

**RBH SOUND**  
**A CONDOMINIUM PROJECT**  
 LOCATED IN THE SOUTHEAST QUARTER OF  
 SECTION 19 TOWNSHIP 4 NORTH, RANGE 1 WEST,  
 SALT LAKE BASE & MERIDIAN,  
 THE CITY OF LAYTON, DAVIS COUNTY, UTAH  
 PART OF LOT 102, SUGAR STREET COMMERCIAL SUBDIVISION Plat No. 1  
 ADDRESS:  
 382 MARSHALL WAY  
 LAYTON, UTAH 84041

**SURVEYOR'S CERTIFICATE**

I, Arthur O. Larson, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 002028. In accordance with Title 58, Chapter 32, of the Professional Engineers and Land Surveyors Licensing Act 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 the plat and described below in accordance with section 17-22-1, have verified all measurements and monuments represented on this plat, and have subdivided said tract of land into commercial condominium units, common areas, and easements, hereinafter shown as:

ARTHUR O. LARSON, R.L.S.  
 LICENSE NO. 002028  
 DATE: 8-26-16



**OWNER'S DEDICATION & CONSENT TO RECORD**

Now all men by these presents that the undersigned of the RBH Sound Condominium management, acting in behalf of the unit owners of RBH Sound Condominium, having caused this dedicating building on the property to be subdivided into commercial condominium units A, B, C, D, and E, and common areas, hereinafter known as:

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 do hereby dedicate to the common use of the unit owners, but not to the use of the general public, all Common Areas shown on this plat, in accordance with the terms and conditions of dedication of said Common Areas on more fully provided in the declaration of covenants, conditions, and restrictions applicable to the plat and dated 19th day of September, 2016 and recorded concurrently with this plat. said declaration of covenants, conditions, and restrictions are hereby incorporated and made a part of this plat. Reference is made to said declaration for details concerning the rights and obligations of parties having or acquiring an interest in this development. For good and valuable consideration received, the undersigned owners hereby dedicate and convey to Layton City easements over, on, under and across all common areas for the installation and maintenance of public utilities and drainage. The undersigned owners do hereby warrant to Layton City and its successors and assigns, the right to use all easements granted herein against the claim of all persons.

By: *Richard Hooley*, Owner, **HASSING PROPERTIES LLC**  
 Date: 19th Sept 2016

**ACKNOWLEDGMENT**

STATE OF UTAH  
 County of DAVIS  
 On the 19th day of September, A.D. 2016, personally appeared before me, the undersigned Notary Public, in and for said County of Davis in said State of Utah, the signer of the above Owner's dedication who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES: 7-27-19 *Christy A. Jones*  
 NOTARY PUBLIC  
 RESIDING IN DAVIS COUNTY

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 THE CITY OF LAYTON, DAVIS COUNTY, UTAH  
 PART OF LOT 102, SUGAR STREET COMMERCIAL SUBDIVISION Plat No. 1

**SILVERPEAK ENGINEERING** 177 E. ANTELOPE DR. #B  
 LAYTON, UT 84041  
 PHONE: (801) 499-5054  
 FAX: (801) 499-5065

**BOUNDARY DESCRIPTION**

BEGINNING AT A CERTAIN PLAIN MONUMENT IN THE SOUTHWEST PORTION OF JACK O. DRIVE, LAYTON UTAH SAID CENTRAL LINE MONUMENT BEING EAST 64.74 FEET AND SOUTH 380.00 FEET FROM THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 09°00'00" WEST ALONG THE CENTRAL LINE OF JACK O. DRIVE 825.00 FEET; THENCE SOUTH 09°00'00" EAST 20.00 FEET TO THE POINT OF BEGINNING; OR BEING THE POINT OF BEGINNING, AND RUNNING THENCE SOUTH 89°54'00" EAST 89.50 FEET; THENCE SOUTH 84°54'00" WEST 31.63 FEET TO A POINT ON THE THEATRE'S RIGHT-OF-WAY LINE OF MARSHALL WAY; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 34°42'00" WEST 442.80 FEET TO A POINT OF CURVATURE OF A 20 FOOT RADIUS CURVE TO THE RIGHT JOINING THE SOUTHERLY RIGHT-OF-WAY LINE OF MARSHALL WAY; AND THE SOUTHERLY RIGHT-OF-WAY LINE OF JACK O. DRIVE; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 81.40 FEET AND THROUGH A CENTRAL ANGLE OF 90°00'00" TO THE POINT OF BEGINNING; OR BEING THE RIGHT-OF-WAY LINE OF JACK O. DRIVE; THENCE ALONG THE FOLLOWING COURSE: (1) NORTH 39°42'00" EAST 50.00 FEET TO A POINT OF CURVATURE; THENCE (2) ALONG THE ARC OF A 20 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 12.35 FEET AND THROUGH A CENTRAL ANGLE OF 34°49'00"; THENCE (3) NORTH 09°00'00" EAST 27.12 FEET TO THE POINT OF BEGINNING.  
 \* LC - N10°16'20"E 28.28

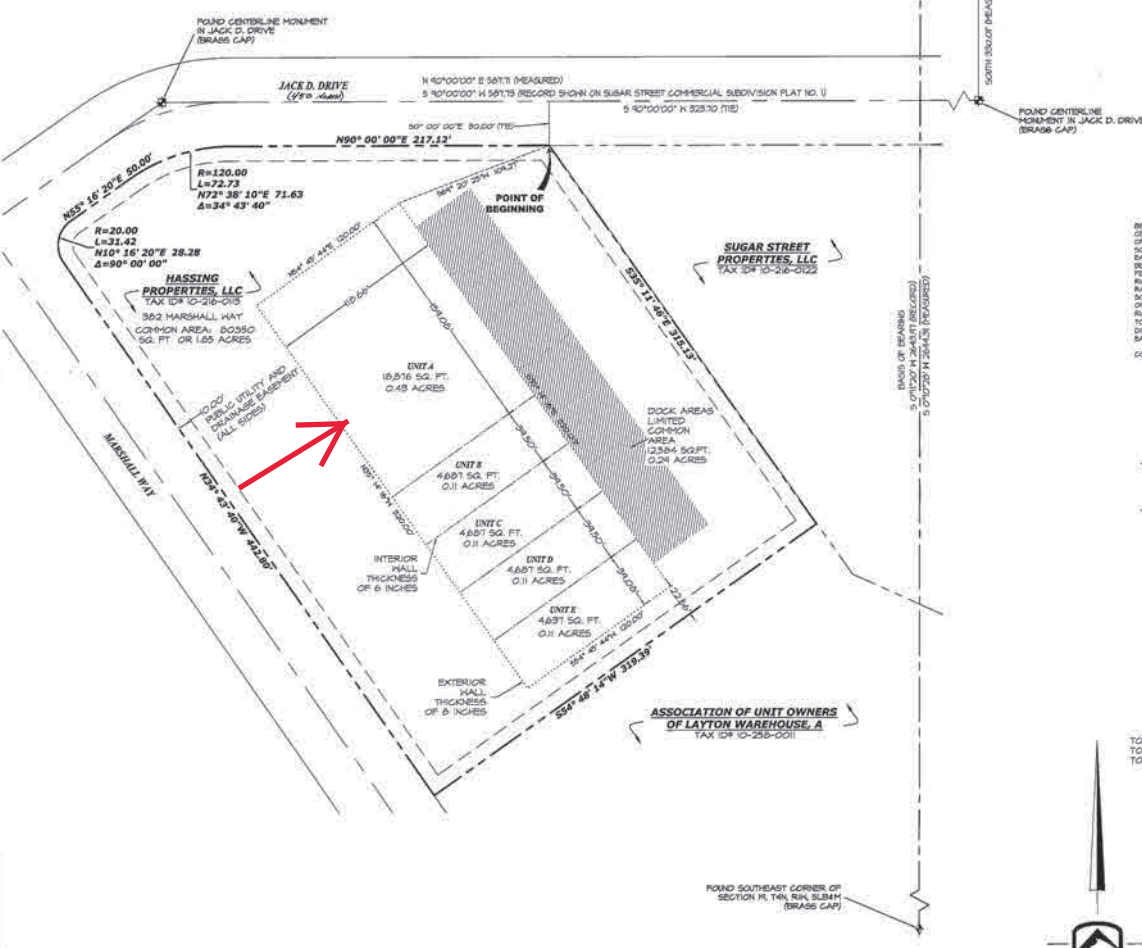
**NARRATIVE**

- THE MEASURED LOCATIONS OF THE MONUMENTS USED FOR THE BASIS OF BEARING DO NOT MATCH THE RECORD BEARING SHOWN IN THE DAVIS COUNTY RECORDS. HOWEVER, THE MEASURED LOCATIONS OF THE CENTRAL LINE MONUMENTS DO VERY CLOSELY MATCH THE RECORD. SO THE RECORD BEARING FOR THE CENTRAL LINE MONUMENTS HAVE BEEN PROPORTIONED FROM THE SUGAR STREET COMMERCIAL SUBDIVISION PLAT NO. 1.

- THE CENTRAL LINE MONUMENTS IN JACK O. DRIVE HAVE BEEN FOUND AND MATCH THE RECORD AS SHOWN IN THE SUGAR STREET COMMERCIAL SUBDIVISION PLAT NO. 1 VERY CLOSELY. THE ORIGINAL DESCRIPTION RECORDED IN THE DAVIS COUNTY RECORDS FOR THE SUBJECT PROPERTY (TAX ID # 00-28-028) PLACE THE POINT OF BEGINNING ABOUT 1 FOOT SOUTH OF THE BEHAVIORED SOUTH RIGHT-OF-WAY LINE OF JACK O. DRIVE BASED ON THE EXISTING CENTRAL LINE MONUMENTS AND STREET IMPROVEMENTS. THEREFORE, THE PROPORTION FOR THE BOUNDARY HAS BEEN RE-WRITTEN TO PLACE THE BOUNDARY IN THE CORRECT LOCATION AS CONVEYED AND MONUMENTED BY THE SUGAR STREET COMMERCIAL SUBDIVISION PLAT NO. 1.

**LEGEND**

- NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE
- BOUNDARY LINE
- - - SECTION LINE
- - - ADJACENT BOUNDARY LINE
- ↓ SECTION CORNER AS DESCRIBED
- ⊕ CENTRAL LINE MONUMENT AS DESCRIBED
- PRIVATE OWNERSHIP
- ▨ LIMITED COMMON AREA (INCLUDES INTERIOR HALLS OR FUTURE INTERIOR HALLS, EXTERIOR HALLS, AND DOCK AREAS)
- COMMON AREA (INCLUDES GRIDDERS, STRUCTURAL SUPPORT BEAMS, PARKING, LANDSCAPING, AND ACCESS AREAS)



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

**LAYTON CITY ENGINEER**  
 APPROVED THIS 17th DAY OF SEPTEMBER, 2016, BY THE LAYTON CITY ENGINEER.  
*Woodley*  
 LAYTON CITY ENGINEER

**CITY COUNCIL APPROVAL**  
 APPROVED THIS 4th DAY OF SEPTEMBER, 2016, BY THE LAYTON CITY COUNCIL.  
 ATTEST:  
*Pauline D. Williams*  
 LAYTON CITY RECORDER

**LAYTON CITY MAYOR**  
*Richard Hooley*  
 LAYTON CITY MAYOR

**CITY ATTORNEY'S APPROVAL**  
 APPROVED THIS 7th DAY OF SEPTEMBER, 2016, BY THE LAYTON CITY ATTORNEY.  
*Jeff Miller*  
 LAYTON CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 12th DAY OF SEPTEMBER, 2016, BY THE LAYTON PLANNING COMMISSION.  
*David J. H. Jones*  
 CHAIRMAN LAYTON CITY PLANNING COMMISSION

**DAVIS COUNTY RECORDER**  
 ENTRY NO. 2870027 FEE PAID \$100 FILED FOR RECORD AND RECORDED THIS 30th DAY OF SEPTEMBER, 2016, AT 9:33 AM, IN BOOK 2212 OF OFFICIAL RECORDS PAGE 135.  
*Hillard St. Maughan*  
 DAVIS COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY RECORDER

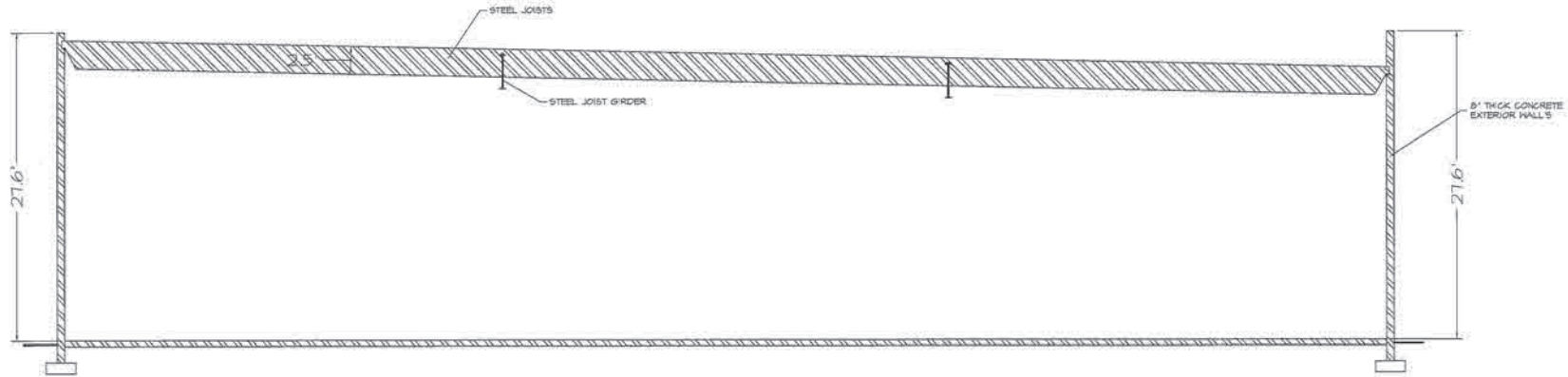
ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED UNLESS THE ABOVE-DENOTED STATE AND FEDERAL SEAL OF THIS DRAWING AND ITS CONTENTS HERETOFORE APPROVED, IS DONE AT THE REQUEST OF THE OWNER. SILVERPEAK ENGINEERING DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

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PART OF LOT 102 SUGAR STREET COMMERCIAL  
 SUBDIVISION PLAT NO. 1  
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ADDRESS:  
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SHEET 2 OF 2



**ELEVATION VIEW**

**LEGEND**

-  PRIVATE OWNERSHIP  
(CONDOMINIUM UNITS  
BB-1 TO BB-8)
-  LIMITED COMMON AREA  
(INTERIOR HALLS)
-  COMMON AREA (INCLUDES HALLS,  
GIRDERS AND STRUCTURAL SUPPORT BEAMS)



**SILVERPEAK**  
 ENGINEERING



177 E. ANTELOPE DR. #B  
 LAYTON, UT 84041  
 PHONE: (801) 499-5054  
 FAX: (801) 499-5065

**DAVIS COUNTY RECORDER**

ENTRY NO. 2870027 FEE PAID \$100 FILED  
 FOR RECORD AND RECORDED THIS 30th DAY OF  
 SEPTEMBER 2016 AT 8:31 AM IN BOOK 462  
 OF OFFICIAL RECORDS PAGE 135

*Richard T. Maughan*  
 DAVIS COUNTY RECORDER

BY: \_\_\_\_\_  
 DEPUTY RECORDER