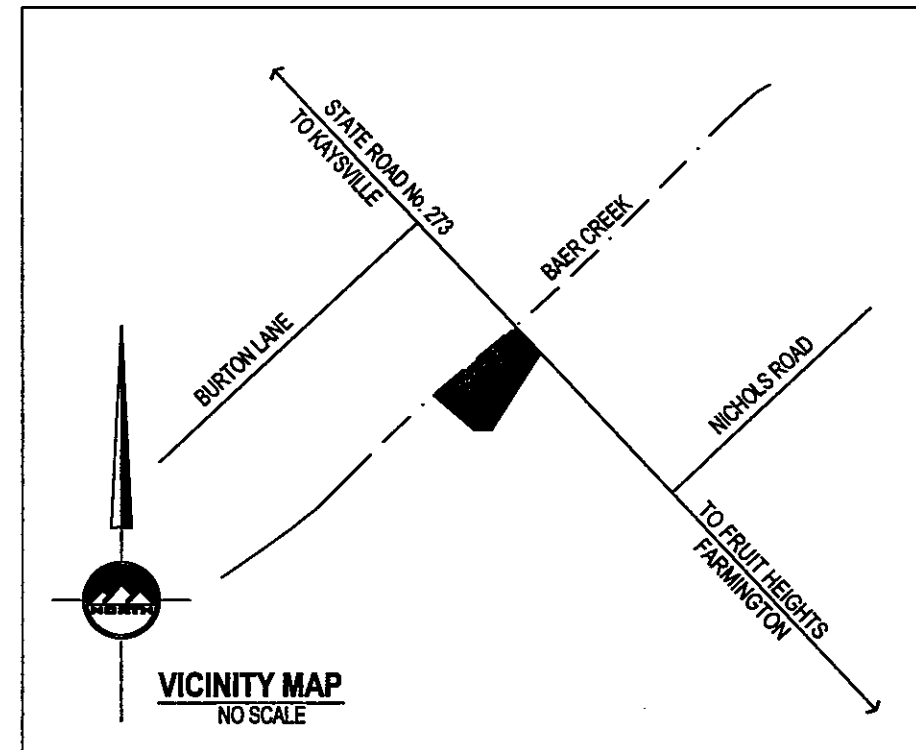


5216

# BAER CREEK HEALTH CARE SUBDIVISION

VACATING ALL OF APPLE HOLLOW SUBDIVISION  
LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 2  
TOWNSHIP 3 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
KAYSVILLE CITY, DAVIS COUNTY, UTAH



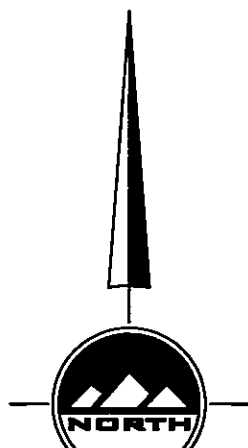
## GENERAL NOTES:

- PROPERTY IS ZONED HEALTH CARE (HC).  
A. FRONT YARD SETBACK IS 30'  
B. REAR YARD SETBACK IS 30'  
C. SIDE YARD SETBACK IS 20'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT AND 10' SIDE.
- BY APPROVAL AND SIGNATURE, THE KAYSVILLE CITY COUNCIL ACKNOWLEDGES THAT THE RECORDING OF THIS PLAT (BAER CREEK HEALTH CARE SUBDIVISION) VACATES THE ENTIRE PLAT OF APPLE HOLLOW SUBDIVISION THAT WAS THE PREVIOUSLY RECORDED SUBDIVISION PLAT ON THIS PROPERTY. A SMALL PORTION ALONG THE SOUTHEASTERLY SIDE OF THE APPLE HOLLOW SUBDIVISION IS NOT INCLUDED IN THIS PLAT, (BAER CREEK HEALTH CARE SUBDIVISION) AND WILL BE DEEDED TO RUSSELL AARON AND KAREN MARIE WILLIAMS, THE PROPERTY OWNERS TO THE SOUTH AFTER THE RECORDING OF THIS PLAT.

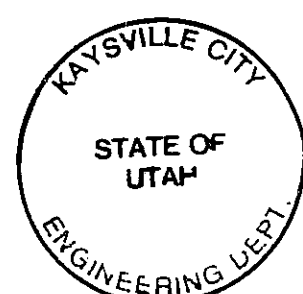
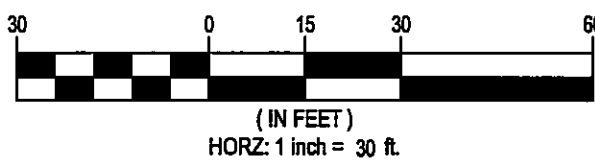
NOTE:  
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U. & D.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U. & D.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U. & D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U. & D.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U. & D.E.

## LEGEND

- SECTION CORNER
- WITNESS CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS



## HORIZONTAL GRAPHIC SCALE



## SURVEY RECORDING DATA

DATE: \_\_\_\_\_  
DRAWING No. \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 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 BAER CREEK HEALTH CARE 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.

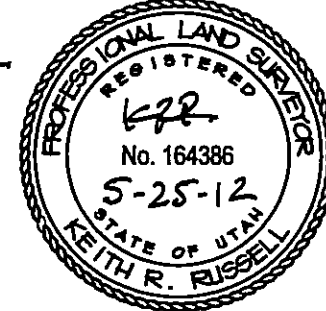
## BOUNDARY DESCRIPTION

Beginning at a point North 35°15'32" East 2206.06 feet to a fence post and North 42°57'08" West 20.00 feet from the Southwest Corner of Section 2, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah, and running;

Thence North 42°57'08" West 166.08 feet to the north bank of a stream;  
Thence North 38°38'02" East 194.21 feet along said bank to the westerly line of Main Street;  
Thence South 42°48'00" East 114.63 feet along the westerly line of Main Street;  
Thence South 19°56'27" West 197.17 feet;  
Thence South 78°29'39" West 19.11 feet to the point of beginning.

Contains 28,543 square feet, 0.655 acres, 1 Lot.

MAY 25, 2012 Keith R. Russell  
Date Keith R. Russell  
License no. 164386



## OWNER'S DEDICATION

Known all men by these presents that I, the under signed owner of the above described tract of land, having caused same to be subdivided, hereafter known as the

## BAER CREEK HEALTH CARE SUBDIVISION

do hereby dedicate for perpetual use of the public all easements shown on this plat as intended for Public use. In witness whereof I have hereunto set our hand (s) this 5th day of July, A.D., 20 12.

Scott L. Hansen  
By SCOTT L. HANSEN

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH ) S.S.  
County of Davis

On the 5th day of July, A.D., 20 12

SCOTT L. HANSEN personally appeared before me, the undersigned Notary public, in and for said County of DAVIS in said State of Utah, who after being duly sworn, acknowledged to me that He signed the Owner's Dedication, ONE in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: 05-05-2016  
Jaymie Spiegel RESIDING IN Davis COUNTY.  
NOTARY PUBLIC



## BAER CREEK HEALTH CARE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER  
OF SECTION 2  
TOWNSHIP 3 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
KAYSVILLE CITY, DAVIS COUNTY, UTAH

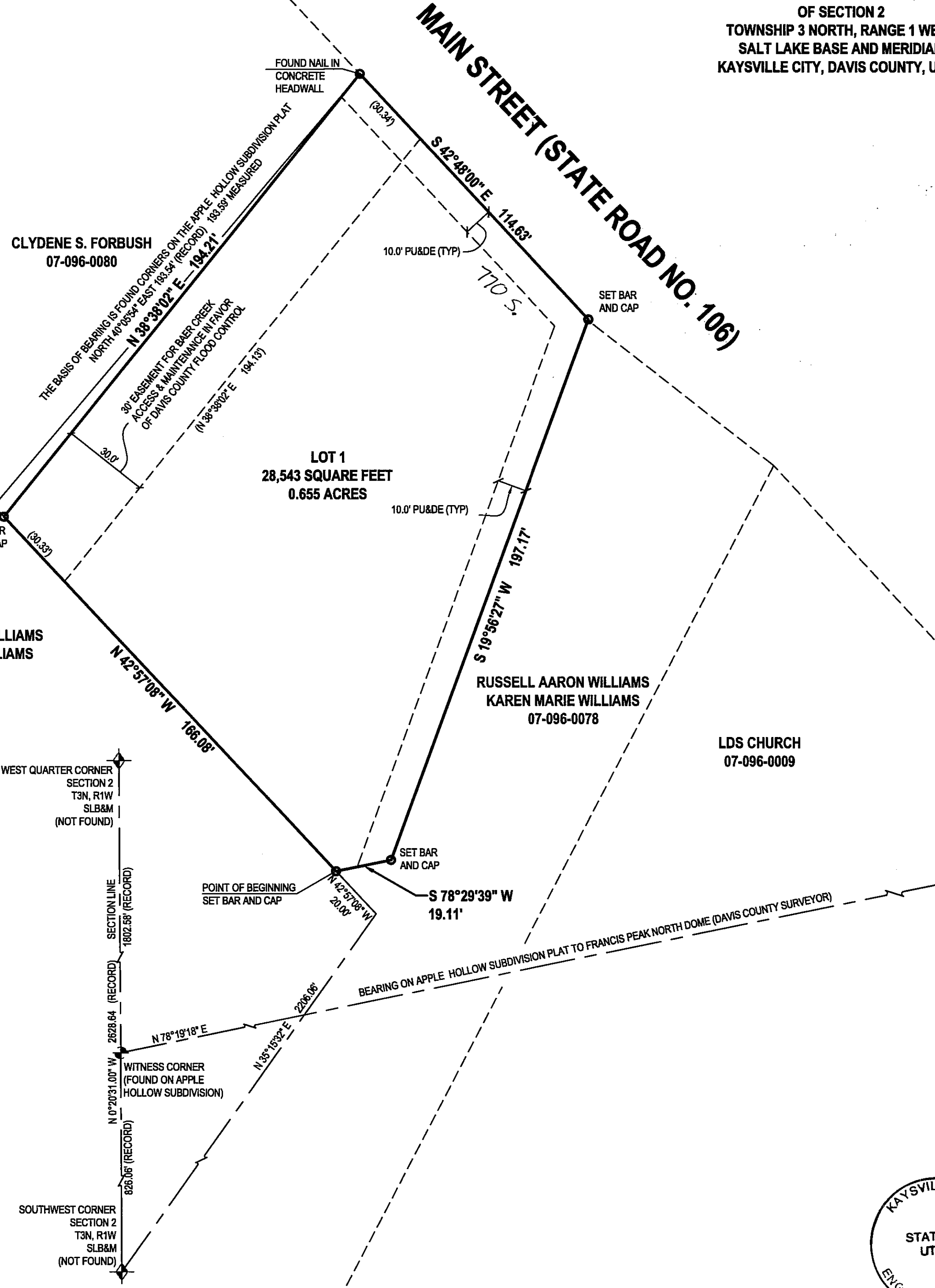
## DAVIS COUNTY RECORDER

ENTRY NO. 2703849 FEE PAID \$31.00  
FILED FOR RECORD AND RECORDED THIS 30th DAY  
OF Nov, 20 12  
AT PAGE 319 IN BOOK 5658 OF  
OFFICIAL RECORDS

## SHEET 1 OF 1

PROJECT NUMBER: L1633  
MANAGER: K. RUSSELL  
DRAWN BY: A. SHELBY  
CHECKED BY: K. RUSSELL  
DATE: 5/24/12

Kevin M. Anderson  
DAVIS COUNTY RECORDER  
BY  
DEPUTY RECORDER



LAYTON  
1485 West Hillfield Rd. Suite 204  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315  
WWW.ENSGNUTAH.COM

SALT LAKE CITY  
Phone: 801.255.0529  
PLEASANT GROVE  
Phone: 801.796.8145  
TOOELE  
Phone: 435.843.3590

## PLANNING COMMISSION APPROVAL

APPROVED THIS 8 DAY OF MARCH, 20 12,  
BY THE CITY PLANNING COMMISSION APPROVAL

Walt H. Hurd  
CHAIRMAN, KAYSVILLE CITY PLANNING COMMISSION

## CITY ENGINEER'S APPROVAL

APPROVED THIS 27th DAY OF Sept, 20 12,  
BY THE KAYSVILLE CITY ENGINEER

John C. King  
KAYSVILLE CITY ENGINEER

## CITY ATTORNEY'S APPROVAL

APPROVED THIS 27th DAY OF SEPTEMBER, 20 12,  
BY THE KAYSVILLE CITY ATTORNEY

John C. King  
KAYSVILLE CITY ATTORNEY

## CITY COUNCIL APPROVAL

APPROVED THIS 20 DAY OF MARCH, 20 12,  
BY THE KAYSVILLE CITY COUNCIL

Juda Ross  
CITY RECORDER  
John C. King  
CITY MAYOR