

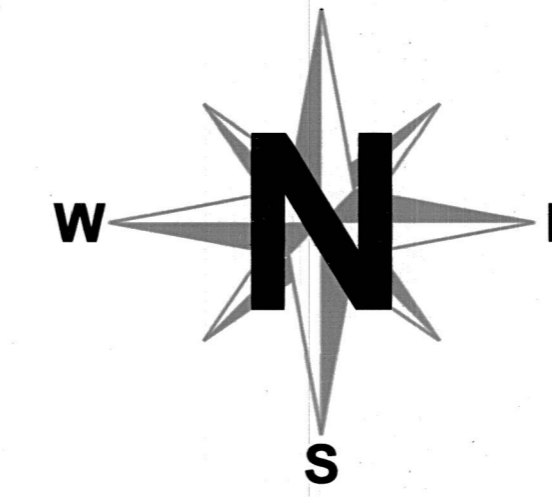
ARIA BRIGGS SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SYRACUSE CITY, DAVIS COUNTY, UTAH

AMENDING LOT 2, BRIGGS & SONS
SUBDIVISION,
(S89°35'18"W 2582.12') 2582.11' BASIS OF BEARING
ANTELOPE DRIVE (1700 SOUTH)
(A PUBLIC RIGHT OF WAY)
(S89°59'50"E 2643.43')

FOUND BRASS CAP REFERENCE
MONUMENT TO THE
NORTH QUARTER CORNER, SECTION 14,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

CALCULATED POSITION
NORTH QUARTER CORNER, SECTION 14,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN



0' 10' 20' 40' 80'
SCALE: 1" = 40'

Line Table		Line Table		Line Table	
Line #	Bearing	Line #	Bearing	Line #	Bearing
L1	N0°00'10"E	L19	S55°36'00"W	L37	N89°00'00"W
L2	N90°00'00"E	L20	S0°00'00"E	L38	N0°00'00"E
L3	N88°03'47"E	L21	S88°59'06"W	L39	N90°00'00"W
L4	N0°00'23"W	L22	S0°00'13"E	L40	S21°29'01"W
L5	N89°59'50"W	L23	N89°59'50"W	L41	S0°00'00"W
L6	N89°59'50"W	L24	N0°00'10"E	L42	S16°45'30"W
L7	S0°00'00"E	L25	S89°59'50"E	L43	S0°00'01"W
L8	S45°00'00"E	L26	N0°00'11"E	L44	N89°59'06"E
L9	N90°00'00"E	L27	S90°00'00"W	L45	N0°00'00"E
L10	N55°36'08"E	L28	N0°00'10"E	L46	S70°11'04"E
L11	N90°00'00"E	L29	N90°00'00"E	L47	N90°00'00"W
L12	N0°00'00"W	L30	N0°00'41"E	L48	S21°48'10"W
L13	N0°00'00"E	L31	N19°48'56"E	L49	S0°00'01"W
L14	N89°59'54"W	L32	N70°11'04"W	L50	S90°00'00"W
L15	S0°00'00"E	L33	N90°00'00"W	L51	N0°00'41"E
L16	N90°00'00"W	L34	N0°00'10"E	L52	N19°48'56"E
L17	N0°00'00"E	L35	N90°00'00"W	L53	S70°11'04"E
L18	N90°00'00"W	L36	S0°00'00"E	L54	S0°00'00"E

Curve Table			
Curve #	Length	Radius	Chord
C1	31.41	20.00	89°59'06" N44°59'33"E 28.28

NORTHWEST CORNER, SECTION 14,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
CALCULATED POSITION

PAUL SCHMIDT ENTERPRISES
TAX ID NO. 12-079-0070

UTAH STATE BUILDING
OWNERSHIP AUTHORITY
TAX ID NO. 12-885-0001

FOUND BRASS CAP MONUMENT
WEST QUARTER CORNER, SECTION 14,
TOWNSHIP 4 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

LOT 1
36,951 SQ/FT
0.85 ACRES

ADDRESS: 831 WEST

LOT 2
194,716 SQ/FT
4.47 ACRES

OPA14 LLC
TAX ID NO. 12-738-0004

4 HORSEMAN LLC 12-079-0144

SUNVIEW LLC
TAX ID NO. 12-079-0145

TRICO HOLDINGS LC
TAX ID NO. 12-730-0001

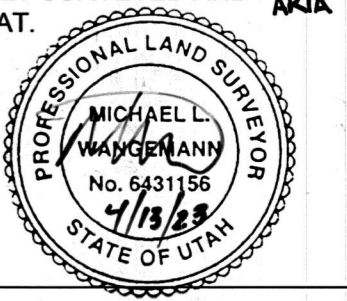
SUNSET PARK VILLAS PLAT "B"

SUNSET PARK VILLAS PLAT "A"

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, WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS, BRIGGS 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, PLS
LICENSE NO. 6431156



LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ANTELOPE DRIVE (A.K.A. 1700 SOUTH STREET OR SR-108), SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2, BRIGGS & SONS SUBDIVISION AS RECORDED ON MARCH 21, 2017 AS ENTRY NO. 3009258 IN BOOK 6726 AT PAGE 35 IN THE DAVIS COUNTY RECORDER'S OFFICE, WHICH IS SOUTH 89°59'50" EAST ALONG THE SECTION LINE 786.92 FEET AND SOUTH 00°00'10" WEST 55.00 FEET FROM THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°59'50" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF ANTELOPE DRIVE 386.46 FEET TO THE WEST LINE OF LOT 4, SYRACUSE GATEWAY PHASE 2 COMMERCIAL SUBDIVISION AS RECORDED ON OCTOBER 30, 2009 AS ENTRY NO. 249038 IN BOOK 4892 AT PAGE 619 IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE SOUTH ALONG SAID WEST LINE AND THE EXTENSION OF THE WEST LINE OF LOT 1, SYRACUSE GATEWAY PHASE 1 COMMERCIAL SUBDIVISION AS RECORDED ON JANUARY 9, 2009 AS ENTRY NO. 242074 IN BOOK 4703 AT PAGE 2814 IN THE DAVIS COUNTY RECORDER'S OFFICE A DISTANCE OF 599.44 FEET; THENCE NORTH 89°59'50" WEST ALONG SAID LINE OF LOT 1 AND THEN ALONG THE NORTH LINES OF SUNSET PARK VILLAS PLAT "A" RECORDED SEPTEMBER 4, 2009 AS ENTRY NO. 3479628 IN BOOK 4854 AT PAGE 270 AND ALSO SUNSET PARK VILLAS PLAT "B" AMENDED RECORDED ON JULY 17, 2013 AS ENTRY NO. 2754544 IN BOOK 5812 AT PAGE 408 IN THE DAVIS COUNTY RECORDER'S OFFICE, A DISTANCE OF 386.49 FEET TO THE WEST LINE OF SAID LOT 2, BRIGGS & SONS SUBDIVISION; THENCE NORTH 00°00'10" EAST ALONG SAID WEST LINE OF LOT 2, A DISTANCE OF 599.44 FEET TO THE POINT OF BEGINNING. (NAD83 ROTATION IS 00°19'49" CLOCKWISE) CONTAINS 231,667.19 SQ/FT OR 5.32 ACRES

Owners Dedication:

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

ARIA BRIGGS SUBDIVISION

THE OWNERS ASSOCIATION WILL MAINTAIN OWNERSHIP OF ALL ACCESS EASEMENTS. 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 17 DAY OF APRIL, A.D. 2023.

Spencer H. Wright
BY: SPENCER H. WRIGHT
SYRACUSE MULTIFAMILY, LLC ITS: MANAGER

Spencer H. Wright
BY: SPENCER H. WRIGHT
SYRACUSE PROPERTY HOLDINGS, LLC ITS: MANAGER

Corporate Acknowledgement:

STATE OF UTAH
COUNTY OF DAVIS
ON THIS 17 DAY OF April IN THE YEAR 2023, PERSONALLY APPEARED BEFORE ME Spencer H. Wright, 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 AND 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.
Jadelyn Grace Myers
(NOTARY SIGNATURE)

Corporate Acknowledgement:

STATE OF UTAH
COUNTY OF DAVIS
ON THIS 17 DAY OF April IN THE YEAR 2023, PERSONALLY APPEARED BEFORE ME Spencer H. Wright, 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 PROPERTY HOLDINGS, LLC AND 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.
Jadelyn Grace Myers
(NOTARY SIGNATURE)

Davis County Recorder

ENTRY NO. 3539807 FEE PAID \$54.00
FILED FOR RECORDER AND RECORDED THIS 10th DAY OF August, 2023
AT 2:51 IN BOOK 8313 PAGE 732 OF OFFICIAL RECORDS.

Richard Maughan
DAVIS COUNTY RECORDER

BY: _____
DEPUTY RECORDER

SHEET 1 OF 1

LEGEND

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

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