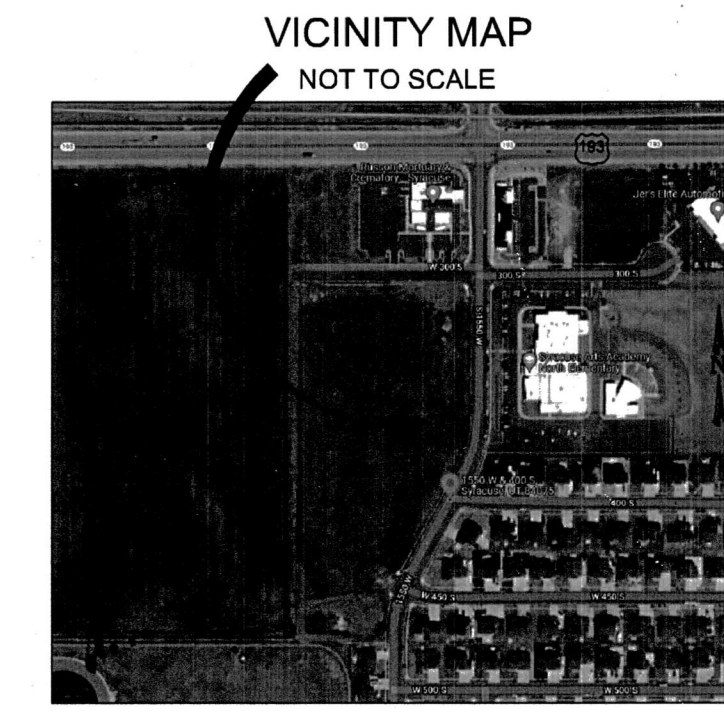


# MONTEREY WEST

LOCATED IN THE SOUTH WEST QUARTER OF SECTION 3,  
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
SYRACUSE CITY, DAVIS COUNTY, UTAH

**BOUNDARY DESCRIPTION**  
 BEGINNING AT THE SOUTHWEST CORNER OF THE NINIGRET NORTH III, SAID CORNER BEING SOUTH 89°55'57"EAST 1844.82 FEET (NAD83 BEARING SOUTH 89°38'16" EAST FROM THE WEST QUARTER CORNER TO THE CENTER OF SECTION 3) ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND SOUTH 00°08'15" WEST 496.97 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION, AND THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THE FOLLOWING TWO COURSES: SOUTH 89°56'39"EAST 462.26 FEET TO A POINT OF TANGENCY OF A 25.00 FOOT RADIUS TO THE RIGHT AND SOUTHEASTERLY 39.31 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°05'46" AND A CHORD BEARING OF SOUTH 44°53'47" EAST 35.38 FEET TO THE WEST LINE OF 1550 WEST STREET; THENCE ALONG SAID LINE THE FOLLOWING SEVEN COURSES: SOUTH 09°06" WEST 350.88 FEET TO A POINT ON THE ARC OF A 392.00 FOOT NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 174.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°32'50" AND A CHORD BEARING AND DISTANCE OF SOUTH 16°23'55" WEST 173.34 FEET; THENCE S29°10'20" WEST 257.92 FEET TO A POINT OF TANGENCY OF A 433.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 65.06 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°36'33" AND A CHORD BEARING AND DISTANCE OF SOUTH 24°52'05" WEST 65.00 FEET; THENCE S69°26'11"EAST 3.00 FEET TO A POINT ON THE ARC OF A 430.00 FOOT NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE SOUTHERLY 153.90 FEET THROUGH A CENTRAL ANGLE OF 20°30'24" HAVING A CHORD BEARING AND DISTANCE OF SOUTH 10°18'15"WEST 153.08 FEET; THENCE SOUTH 00°03'04" WEST 11.18 FEET; THENCE NORTH 89°54'00"WEST 262.10 FEET; THENCE NORTH 00°08'15"EAST 989.25 FEET TO THE POINT OF BEGINNING.



CONTAINS: 407,557 SQ. FT. OR 9.356 ACRES

**NARRATIVE**

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY WRIGHT DEVELOPMENT. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON. THE BASIS OF BEARING IS THE EAST/WEST CENTER LINE SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS SOUTH 89°56'57" EAST (NAD83 SOUTH 89°36'16" EAST), UTAH NORTH, STATE PLANE GRID BEARING.

**SURVEYOR'S CERTIFICATE**

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 2ND DAY OF NOVEMBER, 2023.



Willis D. Long, PLS NO. 10708886

**OWNER'S DEDICATION**

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

**MONTEREY WEST**

AND HEREBY DEDICATE, GRANT AND CONVEY TO SYRACUSE CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY SYRACUSE CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS AND SHALL 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 November, 2023.

BY: *Colin H. Wright*

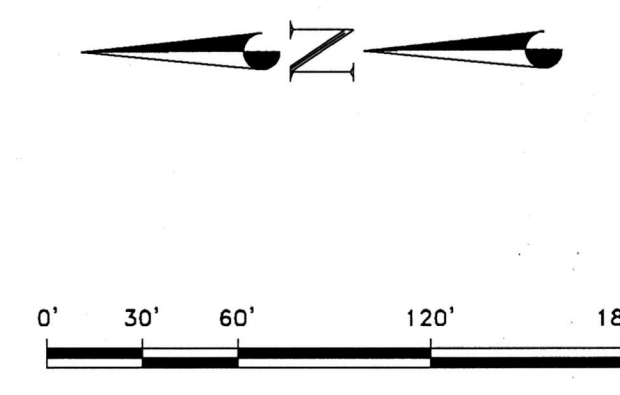
**ACKNOWLEDGEMENT**

STATE OF UTAH )  
 )  
 COUNTY OF DAVIS )

On this 17th day of November, 2023, personally appeared before me *Colin H. Wright*, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the *Manager* of *Wright Development Group* 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.

*Chase Freebairn*  
 Comm.# 729682  
 Exp. 02-28-2027

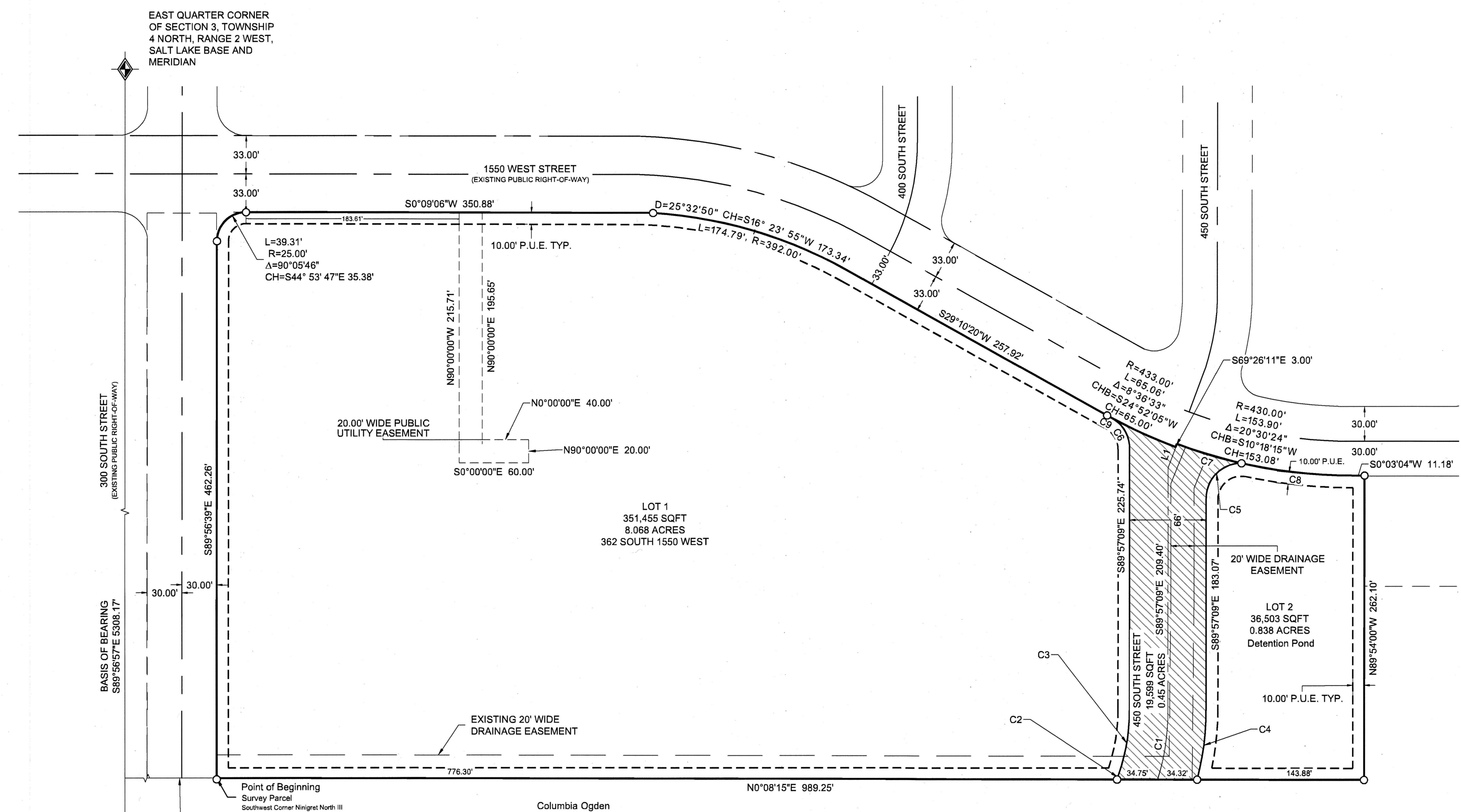
STAMP: NOTARY PUBLIC



**LEGEND**

- DAVIS COUNTY MONUMENT AS NOTED
- 24" REBAR AND CAP MARKED 10708886 TO BE SET
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- DEDICATED RIGHT OF WAY

LINE TABLE			CURVE TABLE					
LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
L1	18.70	S69° 26' 11"E	C1	60.26	200.00	17°15'52"	S81° 18' 38"E	60.04
			C2	4.51	233.00	1°06'37"	S71° 16' 16"E	4.51
			C3	56.07	167.00	19°14'11"	S80° 20' 03"E	55.81
			C4	60.07	233.00	14°46'17"	S82° 34' 00"E	59.90
			C5	47.47	30.00	90°39'23"	S44° 37' 28"E	42.67
			C6	31.93	30.00	60°58'53"	N59° 36' 35"E	30.44
			C7	58.22	431.36	7°43'59"	S16° 41' 05"W	58.17
			C8	95.68	430.50	12°44'04"	S6° 25' 18"W	95.48
			C9	4.59	433.00	0°36'26"	S28° 52' 08"W	4.59



**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 THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ADD 10-9A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. 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 EASEMENTS, 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

2.1. A RECORDED EASEMENT OR RIGHT OF WAY

2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS

2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR

2.4. ANY OTHER PROVISION OF LAW

SIGNED THIS 14 DAY OF November, 2023.

*Rocky Mountain Power*

**DOMINION ENERGY**

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, 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 INCLUDING PRESCRIPTIVE RIGHTS AND OTHER 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 OWNERS DEDICATION OR 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 800-366-6532.

QUESTAR GAS COMPANY DBA DOMINION ENERGY UTAH

SIGNED THIS 15 DAY OF November, 2023.

*Chase Freebairn*  
 AUTHORIZED REPRESENTATIVE

**SYRACUSE CITY ATTORNEY**

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT AND IN MY OPINION THEY CONFORM WITH THE SYRACUSE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

SIGNED THIS 14 DAY OF November, 2023.

*Robert*  
 CITY ATTORNEY

**SYRACUSE CITY ENGINEER**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

SIGNED THIS 12th DAY OF December, 2023.

*Mark*  
 CITY ENGINEER

**SYRACUSE CITY PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE SYRACUSE CITY PLANNING COMMISSION.

SIGNED THIS 5 DAY OF Dec, 2023.

*Chase*  
 CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

**CENTURY LINK**

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS 21 DAY OF November, 2023.

*Chase*  
 AUTHORIZED REPRESENTATIVE

**UTOPIA**

EASEMENTS ARE APPROVED AS SHOWN HERE ON.

SIGNED THIS 7 DAY OF November, 2023.

*Chase*  
 AUTHORIZED REPRESENTATIVE

Wright Development Group  
 Spencer Wright  
 1178 W. Legacy Crossing Blvd Ste 100  
 Centerville Utah 84014  
 PH: (801) 773-7339

**S1**  
**1**

**COUNTY RECORDER**

ENTRY NO 3554917 FEE PAID \$6400

FILED FOR AND RECORDED 12/20/2023

AT 9:16 IN BOOK 8403 OF OFFICIAL RECORDS, PAGE 70 RECORDED

FOR Syracuse City  
*R. Manshan*  
 COUNTY RECORDER

**LAYTON SURVEYS LLC**  
 Professional Land Surveying  
 1857 N 1020 W STE. 1  
 CLEAVELAND, UT 84015

BY: \_\_\_\_\_