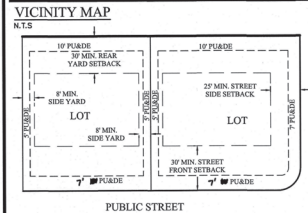


**Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	N44°55'56"E	21.21
C2	15.00	90°00'00"	23.56	S45°04'04"W	21.21



**TYPICAL BUILDING SETBACKS**

**NOTE:**

- HYDRANTS AND ACCESS ROADS SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY BUILDINGS. ALL HYDRANTS WILL BE PLACED WITH THE 4" CONNECTION FACING THE POINT OF ACCESS FOR FIRE DEPARTMENT APPARATUS. PRIOR TO BEGINNING CONSTRUCTION OF ANY BUILDING A FIRE FLOW TEST OF THE NEW HYDRANTS SHALL BE CONDUCTED TO VERIFY THE ACTUAL FIRE FLOW AVAILABLE FOR THIS PROJECT. THIS 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:
  - COMMUNICATION EASEMENT RECORDED AS ENTRY #27668, 10251918, BOOK/PAGE 7290
  - GAS EASEMENT RECORDED AS ENTRY #274880, 6242013, BOOK/PAGE 57961493
  - DITCH EASEMENT RECORDED AS ENTRY #23286, 5237963, BOOK/PAGE 2681134
  - THE LANDSCAPE REFERS ALONG GLENITE STREET LOCATED ON LOT 20 WILL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER

**FEMA NOTE**

THE PROPERTY CONTAINED WITHIN THIS PLAT LIES WITHIN FEMA "ZONE X" ACCORDING TO FEMA MAPS #911028E AND #911028E EFFECTIVE DATE 6/18/2007. "ZONE X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**AGRICULTURE OPERATION AREA**

THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE OPERATION IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN ATTEMPTED 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**

12-12-19 DATE

12-12-19 DATE

**LENDER'S CONSENT AND SUBORDINATION**

IN FAVOR OF **MELVE INVESTMENTS, LLC**

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS **3<sup>rd</sup>** DAY OF **Dec. 2019** A.D.

BY: **Mark J. Hesse, Manager**

STATE OF **UT**

COUNTY OF **DAVIS**

ON THIS **2<sup>nd</sup>** DAY OF **Dec**, 2019, I PERSONALLY APPEARED BEFORE ME **Chris Meddum** (THE SIGNER(S) OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9-10-20

**LENDER'S CONSENT AND SUBORDINATION**

IN FAVOR OF **MELVE INVESTMENTS, LLC**

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS **2<sup>nd</sup>** DAY OF **Dec. 2019** A.D.

BY: **Mark J. Hesse, Manager**

STATE OF **UT**

COUNTY OF **DAVIS**

ON THIS **2<sup>nd</sup>** DAY OF **Dec**, 2019, I PERSONALLY APPEARED BEFORE ME **Chris Meddum** (THE SIGNER(S) OF THE FOREGOING INSTRUMENT WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1/31/20

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF **DAVIS**

ON THE **2<sup>nd</sup>** DAY OF **December**, A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF **DAVIS**, IN SAID STATE OF UTAH, **Mark J. Hesse**, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE OWNER OF **MELVE INVESTMENTS, LLC**, A UTAH LLC, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: **8-14-23**

NOTARY PUBLIC COMMISSIONED IN UTAH  
RESIDING IN **DAVIS** COUNTY  
**Jenny Garvin**  
PRINTED FULL NAME OF NOTARY

**PLANNING COMMISSION**

APPROVED AS TO FORM THIS **26** DAY OF **November**, 2019 BY THE LAYTON CITY PLANNING COMMISSION.

**Chairman, Planning Commission**

**CITY ENGINEER**

APPROVED AS TO FORM THIS **12<sup>th</sup>** DAY OF **DECEMBER**, A.D. 2019.

**LAYTON CITY ENGINEER**

**CITY ATTORNEY**

APPROVED AS TO FORM THIS **10<sup>th</sup>** DAY OF **December**, A.D. 2019.

**LAYTON CITY ATTORNEY**

**CITY COUNCIL**

PRESENTED TO THE LAYTON CITY COUNCIL THIS **10<sup>th</sup>** DAY OF **December**, 2019, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

**MAYOR**  
**ATTEST**  
**CITY RECORDER**

**RECORDED # 32142014**

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

DATE **12-26-19** TIME **11:20** BOOK **7416** PAGE **715**

**RECORDER**

**SURVEYORS CERTIFICATE**

I, Spencer W. Liewellyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners that I have completed a Survey of the property shown 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, and that this Plat is true and correct.

**SPENCER W. LIEWELLYN**  
Professional Land Surveyor  
Certificate No. 10516507

11/25/19 Date

**BOUNDARY DESCRIPTION**

**South Parcel**

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 899'54" W along the Section line 250.00 feet from the Southeast Corner of Section 19, T4N, R1W, S18E; thence 899'54" W along the Section line 214.00 feet to the Southeast Corner of that Parcel Property described in Deed Book 1773 Page 121 of the Official Records of Davis County; thence 899'54" W along said deed 214.00 feet to the Southeast Corner of that Parcel Property described in Deed Book 1773 Page 121 of the Official Records of Davis County; thence 899'54" W along said deed 214.00 feet to the Southeast Corner of that Parcel Property described in Deed Book 5066 Page 276 of the Official records of Davis County; thence 899'54" W along said deed 214.00 feet to the point of beginning. Contains 2.85 acres.

**North Parcel**

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 899'54" W along the Section line 250.00 feet from the Southeast Corner of Section 19, T4N, R1W, S18E; thence 899'54" W along said deed 214.00 feet to the Southeast Corner of that Parcel Property described in Deed Book 1773 Page 121 of the Official Records of Davis County; thence 899'54" W along said deed 214.00 feet to the Southeast Corner of that Parcel Property described in Deed Book 1773 Page 121 of the Official Records of Davis County; thence 899'54" W along said deed 214.00 feet to the Southeast Corner of that Parcel Property described in Deed Book 5066 Page 276 of the Official records of Davis County; thence 899'54" W along said deed 214.00 feet to the point of beginning. Contains 3.23 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 (IF ANY) TO BE HEREINAFTER BE KNOWN AS

**LAYTON MARY'S MEADOW PHASE 2**

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 EASEMENTS OR OTHER ENCUMBRANCES ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION TO THE STREET.

SIGNED THIS **2** DAY OF **Dec**, 2019

BY: **Mark J. Hesse, Manager** ITS: **Manager, River Valley Development, LLC**

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF **DAVIS**

ON THE **2<sup>nd</sup>** DAY OF **December**, A.D. 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF **DAVIS**, IN SAID STATE OF UTAH, **Mark J. Hesse**, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE OWNER OF **MELVE INVESTMENTS, LLC**, A UTAH LLC, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: **8-14-23**

NOTARY PUBLIC COMMISSIONED IN UTAH  
RESIDING IN **DAVIS** COUNTY  
**Jenny Garvin**  
PRINTED FULL NAME OF NOTARY

6519

5214

5214

