

5062

SURVEYOR'S CERTIFICATE

I, D. Gregg Meyers, a Professional Land Surveyor holding License No. 334977-2201 as prescribed by 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 herein, and have subdivided said tract of land into lots and streets, hereafter to be known as Kayville Sunset Equestrian Estates Plat 8 Second Amendment and that the same has been surveyed and staked on the ground as shown on this plat.

KAYVILLE SUNSET EQUESTRIAN ESTATES PLAT 8 SECOND AMENDMENT OVERALL BOUNDARY DESCRIPTION

All of Parcels A and H of Kayville Sunset Equestrian Estates Plat 8 Amended according to the official plat thereof, as filed in the Office of The Davis County Recorder, being more particularly described as follows:

Beginning at a point on the West boundary line of Kayville Sunset Equestrian Estates Plat 8, according to the official plat thereof, said point being South 86°21'59" East along the Section line 449.16 feet and South 23°56'39" East 1378.46 feet from the Center Quarter Corner of Section 9, Township 3 North, Range 1 West, Salt Lake Base and Meridian and running thence North 23°56'39" West 20.83 feet, thence North 45°00'00" East 262.76 feet; thence South 66°45'50" East 219.01 feet to the West right-of-way line of Mare Circle, thence Southwesterly along said right-of-way line and the arc of a 15.00 foot radius curve to the right (long chord bearing S 33°03'15" W, long chord distance 12.48) through a central angle of 49°10'04" a distance of 12.87 feet to a point of reverse curvature, thence continuing along said right-of-way line of Mare Circle, along the arc of a 50.00 foot radius curve to the left, the center of which bears S 32°21'43" E, through a central angle of 203°30'24" a distance of 177.59 feet to the South boundary line of Lot 815A, Kayville Sunset Equestrian Estates Plat 8 Amended recorded in the office of the Davis County Recorder as Entry No. 2583431 in Book 5205 of Page 253 and running thence South 82°24'11" East along said line 202.87 feet; thence South 81°31'47" East 20.29 feet to the East boundary line of said Plat 8 Amended, thence along the East, South and West boundary lines of said Plat 8 Amended the following eleven (11) courses: 1-South 01°11'25" East 247.24 feet; 2-North 72°42'27" East 749.53 feet; 3-South 01°08'00" East 290.04 feet; 4-North 79°44'49" East 390.86 feet; 5-South 08°54'25" East 60.12 feet; 6-South 79°44'49" West 386.73 feet; 7-South 01°08'00" East 526.17 feet; 8-North 73°44'15" West 1175.71 feet; 9-Northwesterly along the arc of a 2453.10 foot radius curve to the right (long chord bearing North 71°08'09" West, long chord distance 220.89) through a central angle of 62°12'13" a distance of 220.97 feet; 10-North 31°35'58" East 145.14 feet, and 11-North 23°56'39" West 377.23 feet to the point of beginning.

Contains 857,219 sq. ft. or 19.91 acres. Contains 3 parcels.

Date: MARCH 8, 2011
D. Gregg Meyers
License No. 312770



NOTE:
Any and all easements pertaining to Parcels A, H and Kayville Sunset Equestrian Estates Plat 8 Amended shall be vacated upon recordation of this plat.

- 1.) Rear lot corners will be located and marked on the ground with a 5/8" rebar with a plastic cap labeled "BINGHAM ENG". Front lot corners shall be marked with a rivet installed in the curb at the extension of the side lot lines.
- 2.) Parcel A is to be used for an Equestrian Center. This parcel is to be used for open space associated with the Kayville Sunset Equestrian Estates development, but may be sold to a private concessionaire who will construct and operate the equestrian facility. The deed conveying Parcel A shall place constraints on the parcel to assure it remains visible open space for this development.
- 3.) All parcels (Except Parcel A) identified by a letter (H) rather than a numeric identifier shall be used as Open Space Lots. Open Space Lots shall be transferred to the Sunset Equestrian Estates Homeowners Association (HOA), for the use and enjoyment of all residents. Open Space Lots may be utilized for utility easements, drainage facilities or other uses that benefit the HOA, surrounding parcels and residents.
- 4.) All public utility easements shown herein are 10.00 feet wide unless otherwise noted.
- 5.) Any lot not serviced by a land drain lateral shall construct the lowest floor elevation to be at least one foot (1') above the lowest top back of curb (TBC) elevation within the lot frontage.
- 6.) Approval of this development plat by Kayville City does not constitute any representation as to the adequacy of subsurface soil condition nor the location or depth of groundwater tables.
- 7.) Parcels H and I are to be used as trail corridors. These Parcels in their entirety shall be covered by a Public Access Easement. The Easement shall be created by this reference.

Table with 4 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CHORD DIST. and 4 columns: LINE, LENGTH, BEARING, DISTANCE.

BINGHAM ENGINEERING
225 West 1st Ave Suite 200, Salt Lake City, UT 84115
(801) 522-2550 www.binghameng.com

Plat Prepared For:
Woodside Sunset Farms, LLC
39 East Eaglelake Drive, Suite 100
North Salt Lake City, Utah 84054



KAYVILLE SUNSET EQUESTRIAN ESTATES PLAT 8 SECOND AMENDMENT

CREATING PARCELS I AND AMENDING PARCELS A AND H & I OF KAYVILLE SUNSET EQUESTRIAN ESTATES PLAT 8 AND KAYVILLE SUNSET EQUESTRIAN ESTATES PLAT 8 AMENDED, A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9 WEST, SALT LAKE BASE AND MERIDIAN, KAYVILLE CITY, DAVIS COUNTY, UTAH

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all by these presents that we the undersigned Owners of the described tract of land, having caused the same to be subdivided into Lots and Streets to hereafter be known as KAYVILLE SUNSET EQUESTRIAN ESTATES PLAT 8 SECOND AMENDMENT do hereby dedicate for perpetual use of the public oil parcels of land shown on this plat as intended for public use, and do warrant, defend, and save the City harmless against any easements or other encumbrances on the dedicated streets which will interfere with the City's use, operation, and maintenance of the streets and do further dedicate the easements as shown for the use by all suppliers of utility or other services.

In witness whereof, we have hereunto set our hands this 8th day of March 2011.

Joseph D. Words, President
Woodside Sunset Farms, LLC
Patrick Scott, President
Sunset Equestrian Estates Home Owners Association, Inc.

ACKNOWLEDGMENT

State of Utah: ss
County of Davis: ss
On this 8th day of March 2011, personally appeared before me, Jonathan D. Werdle, who being by me duly sworn, did say that he is the President of Woodside Sunset Farms, LLC, a Utah limited liability company, and that the foregoing instrument was signed on behalf of said Woodside Sunset Farms, LLC, and said Jonathan D. Werdle acknowledged to me that said Woodside Sunset Farms, LLC executed the same.

Notary Public for the State of Utah
My Commission Expires 8-18-2014

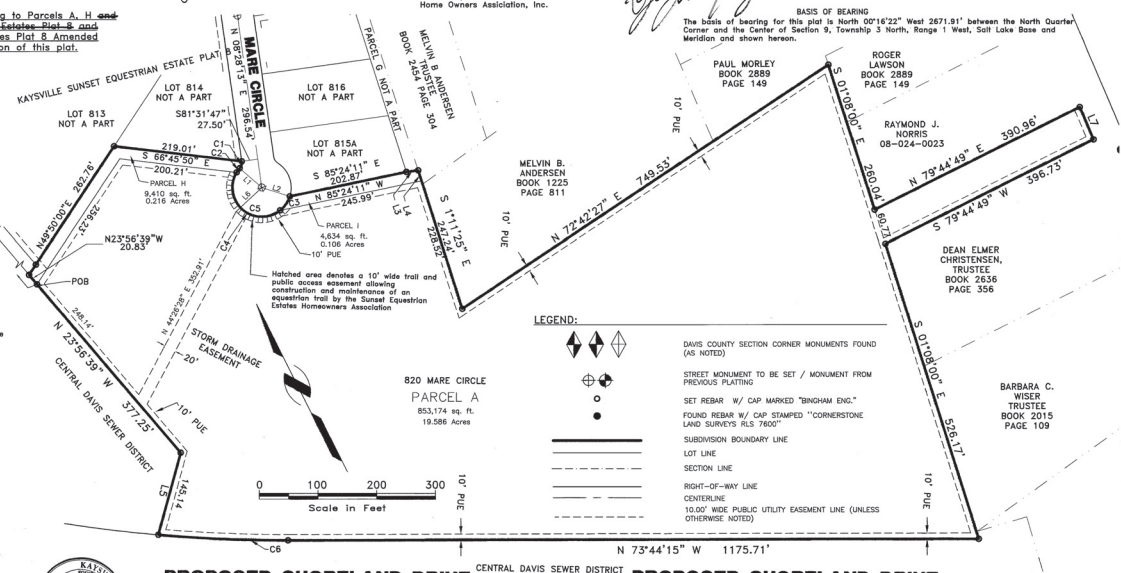


On this 8th day of March 2011, personally appeared before me, Patrick Scott, who being by me duly sworn, did say that he is the President of Sunset Equestrian Estates Home Owners Association, Inc. and that the foregoing instrument was signed on behalf of said Sunset Equestrian Estates Home Owners Association, Inc. and said Patrick Scott acknowledged to me that said Sunset Equestrian Estates Home Owners Association, Inc. executed the same.

Notary Public for the State of Utah
My Commission Expires 8-18-2014



BASIS OF BEARING
The basis of bearing for this plat is North 00°16'22" West 2671.91' between the North Quarter Corner and the Center of Section 9, Township 3 North, Range 1 West, Salt Lake Base and Meridian and shown hereon.



PROPOSED SHORELAND DRIVE

Approval table with columns for: Highlights Creek Irrigation Company Approval, City Council Approval, Recommended for Approval STATE OF UTAH, Recommended for Approval, Recommended for Approval, Davis County Recorder. Includes dates and signatures for various officials.

Date 3/02/2011 Proj. # 4291 Sht 1 of 1