

FOXBORO SOUTH PLAT 1
 A SUBDIVISION LOCATED IN THE EAST HALF OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH

NORTHEAST CORNER SECTION 3
 T. 1 N., R. 1 W., S.L.B.&M.
 FOUND DAVIS COUNTY MONUMENT
 N = 107967.81 E = 102581.98
 [N = 107967.80 E = 102581.70]

SURVEYOR'S CERTIFICATE

I, Charles R. Heaton, a Professional Land Surveyor holding License No. 4938726 as prescribed by the laws of the State of Utah, do hereby certify that by the authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, hereafter to be known as Foxboro South Plat 1 and that the same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A parcel of land located in the East Half of Section 3, Township 1 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah described as follows:

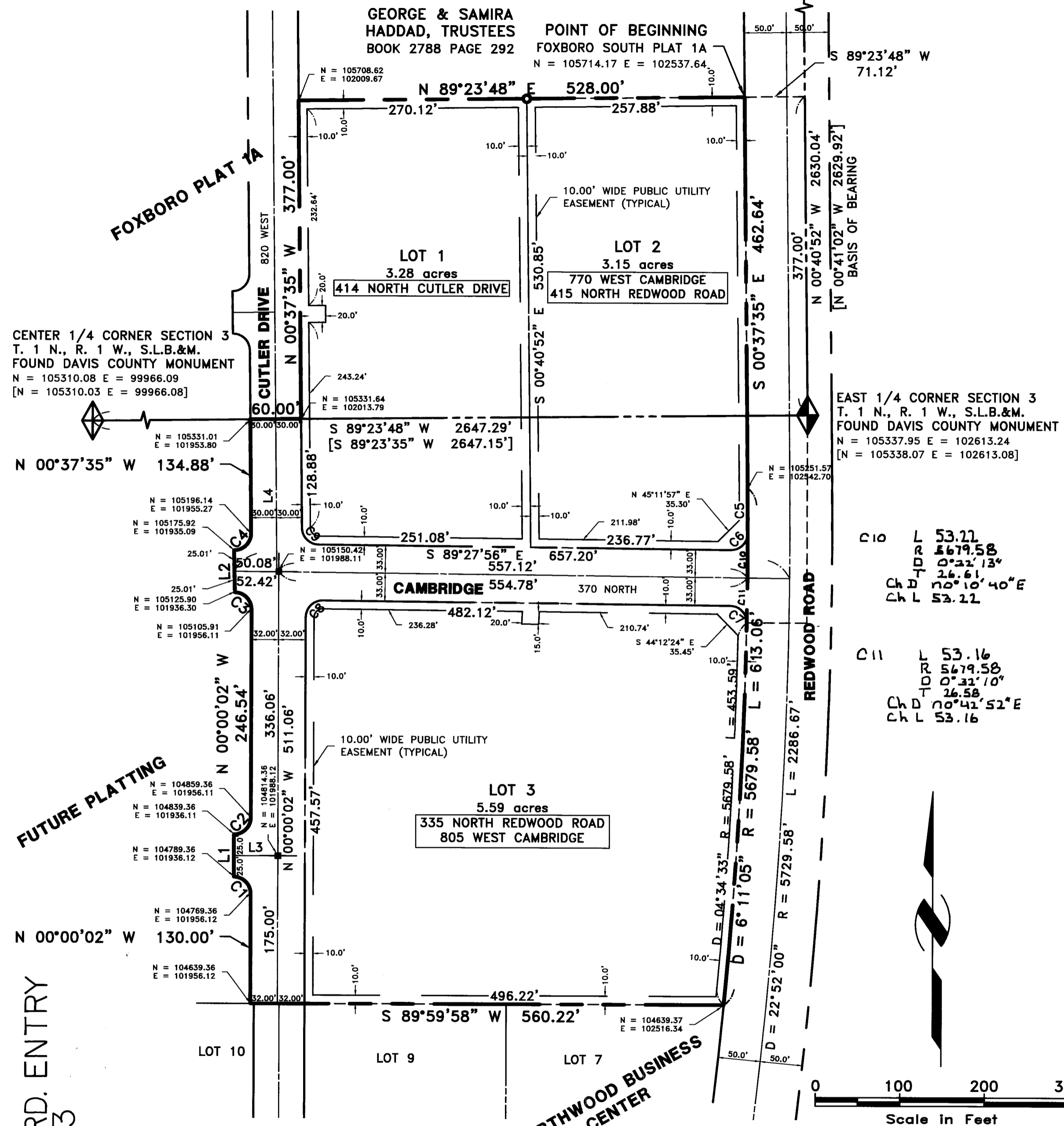
BEGINNING at a point on the west right-of-way line of Redwood Road, said point being North 00°40'52" West 377.00 feet along the east line of Section 3, Township 1 North, Range 1 West, Salt Lake Base and Meridian and South 89°23'48" West 71.12 feet from the East Quarter Corner of said Section 3, and along said west right-of-way line the following two courses: South 00°37'35" East 462.64 feet to a point of tangency of a 5,679.58 foot radius curve to the right and Southerly 613.06 feet along said curve through a central angle of 06°11'05" to the north line of Northwood Business Center; thence along said north line South 89°59'58" West 560.22 feet; thence North 00°00'02" West 130.00 feet to a point of tangency of a 20.00 foot radius curve to the left; thence Northwesterly 31.42 feet along said curve through a central angle of 90°00'00"; thence North 00°00'02" West 50.00 feet to a point of non-tangency of a 20.00 foot radius curve to the left, of which the radius point bears North 00°00'02" West; thence Northeastly 31.42 feet along said curve through a central angle of 90°00'00"; thence Northwesterly 31.23 feet along said curve through a central angle of 89°27'54"; thence North 01°23'15" West 50.03 feet to a point of non-tangency of a 20.00 foot radius curve to the left, of which the radius point bears North 00°32'04" East; thence Northeastly 31.82 feet along said curve through a central angle of 91°09'40"; thence North 00°37'35" West 134.88 feet to the south line of Foxboro Plat 1A; thence North 89°23'48" East 60.00 feet to the southwest corner of Lot 102 of said Foxboro Plat 1A; thence North 00°37'35" West 377.00 feet to the northwest corner of said Lot 102; thence North 89°23'48" East 528.00 feet to the POINT OF BEGINNING. Said parcel contains 604,454 square feet or 13.88 acres, more or less, three lots and two public streets.

NOTES

- 1.) Rear lot corners will be located and marked on the ground with a 5/8"x 24" rebar with a plastic cap labeled "BINGHAM ENG.". Front lot corners will be not be marked on the ground but the extension of the side lot line to the top of curb will be located and marked by a pin or rivet inset into the top of the curb.
- 2.) All public utility easements shown hereon are 10.00 feet wide unless otherwise noted.
- 3.) The coordinates shown hereon are based on the datum of the Davis County Surveyor. Record bearings, distances and coordinate values are shown in brackets []. All others dimensions and coordinate values are measured.
- 4.) Approval of this development plat by North Salt Lake City does not constitute any representation as to the adequacy of subsurface soil condition nor the location or depth of groundwater tables.
- 5.) The finished floor elevation of any building shall be at least one (1) foot above the lowest top back of curb grade adjacent to the lot.

LEGEND:

- FOUND DAVIS COUNTY SECTION CORNER MONUMENTS (AS NOTED)
- STREET MONUMENT (TO BE SET)
- FOUND PROPERTY MONUMENT (AS NOTED)
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- 10.00' WIDE PUBLIC UTILITY EASEMENT LINE (UNLESS OTHERWISE NOTED)
- RECORD COORDINATE VALUES AND/OR RECORD DIMENSIONS ARE SHOWN IN BRACKETS



Date: 6-16-05

Charles R. Heaton
 P.L.S. No. 4938726



OWNER'S DEDICATION AND CONSENT TO RECORD

Know all by these presents that we the undersigned owners of the described tract of land, having caused the same to be subdivided into lots and streets to hereafter be known as

FOXBORO SOUTH PLAT 1

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the city harmless against any encumbrances on the dedicated streets which will interfere with the city's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other services. In witness whereof, we have hereunto set our hands this 16th day of June, 2005.

Jed Stevenson
 Manager, North Salt Lake School Development, LLC

Nathan W. Pugsley
 President, Woodside Homes Corporation, Manager of Portola Development, Utah, LC

ACKNOWLEDGMENT

State of Utah)
 County of Davis)
 On this 21st day of June, 2005, personally appeared before me, Jed Stevenson, who being by me duly sworn, did say that he is a Manager of North Salt Lake School Development, LLC, a Utah limited liability company, and that the foregoing instrument was signed on behalf of said North Salt Lake School Development, LLC, and said Red Stevenson acknowledged to me that said North Salt Lake School Development, LLC executed the same.
 Notary Public for the State of Utah
 My Commission Expires 12-05-05

ACKNOWLEDGMENT

State of Utah)
 County of Davis)
 On this 20th day of June, 2005, personally appeared before me, Nathan W. Pugsley, who being by me duly sworn, did say that he is the President of Woodside Homes Corporation, Manager of Portola Development, Utah, LC, a Utah limited liability company, and that the foregoing instrument was signed on behalf of said Portola Development, Utah, LC, and said Nathan W. Pugsley acknowledged to me that said Portola Development, Utah, LC executed the same.
 Notary Public for the State of Utah
 My Commission Expires 01/12/06

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°00'02" W	50.00
L2	N 01°23'15" W	50.03
L3	S 89°59'58" W	52.00
L4	N 00°37'35" W	180.89

CURVE TABLE

Curve	Length	Radius	Delta	Tangent	Chord Dir.	Chord
C1	31.42	20.00	90°00'00"	20.00	N 45°00'03" W	28.28
C2	31.42	20.00	90°00'00"	20.00	N 44°59'57" E	28.28
C3	31.23	20.00	89°27'54"	19.81	N 44°43'59" E	28.15
C4	31.82	20.00	91°09'40"	20.41	N 44°57'15" E	28.57
C5	53.10	5679.58	0°32'08"	26.55	S 00°21'30" E	53.10
C6	31.83	20.00	90°37'30"	20.22	S 45°13'19" W	28.44
C7	31.57	20.00	90°26'53"	20.16	S 44°14'30" E	28.39
C8	31.60	20.00	90°32'06"	20.19	N 45°16'01" E	28.42
C9	31.01	20.00	88°50'22"	19.60	N 45°02'45" W	28.00



City Council Approval

Presented to the City Council of North Salt Lake City, Utah
 This 20th day of June, 2005 at which
 time this subdivision was approved and accepted.
 Mayor: [Signature] Attest: City Recorder: [Signature]

Davis County Recorder

Entry No. 2087766 Notary Seal Fee Paid \$33.00
 Filed for record and recorded this 12th day of July, 2005 at 12:43 PM
 in Book 3827 of Official Records Page 512
 RICHARD T. MAUGHAN
 County Recorder
 By: [Signature] Deputy Recorder

STREET AFFIDAVIT ENTRY 2773410

Recommended for Approval	Recommended for Approval	Recommended for Approval
This 28th day of June, 2005. [Signature] City Engineer	This 28th day of June, 2005. [Signature] Chairman, Planning Commission	This 29th day of June, 2005. [Signature] City Attorney

Plat Prepared For:
 Center Street Company, L.C.
 139 East South Temple, Suite 310
 Salt Lake City, Utah 84111
 and
 Portola Development Utah, L.C.
 39 East Eagleridge Drive, Suite 100
 North Salt Lake City, Utah 84054

BINGHAM ENGINEERING
 Design: MNG
 Drawn: MNG
 Checked: CRH
 Reviewed: JRL
 5160 Wiley Post Way, Salt Lake City, UT 84116
 (801) 532-2520 www.binghamnet.com

4279

HFSH