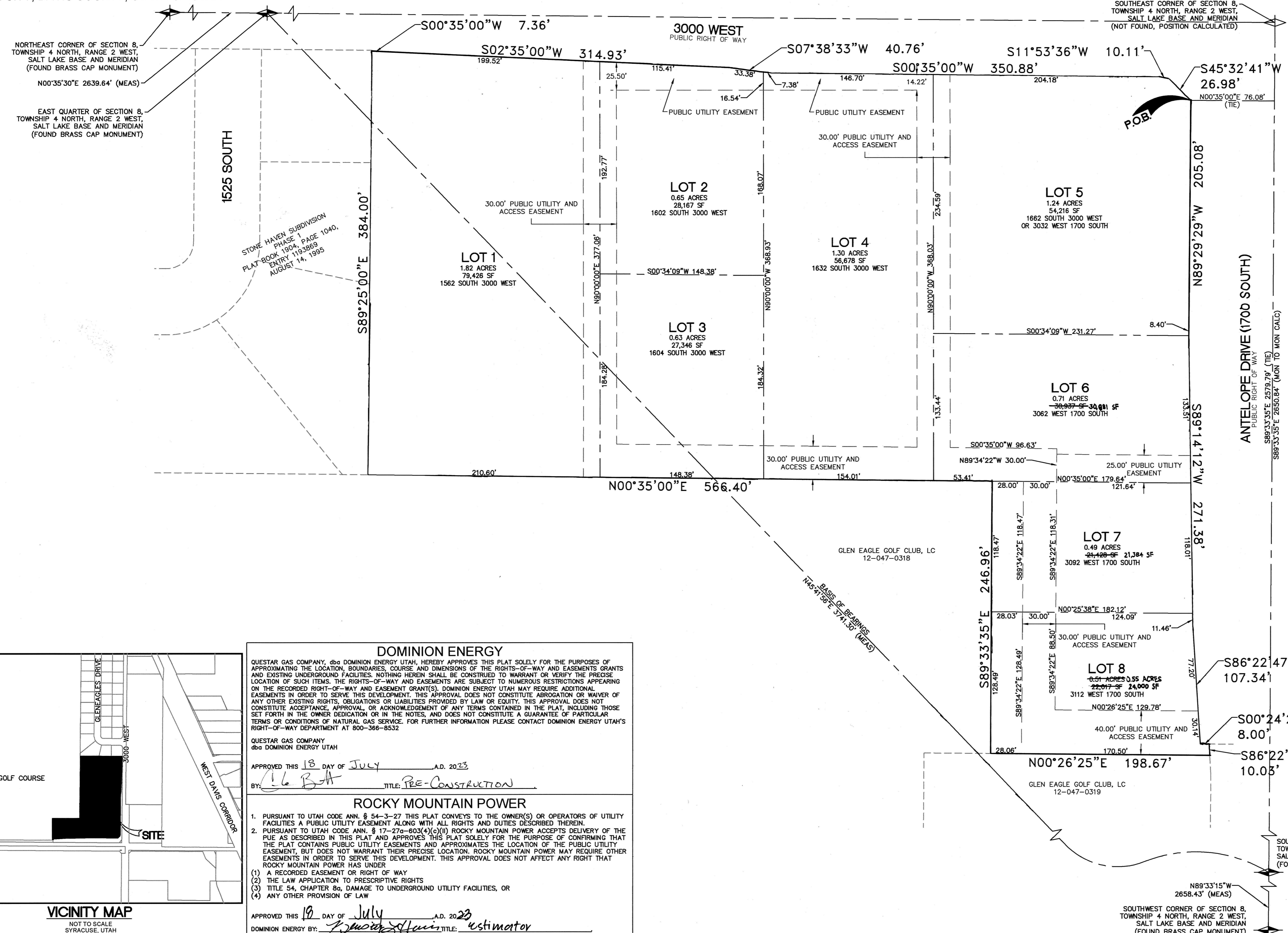
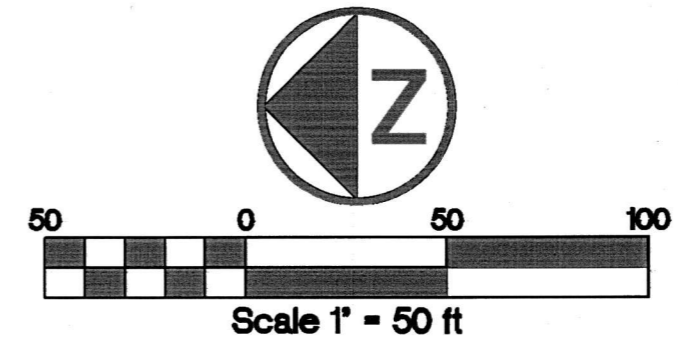


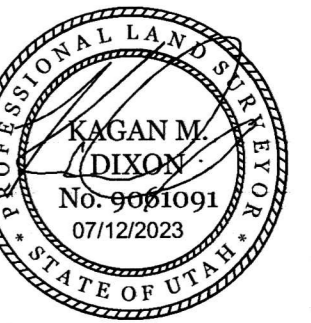
# ANTELOPE STATION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 4 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
MARCH 2023  
SYRACUSE CITY, DAVIS COUNTY, STATE OF UTAH



## SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9081091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS:  
**ANTELOPE STATION**  
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



## BOUNDARY DESCRIPTION:

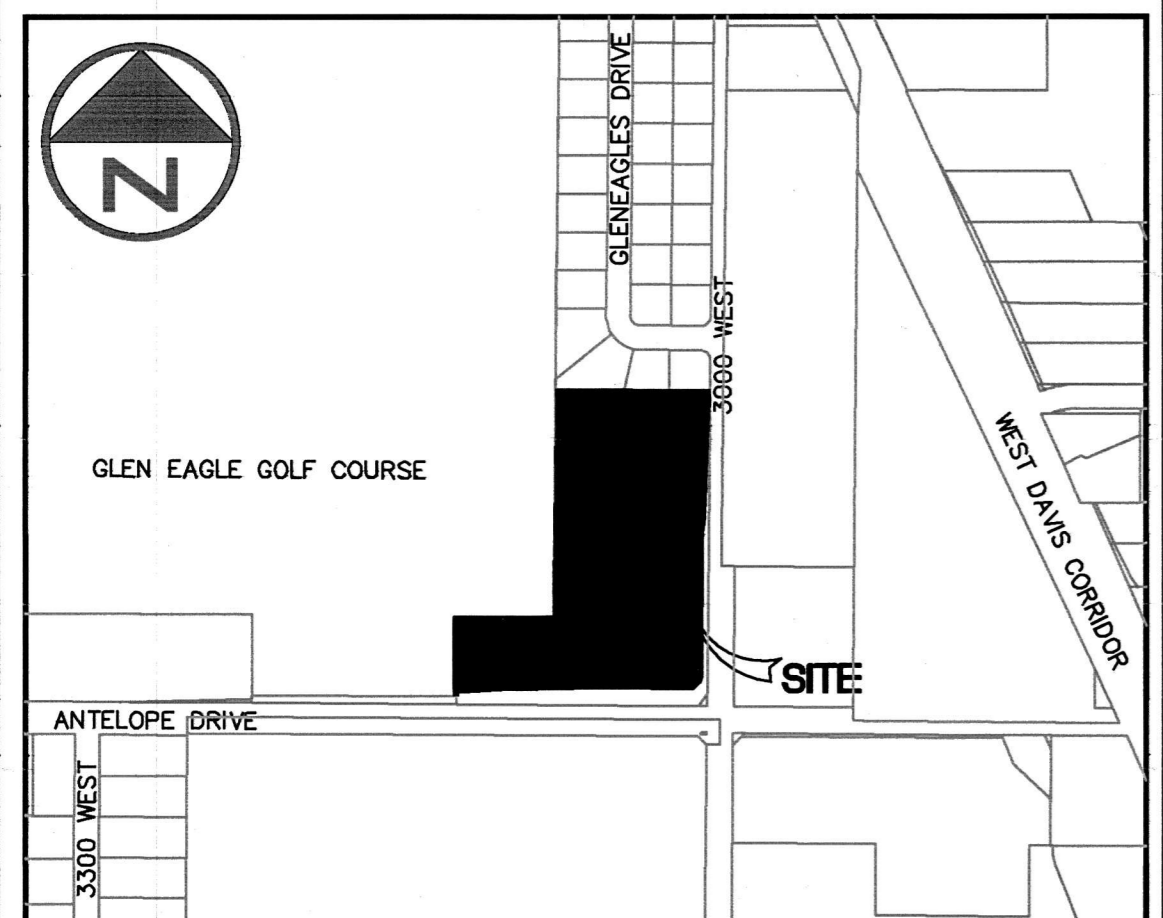
A TRACT OF LAND BEING SITUATE IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF NORTH 45°15'56" EAST BETWEEN THE SOUTH QUARTER CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 8, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHICH IS SOUTH 89°33'35" EAST ALONG THE SECTION LINE A DISTANCE OF 2579.79 FEET AND NORTH 00°35'00" EAST 76.08 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 8, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF ANTELOPE DRIVE AS DESCRIBED IN THAT CERTAIN WARRANTY DEED ON FILE WITH THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 3447440, IN BOOK 7918, AT PAGE 1377, AND RUNNING THENCE ALONG SAID WARRANTY DEED THE FOLLOWING THREE (3) COURSES, 1) NORTH 89°29'29" WEST 205.08 FEET, 2) SOUTH 89°41'12" WEST 271.38 FEET, 3) SOUTH 86°22'47" WEST 107.34 FEET TO THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED ON FILE WITH THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 3447334, IN BOOK 7918, AT PAGE 1049; ALONG SAID QUIT CLAIM DEED THE FOLLOWING THREE (3) COURSES, 1) SOUTH 00°24'23" WEST 8.00 FEET, 2) SOUTH 86°22'19" WEST 10.03 FEET, 3) NORTH 00°28'25" EAST 198.67 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°33'35" EAST 246.96 FEET TO A POINT ON THE PROLONGATION OF THE WEST LINE OF STONE HAVEN SUBDIVISION PHASE 1, ON FILE WITH THE OFFICE OF THE DAVIS COUNTY RECORDER AS PLAT NO. 2489; THENCE NORTH 00°35'00" EAST ALONG SAID PROLONGATION OF SAID LINE A DISTANCE OF 566.40 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 89°25'00" EAST ALONG THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 384.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 3000 WEST STREET AS DESCRIBED IN THAT CERTAIN WARRANTY DEED ON FILE WITH THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 3447440, IN BOOK 7918, AT PAGE 1377; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES, 1) SOUTH 00°35'00" WEST 7.36 FEET, 2) SOUTH 02°35'00" WEST 314.93 FEET, 3) SOUTH 07°38'33" WEST 40.76 FEET, 4) SOUTH 00°35'00" WEST 350.88 FEET, 5) SOUTH 11°53'36" WEST 10.11 FEET, 6) SOUTH 45°32'41" WEST 26.98 FEET TO THE POINT OF BEGINNING.  
CONTAINS 322,188 SQUARE FEET OR 7.397 ACRES, MORE OR LESS.

## OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS  
**ANTELOPE STATION**  
DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT INTENDED FOR PUBLIC USE; THIS DEDICATION SHALL WARRANT, DEFEND AND SAVE THE CITY HARMLESS AGAINST EASEMENTS OR OTHER ENCUMBRANCES ON ANY AREA DEDICATED FOR PUBLIC USE OR INTENDED IN WITNESS FOR PUBLIC USE WHICH, WILL INTERFERE WITH THE INTENDED USE, MAINTENANCE AND OPERATION OF SAID AREAS. IN WITNESS WHEREOF WE HAVE HITHERTO SIGNED THIS PLAT, THIS 26 DAY OF July, 2023, A.D.  
*[Signature]*  
SUNQUEST DEVELOPMENT, LLC  
FSP8 SUNQUEST DEVELOPMENT LLC

## LLC ACKNOWLEDGEMENT

STATE OF UTAH  
COUNTY OF SALT LAKE  
ON THIS 26 DAY OF July, A.D. 2023, PERSONALLY APPEARED BEFORE ME Nim Balderson, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT (S)HE IS THE Manager OF Sunquest Development, LLC AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED BY HIM/HER ON BEHALF OF SAID LLC BY AUTHORITY OF ITS BYLAWS, OR BOARD OF DIRECTORS, AND THAT SAID CORPORATION EXECUTED THE SAME.  
*[Signature]* LORENA D OSBORN  
Notary Public, State of Utah  
My Commission Expires on: September 28, 2025  
Comm. Number: 720456  
SIGNATURE: *[Signature]* PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH: Lorena D Osborn  
COMMISSION NUMBER: 720456 EXPIRATION DATE: Sept 28 2025



**DOMINION ENERGY**  
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 RIGHTS-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(S). DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.  
QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH  
APPROVED THIS 18 DAY OF July, A.D. 2023  
BY: *[Signature]* TITLE: PRE-CONSTRUCTION

**ROCKY MOUNTAIN POWER**  
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND DUTIES DESCRIBED THEREIN.  
2. PURSUANT TO UTAH CODE ANN. § 17-27a-603(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE FUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENT, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER  
(1) A RECORDED EASEMENT OR RIGHT OF WAY  
(2) THE LAW APPLICATION TO PRESCRIPTIVE RIGHTS  
(3) TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR  
(4) ANY OTHER PROVISION OF LAW  
APPROVED THIS 19 DAY OF July, A.D. 2023  
DOMINION ENERGY BY: *[Signature]* TITLE: estimator

**WILDING ENGINEERING**  
14751 SOUTH HERITAGE CREEK WAY  
BLUFFDALE, UTAH 84106  
801.583.8112  
WWW.WILDINGENGINEERING.COM

**UTOPIA FIBER**  
APPROVED THIS 17th DAY OF July, A.D. 2023  
*[Signature]*  
REPRESENTATIVE

**PLANNING COMMISSION**  
RECOMMENDED FOR APPROVAL THIS 16th DAY OF August, A.D. 2023  
BY THE SYRACUSE CITY PLANNING COMMISSION  
*[Signature]*  
CHAIRMAN, CITY PLANNING COMMISSION

**CITY ENGINEER**  
RECOMMENDED FOR APPROVAL THIS 3rd DAY OF August, A.D. 2023  
BY THE SYRACUSE CITY ENGINEER.  
*[Signature]*  
SYRACUSE CITY ENGINEER

**CITY ATTORNEY**  
RECOMMENDED FOR APPROVAL THIS 15th DAY OF August, A.D. 2023  
BY THE SYRACUSE CITY ATTORNEY.  
*[Signature]*  
SYRACUSE CITY ATTORNEY

**DAVIS COUNTY RECORDER**  
RECORDED NO. 3541920  
State of Utah, County of Davis,  
Recorded and filed at the request of Syracuse City  
Date 8/18/2023 Time 3:21pm Book 8325 Page 785  
Fee \$ 40.00  
*[Signature]*  
Davis County Recorder

**ANTELOPE STATION**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,  
TOWNSHIP 4 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
SHEET 1 OF 1