:  
 FRONT - 30'  
 REAR - 40'  
 SIDE - 10'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	13.80	N04°10'45"W
L2	9.88	N42°21'52"E
L3	2.02	S26°32'26"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BRG.	DELTA
C1	61.00	215.00	30.71	60.80	N04°11'42"E	16°15'25"
C2	38.45	215.00	19.27	38.39	N04°03'23"W	10°14'44"
C3 (TOTAL)	99.45	215.00	50.63	98.51	N04°04'20"E	26°30'09"
C4	18.70	20.50	10.06	18.06	S16°56'58"W	52°15'25"
C5	48.72	62.00	25.10	47.48	N20°33'56"E	45°01'29"
C6	39.06	50.50	20.56	38.09	S20°12'32"W	44°18'41"
C7	20.86	170.00	10.44	20.84	S44°25'05"W	7°01'44"

**SURVEYOR'S CERTIFICATE**

I, STEPHEN J. FACKRELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 191517 as prescribed under laws of the State of Utah. I further certify that by 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: TEZAK SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**

Beginning at a point on an existing fence line, said point being South 0°02'50" East along the section line 1691.78 feet and North 89°51'10" East 244.39 feet from the Northwest Corner of Section 27, Township 4 North, Range 1 West, Salt Lake Base & Meridian and running thence northwesterly and northeasterly along said fence line the following seven (7) courses: North 26°44'11" West 152.49 feet, North 15°56'00" West 22.81 feet, North 03°42'01" West 64.32 feet, North 03°06'23" West 46.79 feet, North 28°01'35" East 20.55 feet, North 60°31'20" East 55.84 feet and North 62°49'51" East 38.04 feet; thence South 26°32'26" East 301.40 feet to an existing fence line; thence southwesterly along said fence line the following four (4) courses: South 63°19'15" West 43.32 feet, South 64°54'33" West 21.25 feet, South 68°08'07" West 79.69 feet and South 72°44'17" West 13.99 feet to the point of beginning.

Contains: 43599 sq.ft. - 1.001 acres.

Date: 4-25-2003

*Stephen J. Fackrell*  
 Stephen J. Fackrell  
 License No. 191517

**OWNER'S DEDICATION**

Known all men by these presents that \_\_\_\_\_, the \_\_\_\_\_ under signed owner ( ) of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the TEZAK SUBDIVISION, do hereby dedicate for perpetual use of the public streets, namely ROSEWOOD LANE and all easements labeled hereon as Public Utility Easements of land shown on this plat as intended for Public use.

In witness whereof \_\_\_\_\_ have hereunto set her hand this 22<sup>nd</sup> day of December A.D., 2003.

*Jane Tezak*  
*Jane A. Tezak*

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 County of Davis )  
 On the 22<sup>nd</sup> day of Dec. A.D., 2003, personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, the signer ( ) of the above Owner's dedication, 1 in number, who duly acknowledged to me that Jane A. Tezak signed it freely and voluntarily and for the uses and purposes therein mentioned.

*Gayle C. Thompson*  
 Gayle C. Thompson  
 457 North Westgate Drive  
 Layton, Utah 84041  
 My Commission Expires  
 April 14, 2007  
 STATE OF UTAH

*Gayle C. Thompson*  
 NOTARY PUBLIC  
 RESIDING IN DAVIS COUNTY

**TEZAK SUBDIVISION**  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,  
 TOWNSHIP 4 NORTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 LAYTON CITY, DAVIS COUNTY, UTAH

**ENSGN**  
 ENGINEERING • PLANNING • SURVEYING  
 558 West 700 North, Suite 5  
 Layton, Utah 84041  
 (801) 547-1100  
 Fax (801)-593-6315

**DAVIS COUNTY RECORDER**

ENTRY NO. 1984300 FEE  
 PAID 22.00 FILED FOR RECORD AND  
 RECORDED THIS 5<sup>th</sup> DAY OF  
MAY, 2004 AT 3:55 PM  
 BOOK 3533 OF OFFICIAL  
 RECORDS PAGE 1097

**CITY COUNCIL APPROVAL**

APPROVED THIS 17<sup>th</sup> DAY OF April, 2003,  
 BY THE LAYTON CITY COUNCIL.

*Richard M. Naughton*  
 LAYTON CITY RECORDER

*Steve Johnson*  
 LAYTON CITY MAYOR

**CITY ENGINEER'S APPROVAL**

APPROVED THIS 2<sup>nd</sup> DAY OF \_\_\_\_\_ BY THE LAYTON CITY ENGINEER.

*Paul Quinn*  
 LAYTON CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 8<sup>th</sup> DAY OF April, 2003,  
 BY THE LAYTON CITY PLANNING COMMISSION.

*L. W. Hunt*  
 CHAIRMAN, LAYTON CITY PLANNING COMMISSION

**CITY ATTORNEY'S APPROVAL**

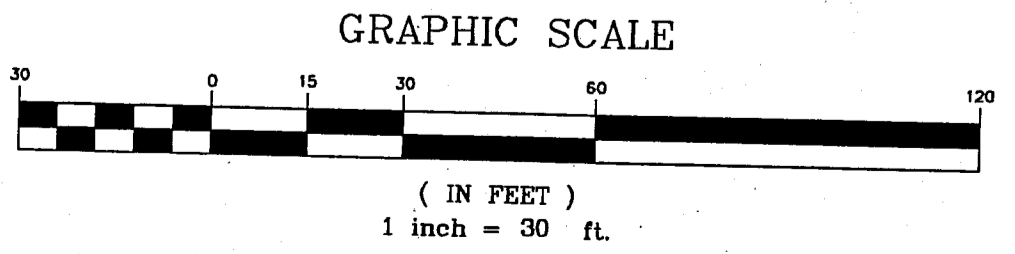
APPROVED THIS 10<sup>th</sup> DAY OF December, 2003,  
 BY THE LAYTON CITY ATTORNEY.

*Richard A. Hellstrom*  
 LAYTON CITY ATTORNEY

**QUESTAR APPROVAL**

EASEMENTS SHOWN HEREON HAVE BEEN REVIEWED AND APPROVED

*Richard A. Hellstrom*  
 QUESTAR RICHARD A. HELLSTROM ATTORNEY-IN-FACT



WITNESS CORNER (FOUND)  
 S 89°55'10" E (CALC.)  
 112.98'

WEST 1/4 CORNER OF SECTION 27 (FOUND)  
 T4N, R1W  
 9LB4M  
 (FOUND)

S 00°02'50" E (BASIS OF BEARING)  
 2648.42' (CALC.)  
 1691.78'

WITNESS CORNER (FOUND)  
 N 00°21'10" E (CALC.)  
 51.06' (REAR)  
 4.16' (REC.)

NORTHWEST CORNER OF SECTION 27 (FOUND)  
 T4N, R1W  
 9LB4M  
 (FOUND)

PI14

PI14