

1107-1

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VICINITY MAP

**Curve Table**

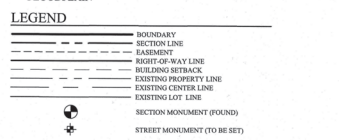
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	500.00	24°32'28"	214.60	N12°19'48"E	212.95
C2	249.00	18°45'00"	81.77	S13°13'52"W	81.41
C3	249.00	24°41'32"	107.33	S12°16'36"W	106.50
C4	249.00	9°32'32"	23.56	S02°32'06"W	23.55
C5	329.00	11°02'11"	104.68	S12°48'41"E	103.91
C6	329.00	7°08'27"	65.61	S09°50'07"W	65.89
C7	15.00	90°06'00"	23.56	N44°37'56"W	21.21
C8	471.00	9°22'11"	44.15	S02°43'11"E	44.13
C9	471.00	11°10'09"	91.82	N09°39'22"E	91.67
C10	471.00	8°03'06"	66.19	N20°13'39"E	66.13
C11	278.00	24°41'32"	119.83	N12°16'36"W	118.91
C12	15.00	90°06'00"	23.56	N44°35'40"E	21.21
C13	329.00	6°19'06"	57.04	S21°32'12"W	57.01
C14	329.00	4°52'33"	18.72	S29°11'14"W	18.72
C15	15.00	109°49'17"	28.75	S30°49'26"E	24.35
C16	50.00	266°48'35"	227.49	N49°13'23"W	76.22

**AGRICULTURE OPERATION AREA**  
 THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE OPERATION IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AREA IN WHICH THE AGRICULTURE OPERATION IS BEING CARRIED ON. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

**EASEMENTS**  
 JAMES GORING  
 UTAH WATER & POWER BOARD  
 STRAIGHT DITCH COMPANY  
 12-12-19  
 DATE

**RECORD ADVANCE LOGISTICS**  
 JIM DAY  
 FRELON, LLC  
 47611669  
 12-12-2019  
 DATE

**FEMA NOTE**  
 THE PROPERTY CONTAINED WITHIN THIS PLAT LIES WITHIN FEMA "ZONE X" ACCORDING TO FEMA MAPS 49011C0236E AND 49011C0228E EFFECTIVE DATE 6/18/2007. "ZONE X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

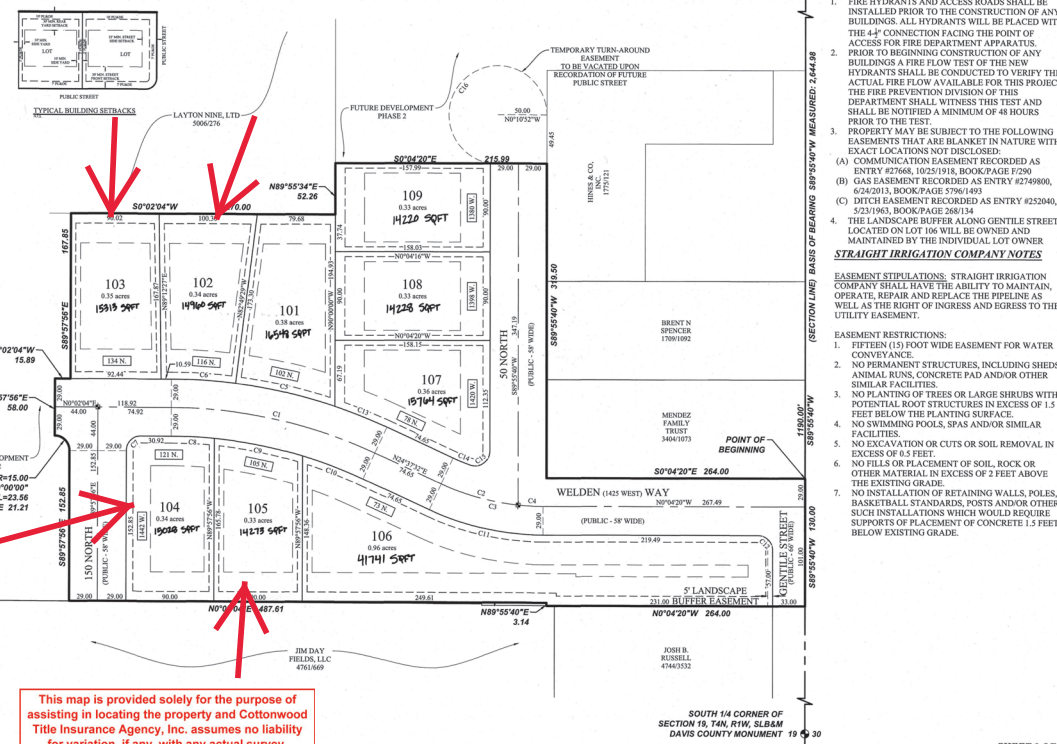


# MARY'S MEADOW

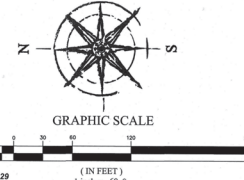
## SUBDIVISION

### PHASE I

LOCATED IN THE SE1/4 OF SECTION 19, T4N, R1W, SALT LAKE BASE & MERIDIAN LAYTON CITY, DAVIS COUNTY, UTAH



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.



SOUTHEAST CORNER OF SECTION 19, T4N, R1W, S8E8M DAVIS COUNTY MONUMENT 19 30

**NOTES**

- FIRE HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY BUILDINGS. ALL HYDRANTS WILL BE PLACED WITHIN THE 4'-4" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS.
- PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDINGS A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW AVAILABLE FOR THIS PROJECT. THE FIRE PREVENTION DIVISION OF THIS DEPARTMENT SHALL WITNESS THIS TEST AND SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO THE TEST.
- PROPERTY MAY BE SUBJECT TO THE FOLLOWING EASEMENTS THAT ARE BLANKET IN NATURE WITH EXACT LOCATIONS NOT DISCLOSED:
  - (A) COMMUNICATION EASEMENT RECORDED AS ENTRY #27668, 10251918, BOOK/PAGE F290
  - (B) GAS EASEMENT RECORDED AS ENTRY #2749900, 6242013, BOOK/PAGE 5760/1493
  - (C) DITCH EASEMENT RECORDED AS ENTRY #252040, 5221963, BOOK/PAGE 280/134
- THE LANDSCAPE BUFFER ALONG GENTLE STREET LOCATED ON LOT 106 WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER

**STRAIGHT IRRIGATION COMPANY NOTES**

EASEMENT STIPULATIONS: STRAIGHT IRRIGATION COMPANY SHALL HAVE THE ABILITY TO MAINTAIN, OPERATE, REPAIR AND REPLACE THE PIPELINE AS WELL AS THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENT.

**EASEMENT RESTRICTIONS:**

- FIFTEEN (15) FOOT WIDE EASEMENT FOR WATER CONVEYANCE.
- NO PERMANENT STRUCTURES, INCLUDING SHEDS, ANIMAL RENS, CONCRETE PAD AND/OR OTHER SIMILAR FACILITIES.
- NO PLANTING OF TREES OR LARGE SHRUBS WITH POTENTIAL ROOT STRUCTURES IN EXCESS OF 1.5 FEET BELOW THE PLANTING SURFACE.
- NO SWIMMING POOLS, SPAS AND/OR SIMILAR FACILITIES.
- NO EXCAVATION OR CUTS OR SOIL REMOVAL IN EXCESS OF 4.5 FEET.
- NO FILLS OR PLACEMENT OF SOIL, ROCK OR OTHER MATERIAL IN EXCESS OF 2 FEET ABOVE THE EXISTING GRADE.
- NO INSTALLATION OF RETAINING WALLS, POLES, BASKETBALL STANDARDS, POSTS AND/OR OTHER SUCH INSTALLATIONS WHICH WOULD REQUIRE SUPPORTS OF PLACEMENT OF CONCRETE 1.5 FEET BELOW EXISTING GRADE.

**SURVEYORS CERTIFICATE**

I, Spencer W. Llewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516007 in accordance with Title 28, Chapter 23 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be, correctly surveyed, staked and monumented on the ground as shown on this Plat. This Plat is true and correct.

Spencer W. Llewellyn  
 Professional Land Surveyor  
 Certificate No. 10516007

11/18/19  
 Date

**BOUNDARY DESCRIPTION**

A portion of the SE1/4 of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:  
 Beginning at a point located S89°55'40"W along the Section line 1,190.00 feet from the Southeast Corner of Section 19, T4N, R1W, S8E8M; thence S89°55'40"W along the Section line 130.00 feet to the Southeast Corner of that Real Property described as Deed Book 4744 Page 3532 of the Official Record of Davis County; thence N00°04'20"W along said deed 264.00 feet; thence N89°55'40"E 3.14 feet to the southerly terminus of a Boundary Line Agreement recorded as Book 4599 Page 72; thence N00°02'04"E along said agreement 487.61 feet; thence S89°55'50"E 352.85 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°02'04"E 21.21 feet; thence S89°57'54"E 58.00 feet; thence S00°02'04"W 15.50 feet; thence S89°57'56"E 167.85 feet to a point on the West line of that Real Property described as Deed Book 5006 Page 276; thence S00°02'04"W along said deed 270.00 feet to the Southwest corner of said deed; thence N89°55'34"E along said deed 52.26 feet; thence S00°02'04"E 215.99 feet to a point on the North line of that Real Property described as Deed Book 1775 Page 121 of the Official Record of Davis County; thence S89°55'40"W along said deed and the North line of those Real Properties described in Deed Book 1775 Page 1092 and Deed Book 3404 Page 1073 of the Official Record of Davis County 319.50 feet to the Northwest Corner of that Real Property described as Deed Book 3403 Page 1073 of the Official Record of Davis County; thence S00°02'04"E along said deed 264.00 feet to the point of beginning.

Containing: 5.47 acres ±.

**OWNER'S DEDICATION**

KNOWN ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND PUBLIC UTILITY AND DRAINAGE EASEMENTS (P & D) TO HEREAFTER BE KNOWN AS

**LAYTON MARY'S MEADOW**

**PHASE I**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION TO THE STREET.

SIGNED THIS 2 DAY OF Dec 20 19

By: Jay Stecker  
 Jay Stecker  
 201 Manager  
 River Valley Development LLC

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
 COUNTY OF Box Elder

ON THE 2 DAY OF December A.D. 20 19, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Box Elder, JAY STECKER, IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF RIVER VALLEY DEVELOPMENT LLC, A UTAH LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY AND IN FULL KNOWLEDGE OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 8-14-23  
 JERRY GORING  
 NOTARY PUBLIC  
 COMMISSIONED BY UTAH  
 RESIDING IN: Box Elder COUNTY  
 STATE OF UTAH  
 MY COMMISSION NO: 707822  
 JERRY GORING  
 PRINTED FULL NAME OF NOTARY

**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 6949 SOUTH HIGH TECH DRIVE SUITE 200  
 MIDVALE, UT 84047 PH: (801) 352-0075  
 www.focusutah.com

**PLANNING COMMISSION**  
 APPROVED AS TO FORM THIS 26 DAY OF December 20 19 BY THE LAYTON CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

**CITY ENGINEER**  
 APPROVED AS TO FORM THIS 10th DAY OF December A.D. 20 19

LAYTON CITY ENGINEER

**CITY ATTORNEY**  
 APPROVED AS TO FORM THIS 10th DAY OF December A.D. 20 19

LAYTON CITY ATTORNEY

**LAND USE AUTHORITY**  
 PRESENTED TO THE LAYTON CITY LAND USE AUTHORITY THIS 10th DAY OF December 20 19 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR Scott Hedley  
 ATTEST Kimberly Seisak  
 CITY RECORDER

**RECORDED # 3214215**  
 STATE OF UTAH COUNTY OF DAVIS RECORDED AND FILED AT THE REQUEST OF Layton City

DATE: 12-26-19 TIME: 11:22 BOOK: 7416 PAGE: 714  
 FEE: \$ 119.00  
 COUNTY RECORDER

1-1210

1-1210

6154-1

20191117-182-Robinson Property Design 17-182/Verm/Utah/022 - FINAL PLAT PHASE 1.dwg

P1624-5

P1624-5

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

# MARY'S MEADOW SUBDIVISION PHASE 1

LOCATED IN THE SE1/4 OF SECTION 19, T4N, R1W,  
SALT LAKE BASE & MERIDIAN  
LAYTON CITY, DAVIS COUNTY, UTAH

6154-2

<p><b>LENDER'S CONSENT AND SUBORDINATION</b></p> <p>THE DESCRIBED TRACT OF LAND HEREON IS SUBJECT TO A <u>Deed of Trust</u> IN FAVOR OF <u>Academy Construction Company</u> BY THE MORTGAGEE'S SIGNATURE BELOW. THE MORTGAGEE CONSENTS TO DEDICATION FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE AND UNCONDITIONALLY WAIVES, RELINQUISHES AND SUBORDINATES THE LIEU OR CHARGE OF THE <u>Deed of Trust</u> IN FAVOR OF THE DEDICATION OF THE LAND TO PUBLIC USE.</p> <p>IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS <u>3<sup>RD</sup></u> DAY OF <u>Dec</u> 20<u>19</u> A.D.</p> <p>BY: <u>[Signature]</u>  <small>AUTHORIZED REPRESENTATIVE</small>  <u>Mark J. Reed, MANAGER</u></p> <p>STATE OF <u>UT</u>  <small>NOTARY PUBLIC - State of Utah</small>  <small>My Commission Expires on</small>  <small>See 18 Page</small></p> <p>ON THIS <u>3<sup>RD</sup></u> DAY OF <u>Dec</u>, 20<u>19</u> PERSONALLY APPEARED BEFORE ME <u>[Signature]</u> THE SIGNER(S) OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.</p> <p><u>Cecilia Madrum</u> MY COMMISSION EXPIRES: <u>9/10/20</u>  <small>NOTARY PUBLIC</small></p>	<p><b>LENDER'S CONSENT AND SUBORDINATION</b></p> <p>THE DESCRIBED TRACT OF LAND HEREON IS SUBJECT TO A <u>Deed of Trust</u> IN FAVOR OF <u>ME LLC Investments, LLC</u> BY THE MORTGAGEE'S SIGNATURE BELOW. THE MORTGAGEE CONSENTS TO DEDICATION FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE AND UNCONDITIONALLY WAIVES, RELINQUISHES AND SUBORDINATES THE LIEU OR CHARGE OF THE <u>Deed of Trust</u> IN FAVOR OF THE DEDICATION OF THE LAND TO PUBLIC USE.</p> <p>IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS <u>2<sup>ND</sup></u> DAY OF <u>Dec</u> 20<u>19</u> A.D.</p> <p>BY: <u>[Signature]</u>  <small>AUTHORIZED REPRESENTATIVE</small>  <u>M. Scott Major, Manager</u></p> <p>STATE OF <u>UT</u>  <small>NOTARY PUBLIC - State of Utah</small>  <small>My Commission Expires on</small>  <small>See 18 Page</small></p> <p>ON THIS <u>2<sup>ND</sup></u> DAY OF <u>Dec</u>, 20<u>19</u> PERSONALLY APPEARED BEFORE ME <u>[Signature]</u> THE SIGNER(S) OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME.</p> <p><u>[Signature]</u> MY COMMISSION EXPIRES: <u>1/23/20</u>  <small>NOTARY PUBLIC</small></p>
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**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 6949 SOUTH HIGH TECH DRIVE SUITE 200  
 MIDVALE, UT 84047 PH: (801) 352-0075  
 www.focusutah.com

5-11214



SHEET 2 OF 2

RECORDED # 3214015  
 STATE OF UTAH, COUNTY OF DAVIS  
 RECORDED AND FILED AT THE REQUEST OF  
[Signature]  
 DATE 2-26-19 TIME 11:22 BOOK 7411 PAGE 714  
 \$ 118.00  
 FILE [Signature]  
 COUNTY RECORDER

5-11214

2019\UT-182 Baseline Property\Utility 17-182\Map\Utah\A22.3 - FINAL PLAT FINALSE - LAMP