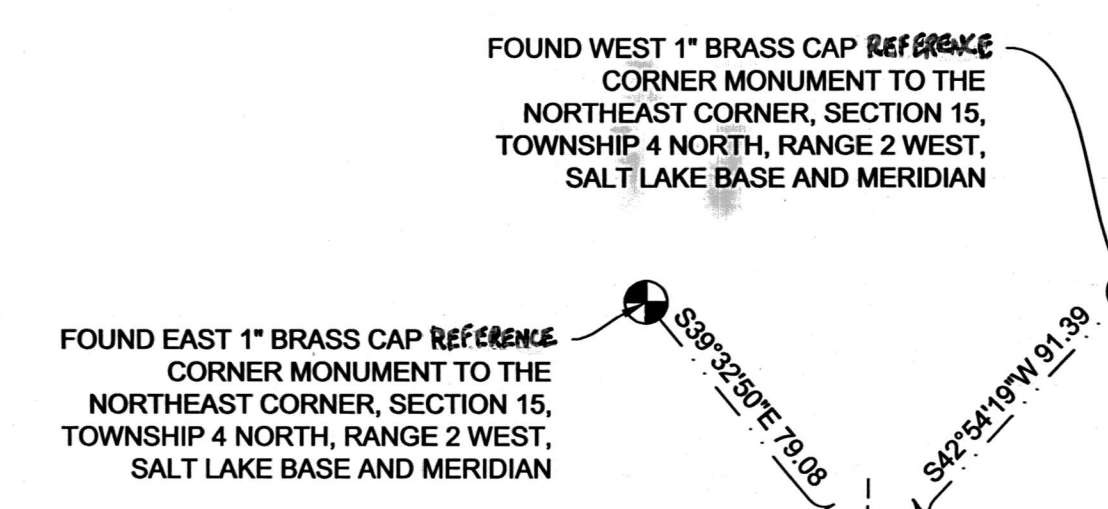
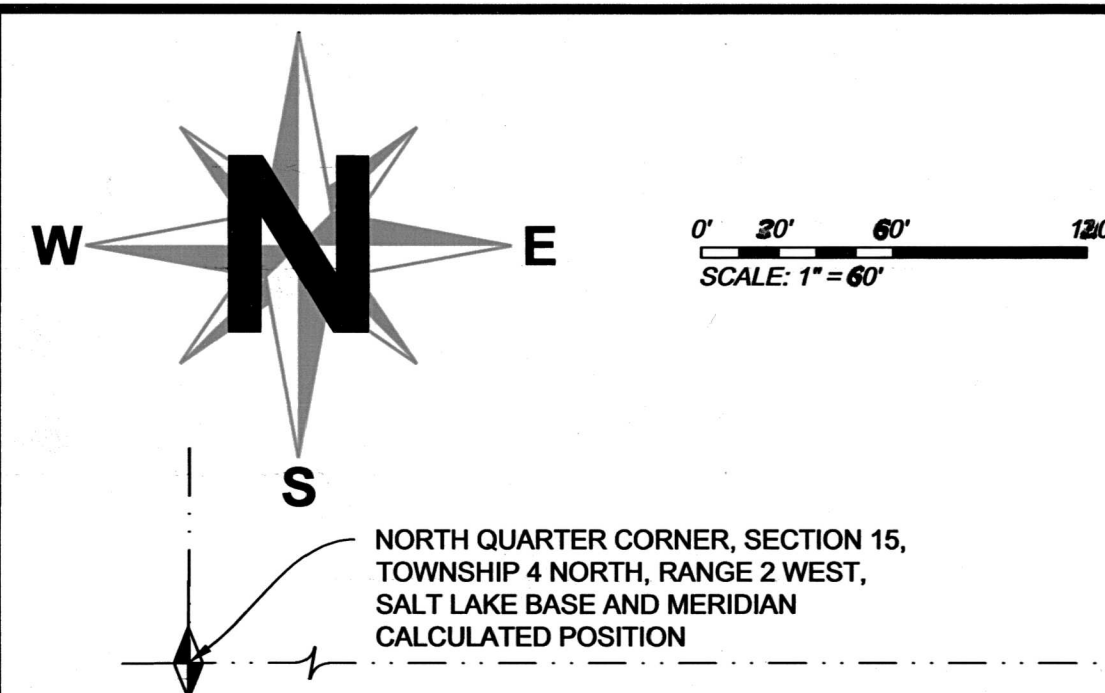


# HOLT FARMS SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 15,  
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
SYRACUSE CITY, DAVIS COUNTY, UTAH



### Surveyor's Certificate

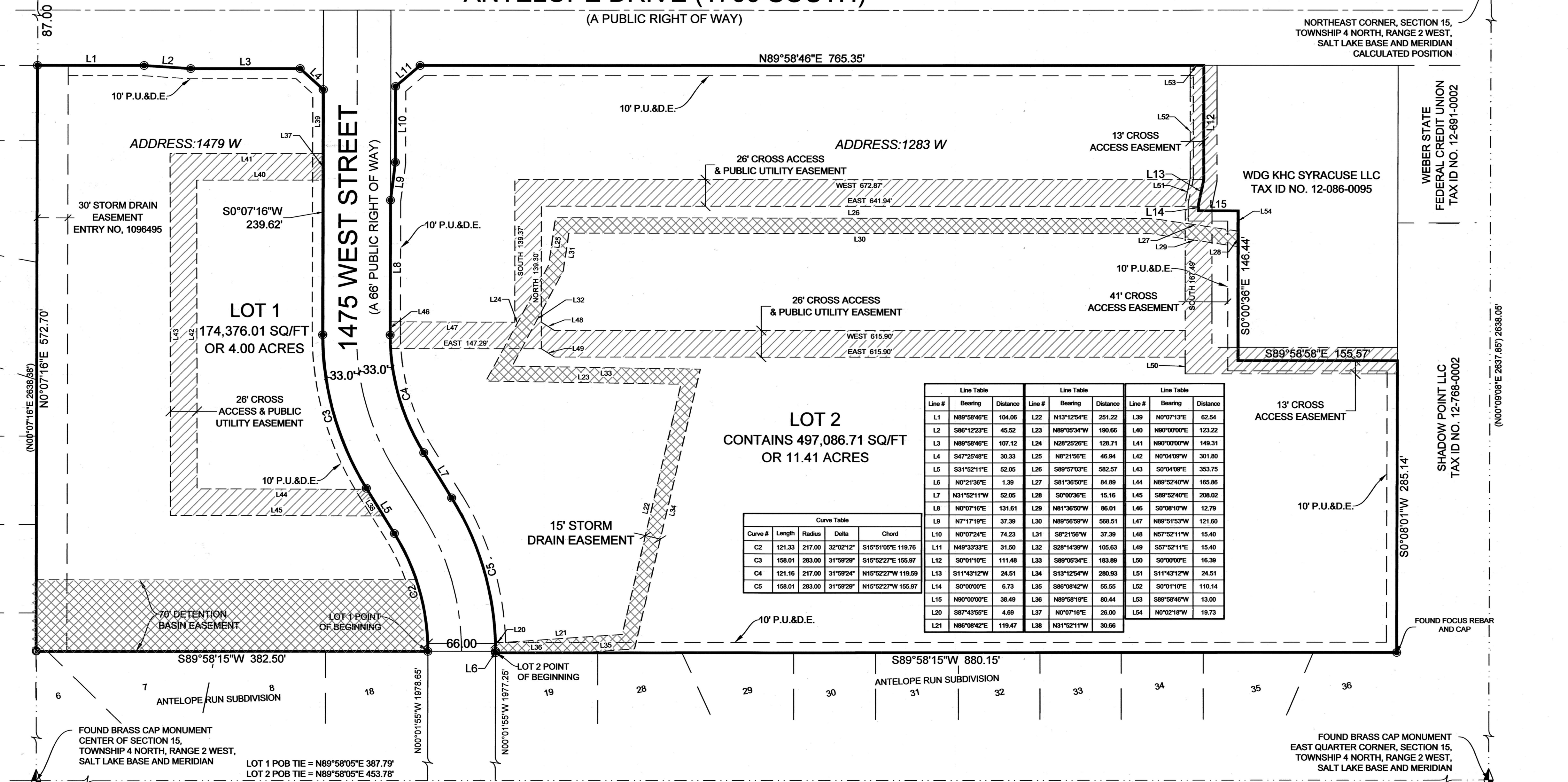
I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6431156, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH THE EASEMENTS, HEREFTER TO BE KNOWN AS: HOLT FARMS SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

*Michael L. Wangemann*  
MICHAEL L. WANGEMANN  
LICENSE NO. 6431156

## ANTELOPE DRIVE (1700 SOUTH)

(A PUBLIC RIGHT OF WAY)

N89°58'46"E 2657.47' (RECORD)



Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N89°58'46"E	104.06	L22	N13°12'54"E	251.22	L39	N0°07'13"E	62.54
L2	S80°12'23"E	45.52	L23	N89°05'34"W	190.66	L40	N90°00'00"E	123.22
L3	N89°58'46"E	107.12	L24	N28°25'28"E	128.71	L41	N90°00'00"W	149.31
L4	S47°25'48"E	30.33	L25	N87°21'58"E	46.94	L42	N0°04'09"W	301.80
L5	S31°52'11"E	52.05	L26	S89°27'03"E	592.57	L43	S0°04'09"E	353.75
L6	N0°21'38"E	1.39	L27	S81°36'50"E	84.89	L44	N89°52'40"W	165.88
L7	N31°52'11"W	52.05	L28	S0°00'36"E	15.16	L45	S89°52'40"E	208.02
L8	N0°07'16"E	131.61	L29	N81°36'50"W	86.01	L46	S0°06'10"W	12.79
L9	N7°17'19"E	37.39	L30	N89°58'59"W	568.51	L47	N89°51'53"W	121.60
L10	N0°07'24"E	74.23	L31	S82°15'58"W	37.39	L48	N87°52'11"W	15.40
L11	N49°33'33"E	31.50	L32	S28°14'39"W	105.63	L49	S87°52'11"E	15.40
L12	S0°01'10"E	111.48	L33	S89°05'34"E	183.89	L50	S0°00'00"E	16.39
L13	S11°43'12"W	24.51	L34	S13°12'54"W	280.93	L51	S11°43'12"W	24.51
L14	S0°00'00"E	6.73	L35	S86°08'42"W	55.55	L52	S0°01'10"E	110.14
L15	N90°00'00"E	38.49	L36	N89°58'19"E	80.44	L53	S89°58'46"W	13.00
L16	S87°43'55"E	4.69	L37	N0°07'16"E	26.00	L54	N0°02'16"W	19.73
L17	N89°08'42"E	119.47	L38	N13°12'11"W	30.66			

Curve #	Length	Radius	Delta	Chord
C2	121.33	217.00	32°02'12"	S15°51'05"E 119.76
C3	158.01	283.00	31°59'29"	N15°52'27"E 155.97
C4	121.16	217.00	31°59'24"	N15°52'27"W 119.59
C5	158.01	283.00	31°59'29"	N15°52'27"W 155.97

### LEGAL DESCRIPTION FOR LOT 1:

BEGINNING AT A POINT OF INTERSECTION BETWEEN THE WEST RIGHT-OF-WAY LINE OF 1475 WEST STREET AND THE NORTH LINE OF ANTELOPE RUN SUBDIVISION AS RECORDED ON MARCH 2, 2005 AS ENTRY NO. 2055736 IN BOOK 3737 AT PAGE 606 IN THE DAVIS COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 89°58'05" EAST ALONG THE QUARTER SECTION LINE 387.79 FEET AND NORTH 00°01'55" WEST 1978.65 FEET FROM THE CENTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°58'15" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ANTELOPE DRIVE 382.50 FEET TO THE EAST LINE OF ALLISON ACRES SUBDIVISION NO. 2 AS RECORDED ON MAY 23, 1986 AS ENTRY NO. 737486 IN BOOK 1000 AT PAGE 3 IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE NORTH 00°07'16" EAST ALONG SAID EAST LINE OF ALLISON ACRES SUBDIVISION NO. 2 AND CONTINUING ALONG THE EAST LINE OF ALLISON ACRES SUBDIVISION NO. 1 AS RECORDED ON FEBRUARY 2, 1984 AS ENTRY NO. 663543 IN BOOK 577 AT PAGE 32 IN THE DAVIS COUNTY RECORDER'S OFFICE, A DISTANCE OF 572.70 FEET TO THE FOLLOWING FOUR (4) COURSES: SOUTH 00°07'16" WEST 239.62 FEET TO A POINT ON A 283.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 158.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°59'26" (WHICH LONG CHORD BEARS SOUTH 15°52'27" EAST 155.97 FEET); THENCE SOUTH 31°52'11" EAST 52.05 FEET TO A POINT ON A 217.00 FOOT RADIUS CURVE; THENCE SOUTHERLY 121.33 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 32°02'22" (WHICH LONG CHORD BEARS SOUTH 15°51'05" EAST 119.76 FEET) TO THE POINT OF BEGINNING. (NAD83 ROTATION IS 00°20'15" CLOCKWISE)

CONTAINS 174,376.04 SQ/FT OR 4.00 ACRES

### LEGAL DESCRIPTION FOR LOT 2:

BEGINNING AT A POINT OF INTERSECTION BETWEEN THE EAST RIGHT-OF-WAY LINE OF 1475 WEST STREET AND THE NORTH LINE OF ANTELOPE RUN SUBDIVISION AS RECORDED ON MARCH 2, 2005 AS ENTRY NO. 2055736 IN BOOK 3737 AT PAGE 606 IN THE DAVIS COUNTY RECORDER'S OFFICE, SAID POINT BEING NORTH 89°58'05" EAST ALONG THE QUARTER SECTION LINE 453.78 FEET AND NORTH 00°01'55" WEST 1977.25 FEET FROM THE CENTER OF SECTION 15, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SEVEN (7) COURSES: NORTH 00°07'16" EAST 1.40 FEET TO A POINT ON A 283.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 158.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°59'26" (WHICH LONG CHORD BEARS NORTH 15°52'28" WEST 155.97 FEET); THENCE NORTH 31°52'11" WEST 52.05 FEET TO A POINT ON A 217.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 121.16 FEET THROUGH A CENTRAL ANGLE OF 31°59'26" (WHICH LONG CHORD BEARS NORTH 15°52'27" WEST 119.59 FEET); THENCE NORTH 00°08'07" EAST 131.60 FEET; THENCE NORTH 07°24'54" EAST 37.39 FEET; THENCE SOUTH 00°07'16" EAST 146.44 FEET; THENCE SOUTH 89°58'59" WEST 568.51 FEET TO THE WEST LINE OF DESERTSCAPE SUBDIVISION AMENDED LOT 1, AS RECORDED ON DECEMBER 12, 2012 AS ENTRY NO. 2706748 IN BOOK 5666 AT PAGE 20 IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 00°08'01" WEST ALONG SAID WEST LINE 285.14 FEET TO THE NORTH LINE OF ANTELOPE RUN SUBDIVISION AS RECORDED ON MARCH 2, 2005 AS ENTRY NO. 2055736 IN BOOK 3737 AT PAGE 606 IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 89°58'15" WEST ALONG SAID NORTH LINE 880.15 FEET TO THE POINT OF BEGINNING. (NAD83 ROTATION IS 00°20'15" CLOCKWISE)

CONTAINS 497,086.63 SQ/FT OR 11.41 ACRES

### Owners Dedication:

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS [redacted] AS SHOWN ON THIS PLAT, AND NAME SAID TRACT:

**HOLT FARMS SUBDIVISION**

WE HEREBY WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCES ON THE PORTIONS IDENTIFIED AS PUBLIC UTILITY AND CROSS-ACCESS EASEMENTS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS 21 DAY OF MARCH, A.D. 2023.

*Spencer H. Wraith* BY: SPENCER H. WRAITH  
WDC KHC SYRACUSE, LLC SYRACUSE, UT  
MULTIFAMILY, LLC  
ITS: MANAGER

### Corporate Acknowledgement:

STATE OF UTAH  
COUNTY OF DAVIS

ON THIS 21 DAY OF MARCH, IN THE YEAR 2023, PERSONALLY APPEARED BEFORE ME, *Spencer H. Wraith*, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASES OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF SYRACUSE MULTIFAMILY, LLC THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID MANAGER ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

*Jade Lynn Myers*  
Jade Lynn Myers  
Notary Public, State of Utah  
Commission #725302  
My Commission Expires 08/25/2026

### Davis County Recorder

ENTRY NO. 3528431 FEE PAID \$54.00  
FILED FOR RECORDER AND RECORDED THIS 12<sup>th</sup> DAY OF May, 2023  
AT 10:11 IN BOOK 8254 PAGE 116 OF OFFICIAL RECORDS.

*Richard T. Maughan*  
DAVIS COUNTY RECORDER

BY: *Jade Lynn Myers*  
DEPUTY RECORDER

### LEGEND

- Section Monument
- Property Corner
- Property Line
- Section Line
- Reference/Witness Monument
- Break Line
- Center Line
- Easement Line
- CROSS ACCESS, MAINTENANCE & PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT

**UTAH LAND SURVEYING, LLC**  
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

1359 FAIRWAY CIR  
FARMINGTON, UT 84025  
PHONE 801.725.8395  
MIKEW@UTAHLANDSURVEYING.COM  
www.utahlandsurveying.com

**City Engineer's Approval**  
APPROVED THIS 30<sup>th</sup> DAY OF MARCH, A.D., 2023  
BY SYRACUSE CITY ENGINEER.

*[Signature]*  
CITY ENGINEER

(N89°58'05"E 2656.03') 2656.08'  
BASIS OF BEARING

**Rocky Mountain Power**  
APPROVED THIS 24 DAY OF March, A.D., 2023  
BY ROCKY MOUNTAIN POWER.

*[Signature]*  
ROCKY MOUNTAIN POWER

**City Attorney's Approval**  
APPROVED THIS 30<sup>th</sup> DAY OF March, A.D., 2023  
BY SYRACUSE CITY ATTORNEY.

*[Signature]*  
CITY ATTORNEY

**Utopia Fiber**  
APPROVED THIS 23<sup>rd</sup> DAY OF March, A.D., 2023  
BY UTOPIA FIBER.

*[Signature]*  
REPRESENTATIVE

**Planning Commission**  
APPROVED THIS 4 DAY OF April, A.D., 2023  
BY THE SYRACUSE CITY PLANNING AND ZONING COMMISSION.

*[Signature]*  
CHAIRMAN

**Dominion Energy**  
APPROVED THIS 22 DAY OF MARCH, A.D., 2023  
BY DOMINION ENERGY.

*[Signature]*  
CHAIRMAN

SHEET 1 OF 1

**UTAH LAND SURVEYING, LLC**  
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

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