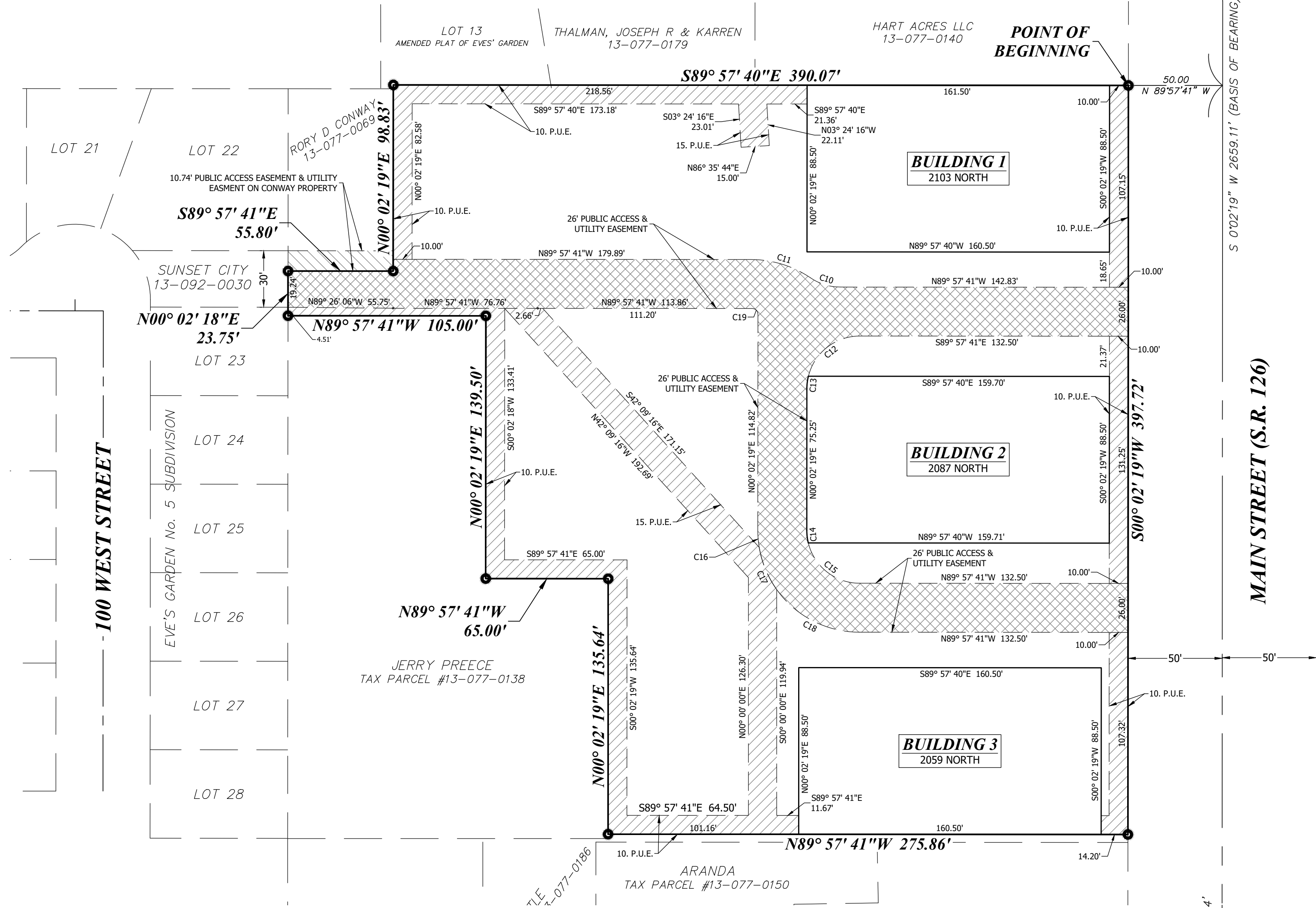
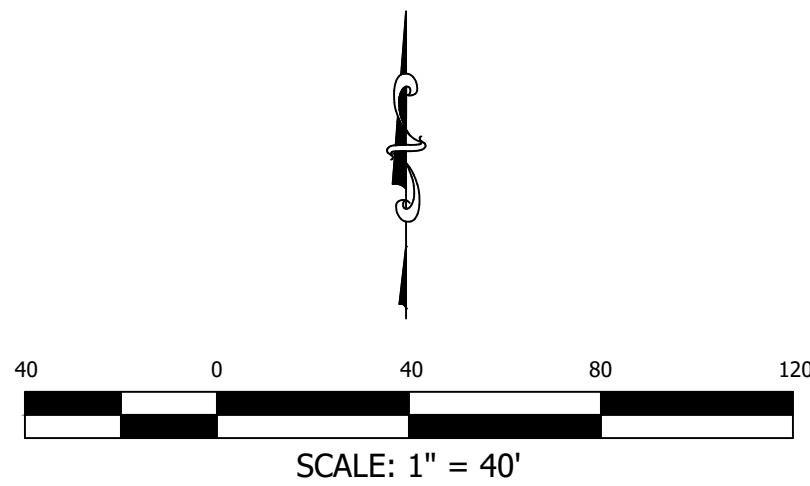


LOFTS AT FALCON RIDGE

2085 N MAIN STREET
LOCATED IN THE NE 1/4 OF SECTION 26, T.5N., R.2W., S.L.B.&M.
SUNSET CITY, DAVIS COUNTY, UTAH
APRIL 2019

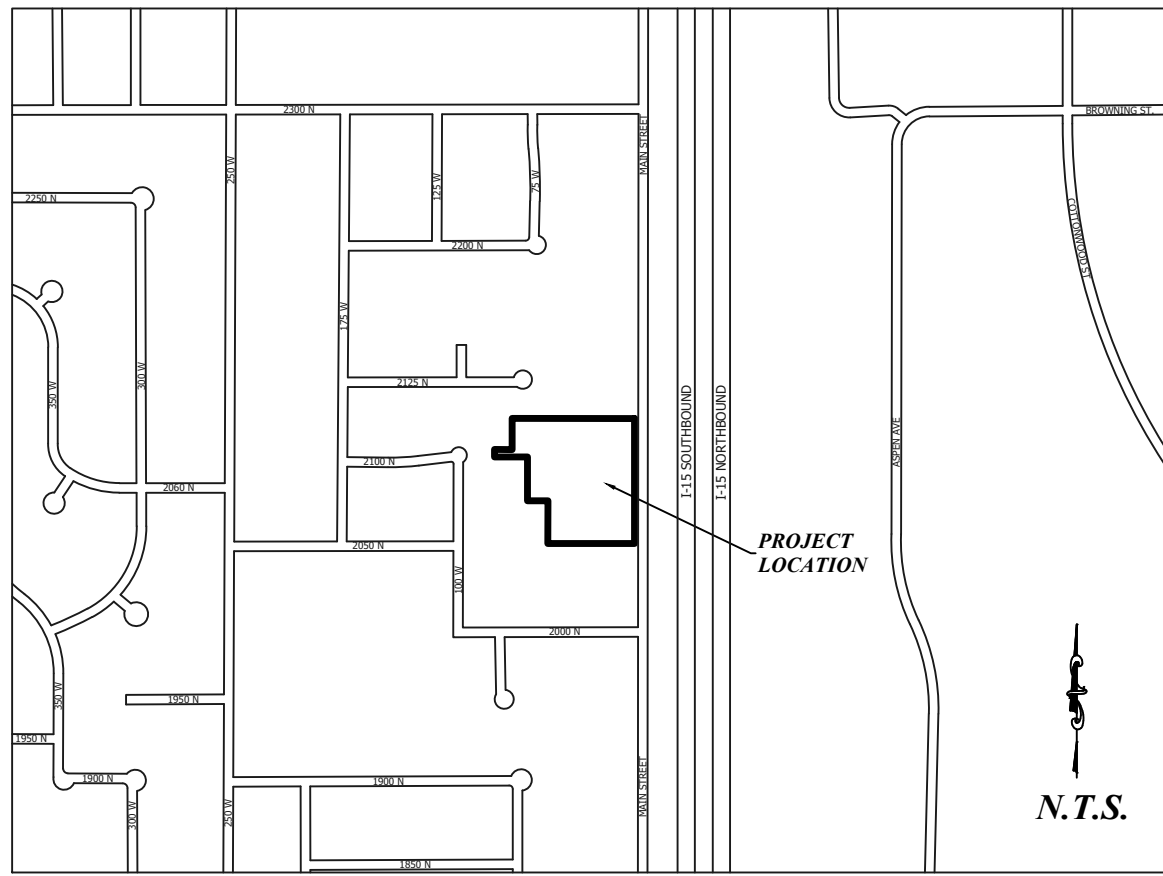
FOUND BRASS DISC WITH X IN RING
AND LID, NORTHEAST CORNER OF
SECTION 26, T5N, R2W, SLB&M DCM



MAIN STREET (S.R. 126)

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C10	16.74'	28.00'	034°15'26"	N 72°49'58" W	16.49'
C11	33.48'	56.00'	034°15'26"	N 72°49'58" W	32.99'
C12	37.29'	28.00'	076°18'42"	N 51°52'58" E	34.60'
C13	6.69'	28.00'	013°41'18"	N 06°52'58" E	6.67'
C14	6.69'	28.00'	013°41'04"	N 06°48'13" W	6.67'
C15	37.29'	28.00'	076°18'56"	N 51°48'13" W	34.60'
C16	9.02'	54.00'	009°34'16"	N 04°44'49" W	9.01'
C17	24.46'	54.00'	025°57'29"	N 22°30'41" W	24.26'
C18	51.34'	54.00'	054°28'15"	N 62°43'33" W	49.43'
C19	4.71'	3.00'	090°00'00"	N 44°57'41" W	4.24'

VICINITY MAP



N.T.S.

DEVELOPER

SUNSET DEVELOPMENT, LLC
JOSEPH COOK
P.O. BOX 1451
BOUNTIFUL, UTAH 84011
850-699-3448
sunsetdevelopers@gmail.com

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND PURSUANT TO SAID TRACT OF LAND HEREAFTER TO BE KNOWN AS LOFTS AT FALCON RIDGE, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

JEREMIAH R. CUNNINGHAM

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE WEST LINE OF HIGHWAY 126, SAID POINT BEING LOCATED SOUTH 0°02'19" WEST 986.67 FEET ALONG THE SECTION LINE, BEING THE BASIS OF BEARING, AND NORTH 89°57'41" WEST 50.00 FEET FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING;

THENCE SOUTH 00°02'19.00" WEST 397.720 FEET ALONG SAID WEST LINE
THENCE NORTH 89°57'41.00" WEST 275.86 FEET;
THENCE NORTH 00°02'19.00" EAST 135.64 FEET;
THENCE NORTH 89°57'41.00" WEST 65.00 FEET;
THENCE NORTH 00°02'19.00" EAST 139.50 FEET;
THENCE NORTH 89°57'41.00" WEST 105.00 FEET TO THE EAST LINE OF EVE'S GARDEN NO. 5 SUBDIVISION AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER;
THENCE NORTH 00°02'19.00" EAST 23.75 FEET ALONG SAID EAST LINE;
THENCE SOUTH 89°57'41.00" EAST 55.80 FEET;
THENCE NORTH 00°02'19.00" EAST 98.83 FEET;
THENCE SOUTH 89°57'40.00" EAST 390.07 FEET TO SAID WEST LINE AND THE POINT OF BEGINNING,

CONTAINING 3.079 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE CONSOLIDATED INTO A SINGLE LOT, HEREAFTER TO BE KNOWN AS LOFTS AT FALCON RIDGE, DO HEREBY DEDICATE FOR PUBLIC ACCESS ALL EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC ACCESS, AND DO DEDICATE ALL OTHER EASEMENTS SHOWN HEREON AS PUBLIC UTILITY EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

SIGNED THIS ____ DAY OF _____, 2019.

JOSEPH M. COOK - MANAGER

L.L.C. ACKNOWLEDGMENT

ON THIS ____ DAY OF _____, 20____, THERE PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF THE SUNSET DEVELOPMENT, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PROPERTIS AND RECORD EASEMENTS ON THIS PROPERTY. THE BASIS OF BEARING IS A SHOWN ON THE PLAT.

UTILITY APPROVAL

NORTH DAVIS SEWER IMP. DIST: _____ DATE: _____
DOMINION ENERGY: _____ DATE: _____
CENTURYLINK: _____ DATE: _____
COMCAST: _____ DATE: _____
ROCKY MOUNTAIN POWER: _____ DATE: _____

LEGEND

PROPERTY LINE _____
ROAD CENTERLINE _____
TIE TO MONUMENT _____
SECTION LINES _____
PUBLIC UTILITY EASEMENT (P.U.E.) _____
CORNERS FOUND ●
CORNERS TO BE SET ○

GENERAL NOTES:

- APPROVAL OF THIS SUBDIVISION PLAT BY SUNSET CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITIONS OVER THE LOCATION OR DEPTH OF GROUND WATER TABLE.
- ALL EASEMENTS SHOWN ARE TYPICAL 10 FOOT WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
- ALL STORM WATER FACILITIES ARE TO BE MANAGED BY THE "HOME OWNERS ASSOCIATION" PER SCHEDULES AND ITEMS CONTAINED IN THE COVENANTS DOCUMENTS (CC & R).

SUNSET CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF THE STREETS AND EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF SUNSET CITY, THIS ____ DAY OF _____, 2019.

MAYOR: _____

ATTEST: _____
CITY RECORDER

SUNSET CITY ENGINEER

THIS IS TO CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE, PREREQUISITE TO CITY ENGINEER'S APPROVAL. SIGNED THIS ____ DAY OF _____, 2019.

SUNSET CITY ENGINEER: _____

SUNSET CITY ATTORNEY'S OFFICE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTIONS THEREIN AND IN MY OPINION IT CONFORMS WITH THE CITY ORDINANCES THERETO AND NOW IN FORCE AND EFFECT. SIGNED THIS ____ DAY OF _____, 2019.

SUNSET CITY ATTORNEY: _____

SUNSET CITY PLANNING COMMISSION

APPROVED BY THE SUNSET CITY PLANNING COMMISSION ON THIS ____ DAY OF _____, 2019.

SIGNED THIS ____ DAY OF _____, 2019.

PLANNING COMMISSION CHAIRMAN: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS ____ DAY OF _____
20____, AT _____ IN BOOK _____ PAGE _____
COUNTY RECORDER _____
BY _____ DEPUTY



181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com

PROJECT 1025003 | APRIL 2019