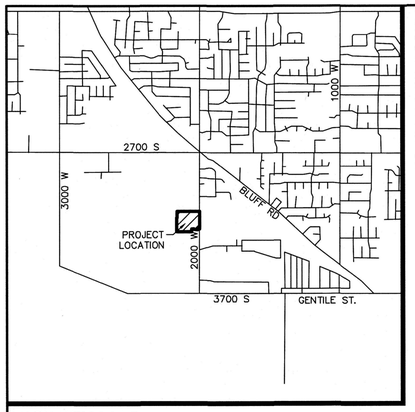
STILL WATER SUBDIVISION

PHASE 8

A PORTION OF THE SE1/4 & NE1/4 OF SECTION 21, T4N, R2W, SLB&M
SYRACUSE, DAVIS COUNTY, UTAH



VICINITY MAP

N.T.S

NOTES:
1) #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.
2) PARCELS A-C ARE DESIGNATED AS COMMON AREAS AND ARE HEREBY OWNED AND MAINTAINED BY THE HOA.
3) ALL PRIVATE REAR LOT DRAINS ARE HEREBY OWNED AND MAINTAINED BY THE H.O.A. CITY RESPONSIBILITY WILL END AT THE CATCH BASIN WHERE THE PRIVATE REAR LOT STORM DRAIN CONNECTS.
4) ALL PRIVATE DRIVEWAYS (PARCELS "D-N") SHALL BE SHARED ACCESS FOR ALL LOTS WHICH FRONT THEM AND WILL BE SOLELY OWNED AND MAINTAINED BY THE HOA.
6) STILL WATER HOME OWNERS ASSOCIATION INC.: 460 W. 50 N. SUITE 200 SALT LAKE CITY, UT 84101

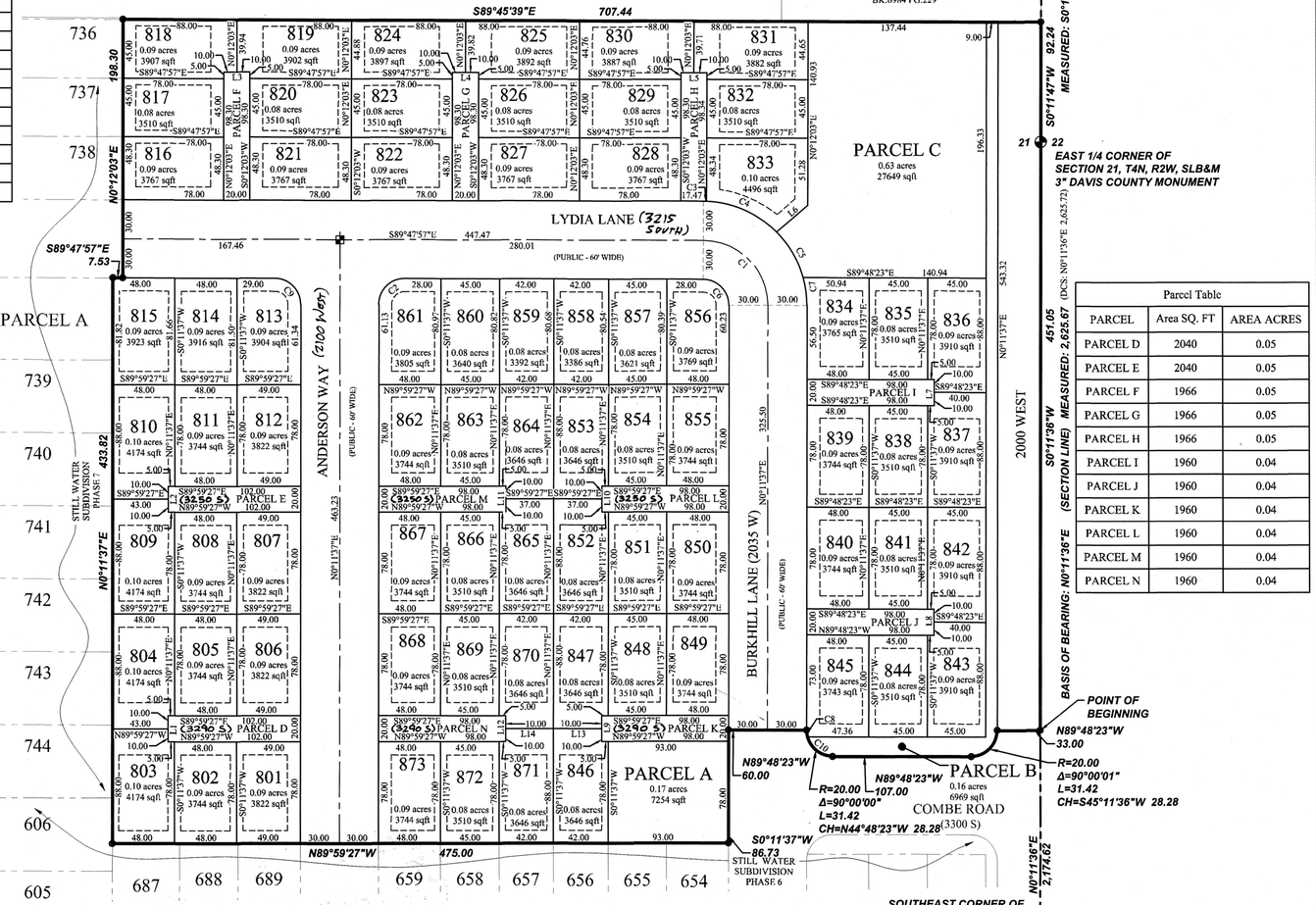
Line Table

LINE	DIRECTION	LENGTH
L1	N00°11'37"E	20.00
L2	S00°11'37"W	20.00
L3	S89°47'57"E	20.00
L4	S89°47'57"E	20.00
L5	S89°47'57"E	20.00
L6	N49°46'18"E	31.50
L7	N00°11'37"E	20.00
L8	S00°11'37"W	20.00
L9	N00°11'37"E	20.00
L10	N00°11'37"E	20.00
L11	S00°11'37"W	20.00
L12	S00°11'37"W	20.00
L13	N89°59'27"W	37.00
L14	N89°59'27"W	37.00

GRAPHIC SCALE

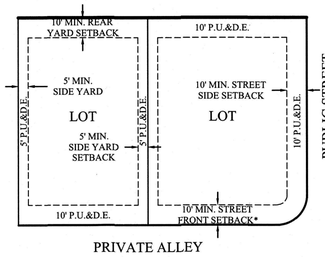
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



LEGEND

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



PRIVATE ALLEY

3,500 - 5,599S.F. BUILDING SETBACKS

N.T.S. *SETBACKS TO BE VARIED 3' LOT TO LOT

Final Address

801 2107 W 3290 South
802 2117 W 3290 South
803 2127 W 3290 South
804 2128 W 3290 South
805 2118 W 3290 South
806 2108 W 3290 South
807 2109 W 3250 South
808 2119 W 3250 South
809 2129 W 3250 South
810 2122 W 3250 South
811 2112 W 3250 South
812 2102 W 3250 South
813 3234 S Anderson Way (2100 West)
813 2111 W Lydia Lane (3215 South)
814 2121 W Lydia Lane (3215 South)
815 2131 W Lydia Lane (3215 South)
816 2122 W Lydia Lane (3215 South)
817 2124 W Lydia Lane (3215 South)
818 2126 W Lydia Lane (3215 South)
819 2106 W Lydia Lane (3215 South)
820 2104 W Lydia Lane (3215 South)
821 2102 W Lydia Lane (3215 South)
822 2092 W Lydia Lane (3215 South)
823 2094 W Lydia Lane (3215 South)
824 2096 W Lydia Lane (3215 South)
825 2076 W Lydia Lane (3215 South)
826 2074 W Lydia Lane (3215 South)
827 2072 W Lydia Lane (3215 South)
828 2052 W Lydia Lane (3215 South)
829 2054 W Lydia Lane (3215 South)
830 2056 W Lydia Lane (3215 South)
831 2046 W Lydia Lane (3215 South)
832 2044 W Lydia Lane (3215 South)
833 2042 W Lydia Lane (3215 South)
Parcel C 3221 S Burkhill Lane (2035 West)
834 3231 S Burkhill Lane (2035 West)
835 3233 S Burkhill Lane (2035 West)
836 3235 S Burkhill Lane (2035 West)
837 3245 S Burkhill Lane (2035 West)
838 3243 S Burkhill Lane (2035 West)
839 3242 S Burkhill Lane (2035 West)
840 3261 S Burkhill Lane (2035 West)
841 3263 S Burkhill Lane (2035 West)
842 3265 S Burkhill Lane (2035 West)
843 3275 S Burkhill Lane (2035 West)
844 3273 S Burkhill Lane (2035 West)
845 3271 S Burkhill Lane (2035 West)
846 2067 W 3290 South
847 2068 W 3290 South
848 2058 W 3290 South
849 2048 W 3290 South
850 2049 W 3250 South
851 2059 W 3250 South
852 2069 W 3250 South
853 2062 W 3250 South
854 2052 W 3250 South
855 2042 W 3250 South
856 3222 S Burkhill Lane (2035 West)
856 2041 W Lydia Lane (3215 South)
857 2051 W Lydia Lane (3215 South)
858 2061 W Lydia Lane (3215 South)
859 2071 W Lydia Lane (3215 South)
860 2081 W Lydia Lane (3215 South)
861 3223 S Anderson Way (2100 West)
861 2091 W Lydia Lane (3215 South)
862 2092 W 3250 South
863 2082 W 3250 South
864 2072 W 3250 South
865 2079 W 3250 South
866 2089 W 3250 South
867 2099 W 3250 South
868 2098 W 3290 South
869 2088 W 3290 South
870 2078 W 3290 South
871 2077 W 3290 South
872 2087 W 3290 South
873 2097 W 3290 South

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	50.00	89°59'34"	78.53	N44°48'10"W	70.71
C2	20.00	90°00'26"	31.42	S45°11'50"W	28.29
C3	80.00	1°48'46"	2.53	S88°53'34"E	2.53
C4	80.00	43°10'04"	60.27	S66°24'09"E	58.86
C5	80.00	29°25'23"	41.08	S30°06'26"E	40.63
C6	20.00	89°59'34"	31.41	N44°48'10"W	28.28
C7	80.00	15°35'22"	21.77	S07°36'04"E	21.70
C8	20.00	14°28'39"	5.05	S07°02'43"E	5.04
C9	20.00	89°59'34"	31.41	N44°48'10"W	28.28
C10	20.00	75°31'21"	26.36	S52°02'43"E	24.49

PHASE INFORMATION

ZONE	TOTAL AREA	PHASE 8 LOTS
RPC	9.91 ACRES	73

Parcel Table

PARCEL	Area SQ. FT	AREA ACRES
PARCEL D	2040	0.05
PARCEL E	2040	0.05
PARCEL F	1966	0.05
PARCEL G	1966	0.05
PARCEL H	1966	0.05
PARCEL I	1960	0.04
PARCEL J	1960	0.04
PARCEL K	1960	0.04
PARCEL L	1960	0.04
PARCEL M	1960	0.04
PARCEL N	1960	0.04

Rocky Mountain Power
July 22, 2020
Estimator

DATE: 07/02/20

CITY ENGINEER

APPROVED AS TO FORM THIS 6TH DAY OF AUGUST, A.D., 2020.

SYRACUSE CITY ENGINEER

PLANNING COMMISSION

APPROVED THIS 21 DAY OF APRIL 2020 BY THE SYRACUSE CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

CITY ATTORNEY

APPROVED AS TO FORM THIS 28 DAY OF July, A.D., 2020.

SYRACUSE CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE SYRACUSE CITY COUNCIL THIS 12 DAY OF MAY, 2020, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR

ATTEST CITY RECORDER

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

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, 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.

PROFESSIONAL LAND SURVEYOR No. 10516507 SPENCER W. LLEWELYN 07/10/20 STATE OF UTAH

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

07/10/2020
Date

BOUNDARY DESCRIPTION

A portion of the SE1/4 & NE1/4 of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, Syracuse, Utah, more particularly described as follows:

Beginning at the Northeasterly corner of STILL WATER PHASE 6 Subdivision, according to the Official Plat thereof recorded December 5, 2019 as Entry No. 3208794, located N00°11'36"E along the Section line 2,174.62 feet from the Southeast Corner of Section 21, T4N, R2W, SLB&M; thence along said plat the following eight (8) courses: (1) N89°48'23"W 33.00 feet; thence (2) Southwesterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: N89°48'24"W) a distance of 31.42 feet through a central angle of 90°00'01" Chord: S45°11'36"W 28.28 feet; thence (3) N89°48'23"W 107.00 feet; thence (4) along the arc of a curve to the right with a radius of 20.00 feet a distance of 31.42 feet through a central angle of 90°00'00" Chord: N44°48'23"W 28.28 feet; thence (5) N89°48'23"W 60.00 feet; thence (6) S00°11'37"W 86.73 feet; thence (7) N89°59'27"W 475.00 feet; thence (8) N00°11'37"E 433.82 feet to and along the Easterly line of STILL WATER PHASE 7 Subdivision, according to the Official Plat thereof ; thence along said plat the following two (2) courses: (1) S89°47'57"E 7.53 feet; thence (2) N00°12'03"E 198.30 feet to the Southerly line of that Real Property described in Deed Entry No. 3084997 of the Official Records of Davis County; thence S89°45'39"E along said deed and extension thereof 707.44 feet to the Section line; thence S00°11'47"W along the Section line 92.24 feet to the East 1/4 Corner of said Section 21; thence S00°11'36"W along the Section line 451.05 feet to the point of beginning.

Contains: 9.91 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

STILL WATER SUBDIVISION
PHASE 8

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 "A, B, & C" TO BE USED AS COMMON AREA AND PUBLIC UTILITY EASEMENTS; PARCELS "D, E, F, G, H, I, J, K, L, M & N" AS SHARED DRIVEWAYS, 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. 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 17 DAY OF July, 2020

WOODSIDE HOMES OF UTAH, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF SLC

ON THE 17 DAY OF July A.D. 2020 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Derek Terry, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Authorized Agent OF Woodside Homes of Utah L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 10-2-21

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY

MY COMMISSION No. 696951

Susan M. Gallegos
PRINTED FULL NAME OF NOTARY

SUSAN M. GALLEGOS
Notary Public State of Utah
My Commission Expires on:
October 2, 2021
Comm. Number: 696951

RECORDED # 3294965

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

DATE 9-21-2020 TIME 11:53 BOOK 7599 PAGE 1179

$ 224.00 FEE by: Kaile Homer

Richard T. Maughan
COUNTY RECORDER