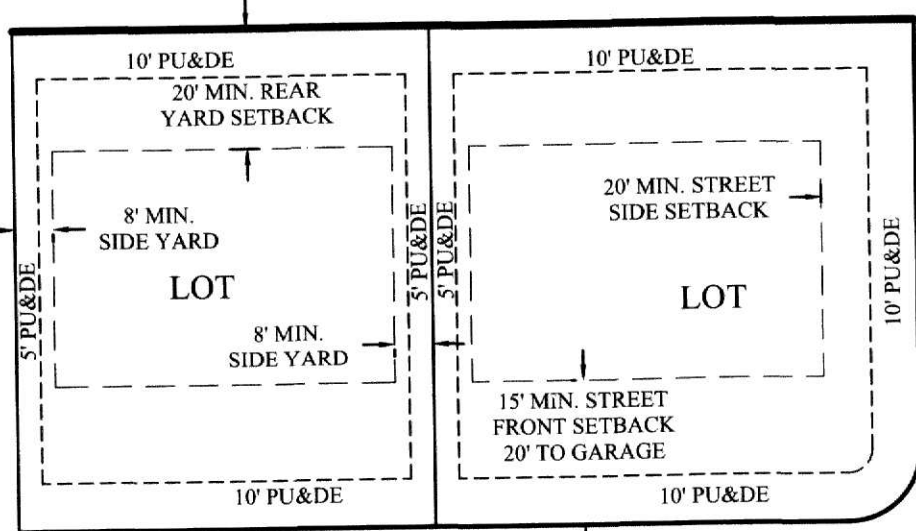


VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.

Line Table		
LINE	DIRECTION	LENGTH
L1	S44°44'30"E	21.30
L2	S89°39'33"E	102.51
L3	N89°40'13"W	102.04
L4	N89°40'13"W	101.96
L5	N89°40'13"W	611.18
L6	S09°58'49"E	39.65

ADDRESS AFFIDAVIT ENTRY 3199795

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

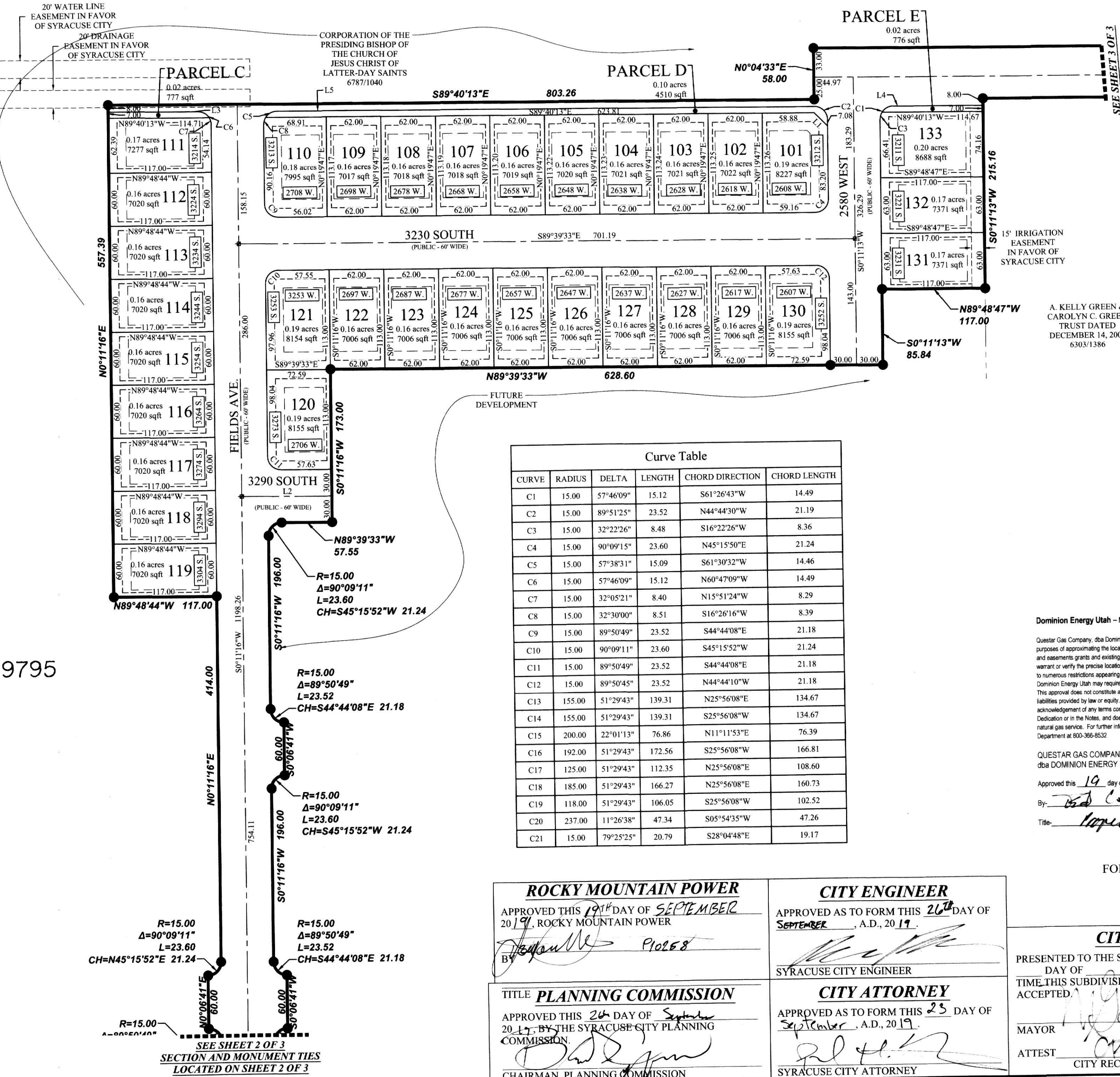
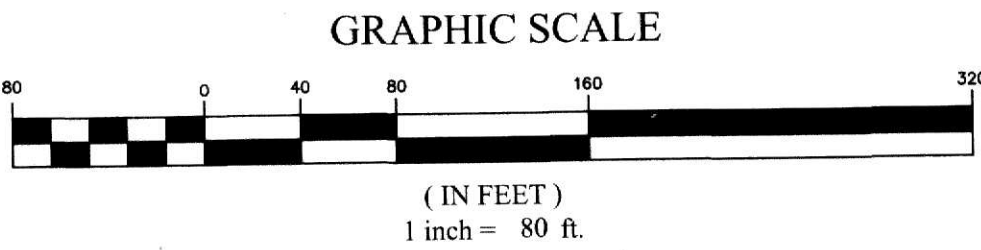
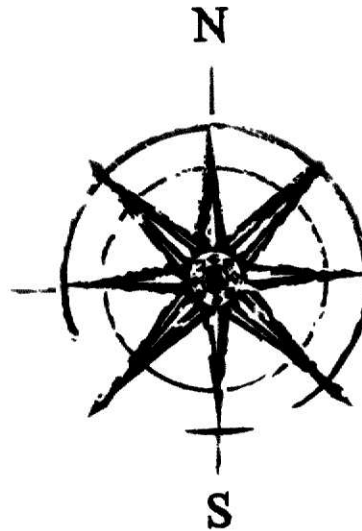
THE FIELDS SUBDIVISION PHASE 1

A PORTION OF THE SW1/4, NW1/4 & NE1/4 OF SECTION 21, T4N, R2W, SLB&M
SYRACUSE CITY, DAVIS COUNTY, UTAH

- NOTES:
- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
 - PARCELS C, D, AND E ARE TO BE OWNED & MAINTAINED BY THE HOA. THE ABUTTING SIDEWALKS TO PARCELS C, D, AND E SHALL ALSO BE MAINTAINED BY THE HOA, AND ARE IN THEIR ENTIRETY A PUBLIC UTILITY EASEMENT.
 - PARCELS A & B ARE HEREBY DEDICATED TO SYRACUSE CITY.
 - A PRIVATE IRRIGATION EASEMENT IS HEREBY GRANTED IN FAVOR OF LAYTON CANAL IRRIGATION COMPANY ACROSS PARCELS C, D & E.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)



Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	15.00	57°46'09"	15.12	S61°26'43"W
C2	15.00	89°51'25"	23.52	N44°44'30"W
C3	15.00	32°22'26"	8.48	S16°22'26"W
C4	15.00	90°09'11"	23.60	N45°15'50"E
C5	15.00	57°38'31"	15.09	S61°30'32"W
C6	15.00	57°46'09"	15.12	N60°47'09"W
C7	15.00	32°05'21"	8.40	N15°51'24"W
C8	15.00	32°30'00"	8.51	S16°26'16"W
C9	15.00	89°50'49"	23.52	S44°44'08"E
C10	15.00	90°09'11"	23.60	S45°15'52"W
C11	15.00	89°50'49"	23.52	S44°44'08"E
C12	15.00	89°50'45"	23.52	N44°44'10"W
C13	155.00	51°29'43"	139.31	N25°56'08"E
C14	155.00	51°29'43"	139.31	S25°56'08"W
C15	200.00	22°01'13"	76.86	N11°11'53"E
C16	192.00	51°29'43"	172.56	S25°56'08"W
C17	125.00	51°29'43"	112.35	N25°56'08"E
C18	185.00	51°29'43"	166.27	N25°56'08"E
C19	118.00	51°29'43"	106.05	S25°56'08"W
C20	237.00	11°26'38"	47.34	S05°54'35"W
C21	15.00	79°25'25"	20.79	S28°04'48"E

Dominion Energy Utah - Note with an existing natural gas easement

QUESTAR GAS COMPANY, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the right-of-way and easements grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grants.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this 19th day of Sept 2019

By: *[Signature]*
Title: *Project Manager*

SEE SHEET 3 OF 3
FOR ACKNOWLEDGMENTS

ROCKY MOUNTAIN POWER
APPROVED THIS 19th DAY OF SEPTEMBER 2019, ROCKY MOUNTAIN POWER
BY: *[Signature]* PROJECT

PLANNING COMMISSION
APPROVED THIS 26th DAY OF September 2019, BY THE SYRACUSE CITY PLANNING COMMISSION
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER
APPROVED AS TO FORM THIS 26th DAY OF SEPTEMBER, A.D., 2019
SYRACUSE CITY ENGINEER

CITY ATTORNEY
APPROVED AS TO FORM THIS 25th DAY OF September, A.D., 2019
SYRACUSE CITY ATTORNEY

CITY COUNCIL
PRESENTED TO THE SYRACUSE CITY COUNCIL THIS DAY OF September 2019, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR: *[Signature]*
ATTEST: *[Signature]* CITY RECORDER

SURVEYOR'S CERTIFICATE
I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewellyn
Professional Land Surveyor
Certificate No. 10516507

09/12/19
Date

BOUNDARY DESCRIPTION
A portion of the SW1/4, NW1/4 & NE1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base & Meridian, located in Syracuse City, Utah, more particularly described as follows:
Beginning at a point located N89°48'25"W along the Section line 331.77 feet and N00°11'13"E 43.63 feet from the South 1/4 Corner of Section 21, T4N, R2W, SLB&M; thence N67°47'31"W 1073.54 feet to a point on the East line of that Real Property described in Deed Book 6840 Page 1079 of Official Records of Davis County; thence N00°11'16"E along said deed and along the east line of the 1/16th (40 Acre) Section line 1,030.33 feet; thence S89°39'33"E 117.00 feet; thence N00°11'16"E 98.04 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: N44°44'08"W 21.18 feet; thence N00°06'41"E 60.00 feet; thence Northeastly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: N00°20'27"E) a distance of 23.60 feet through a central angle of 90°09'11" Chord: N45°15'52"E 21.24 feet; thence N00°11'16"E 414.00 feet; thence N89°48'44"W 117.00 feet to a point on the East line of that Real Property described in Deed Book 6787 Page 1040 of Official Records of Davis County; thence N00°11'16"E along said deed and along the 1/4 Section line 803.26 feet; thence N00°04'33"E 58.00 feet; thence S89°40'13"E 1,105.14 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'03" Chord: N45°15'46"E 21.24 feet; thence N89°48'44"W 117.00 feet; thence S89°48'15"E 75.00 feet; thence S00°11'45"W 661.47 feet to the 1/4 Section line; thence N89°40'13"W along the 1/4 Section line 1,003.13 feet; thence S00°11'13"W 215.16 feet; thence N89°48'47"W 117.00 feet; thence S00°11'13"W 85.84 feet; thence N89°39'33"W 628.60 feet; thence S00°11'16"W 173.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: S44°44'08"E 21.18 feet; thence S00°06'41"W 60.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S00°20'27"W) a distance of 23.60 feet through a central angle of 90°09'11" Chord: S45°15'52"W 21.24 feet; thence S00°11'16"W 196.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: S44°44'08"E 21.18 feet; thence S00°06'41"W 60.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: S00°20'27"W) a distance of 23.60 feet through a central angle of 90°09'11" Chord: S45°15'52"W 21.24 feet; thence S00°11'16"W 97.96 feet; thence S89°39'33"E 818.21 feet; thence S00°11'13"W 1,430.18 feet to the point of beginning.

Contains: 39.62 acres +/-

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

**THE FIELDS SUBDIVISION
PHASE 1**

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO SYRACUSE CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS AND PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, ALSO 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 SYRACUSE CITY. DEDICATE TO THE HOME OWNERS ASSOCIATION (HOA) PARCELS "D, C, & E" TO BE USED AS COMMON AREA AND PUBLIC UTILITY EASEMENTS, TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.

SIGNED THIS 20th DAY OF September, 2019

CW THE FIELDS, LLC
BY: *[Signature]*
ITTS: *[Signature]*
THE CORPORATION OF THE PRESIDENT BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
BY: *[Signature]*
ITTS: *[Signature]*
JAYNE CLARK, BY LEWIS D. CLARK, HER ATTORNEY IN FACT
DOUGLAS A. CLARK, BY LEWIS D. CLARK, HIS ATTORNEY IN FACT
ALEXANDRA MONK, BY LEWIS D. CLARK, HER ATTORNEY IN FACT

SYRACUSE CITY
BY: *[Signature]*
ITTS: *[Signature]*
LEWIS D. CLARK
KRISTINA A. CLARK, BY LEWIS D. CLARK, HER ATTORNEY IN FACT
JILL LAFRANCE, BY LEWIS D. CLARK, HER ATTORNEY IN FACT
JAMES D. CLARK, BY LEWIS D. CLARK, HIS ATTORNEY IN FACT

PHASE INFORMATION

ZONE	TOTAL AREA	PHASE 1 LOTS
R-1 CLUSTER	39.62 ACRES	33

RECORDED # 3194802

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF *Syracuse City*

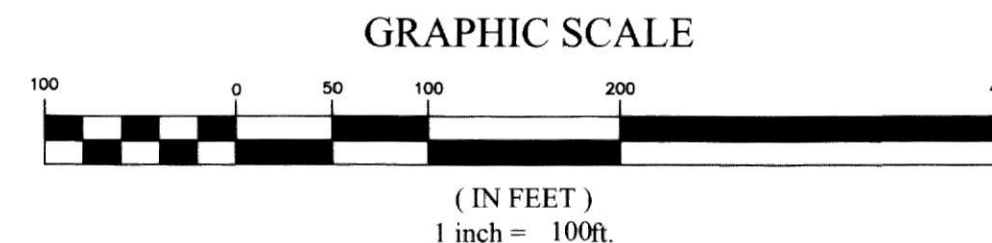
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\$ 226 FEE
COUNTY RECORDER

THE FIELDS SUBDIVISION

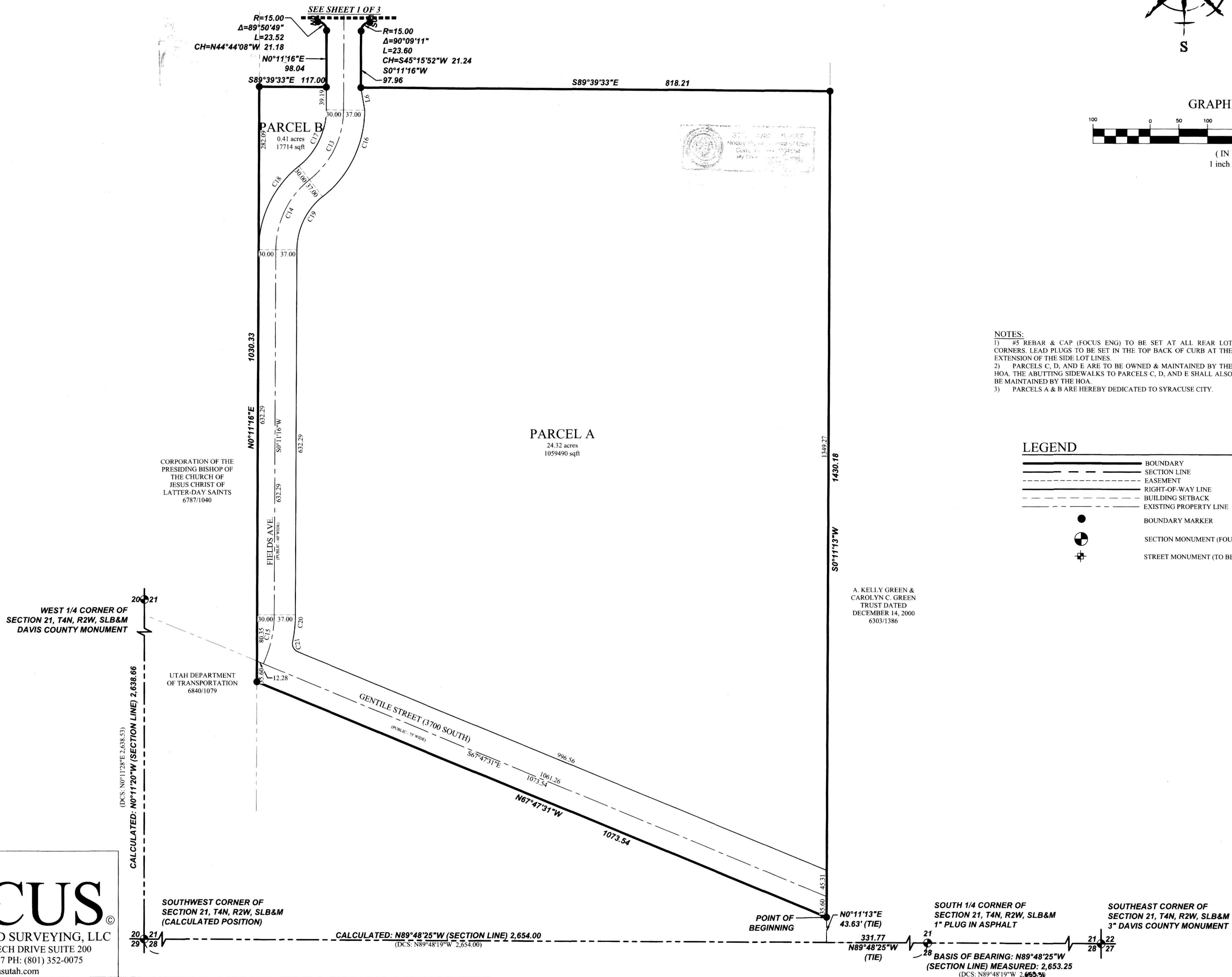
PHASE 1

A PORTION OF THE SW1/4, NW1/4 & NE1/4 OF SECTION 21, T4N, R2W, SLB&M
SYRACUSE CITY, DAVIS COUNTY, UTAH



- NOTES:
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 - 2) PARCELS C, D, AND E ARE TO BE OWNED & MAINTAINED BY THE HOA. THE ABUTTING SIDEWALKS TO PARCELS C, D, AND E SHALL ALSO BE MAINTAINED BY THE HOA.
 - 3) PARCELS A & B ARE HEREBY DEDICATED TO SYRACUSE CITY.

LEGEND	
	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	BOUNDARY MARKER
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com



SHEET 2 OF 3
DATE: 07/09/2019

RECORDED # 3194802

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF Syracuse City

DATE 10-10-19 TIME 4:45 BOOK 7365 PAGE 1862

\$ 226
FEE

Richards Maughan
COUNTY RECORDER

THE FIELDS SUBDIVISION

PHASE 1

A PORTION OF THE SW1/4, NW1/4 & NE1/4 OF SECTION 21, T4N, R2W, SL B&M
SYRACUSE CITY, DAVIS COUNTY, UTAH

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Davis

ON THE 20th DAY OF September, A.D. 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Davis, IN SAID STATE OF UTAH, Louis D. Clark, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT

HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY MENTIONED.

MY COMMISSION EXPIRES: 02/11/2023

MY COMMISSION No. 704554

Stephanie Heiner
A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN Davis COUNTY
PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Davis

ON THE 19 DAY OF Sept, A.D. 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Davis, IN SAID STATE OF UTAH, Colin H. Wright, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager OF CW The Fields, LLC A UTAH LLC, AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 02-11-2023

MY COMMISSION No. 704554

Stephanie Heiner
A NOTARY PUBLIC COMMISSIONED IN UTAH
RESIDING IN Davis COUNTY
PRINTED FULL NAME OF NOTARY

MUNICIPAL CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 18 DAY OF September, 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, R. Steven Remney, THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: 03/09/2021

MY COMMISSION No. 696362

Marilyn F. Nielson
A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN Davis COUNTY
PRINTED FULL NAME OF NOTARY

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH MUNICIPAL CORPORATION AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID MUNICIPALITY FOR THE PURPOSES THEREIN MENTIONED.

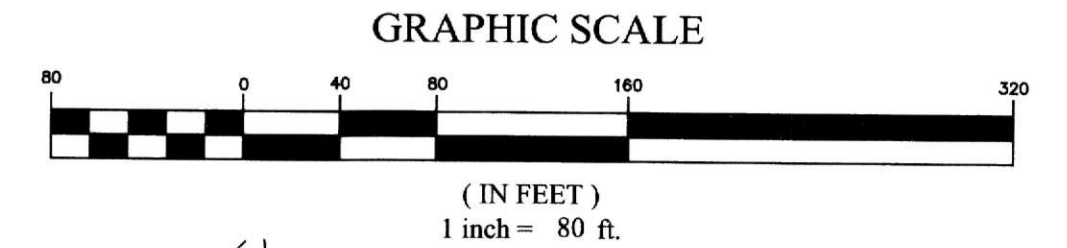
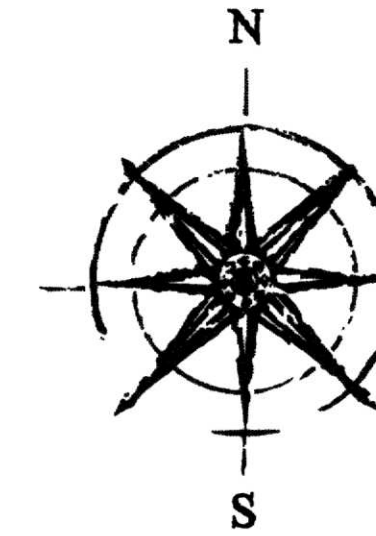
MY COMMISSION EXPIRES: _____

MY COMMISSION No. _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY
PRINTED FULL NAME OF NOTARY

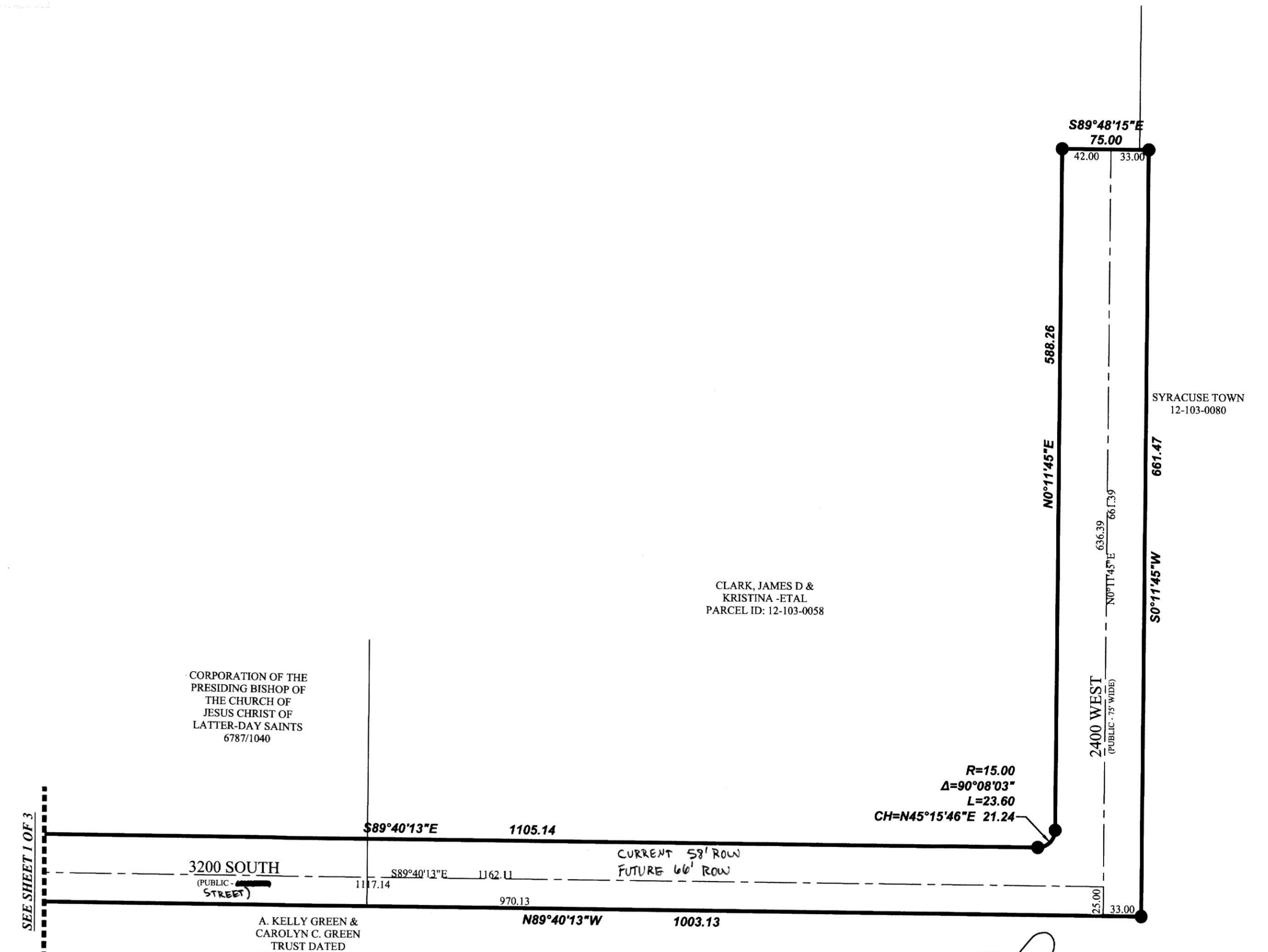
LEGEND

- BOUNDARY
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- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- BOUNDARY MARKER
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)



NOTES:

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- 3) PARCELS A & B ARE HEREBY DEDICATED TO SYRACUSE CITY.



SHEET 3 OF 3
DATE: 07/09/2019

RECORDED # 3194802

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF Syracuse City

DATE 10-10-19 TIME 4:45 BOOK 7365 PAGE 1862

\$ 226.00
FEE

Paul and M. Appleton
COUNTY RECORDER

