

KAYSCREEK ESTATES PHASE ONE - A P.R.U.D.

A PORTION OF THE N1/2 AND SE1/4 OF SECTION 31 AND W1/2 OF SECTION 32

T.4N., R.1W., SLB&M (N 89°57'40" E 2645.55' S 00°01'54" E 2642.94')

LAYTON, DAVIS COUNTY, UTAH 1997

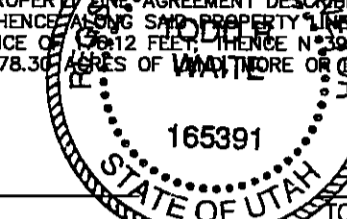
• HUBBLE ENGINEERING, INC. •
LEHI, UTAH

SURVEYOR'S CERTIFICATE

I, TODD R. WAITE DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, HEREAFTER TO BE KNOWN AS KAYSCREEK ESTATES PHASE ONE, A P.R.U.D. AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE N 1/2 AND SE 1/4 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SLB&M, LAYTON, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT CENTER 1/4 CORNER OF SAID SECTION 31, BEING MARKED AS A BRASS CAP FROM WHICH THE EAST 1/4 CORNER BEARS N 89°56'00" E, A DISTANCE OF 2641.87 FEET; THENCE N 00°01'54" E, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 31 A DISTANCE OF 135.59 FEET TO THE REAL POINT OF BEGINNING; THENCE N 39°32'07" W, A DISTANCE OF 473.37 FEET TO A POINT ON A FENCE LINE ON THE SOUTHERLY SIDE OF A ROAD; THENCE ALONG SAID FENCE LINE THE FOLLOWING 5 COURSES: S 50°38'53" E, A DISTANCE OF 715.70 FEET; THENCE S 65°25'36" E, A DISTANCE OF 23.11 FEET; THENCE N 51°05'56" E, A DISTANCE OF 994.03 FEET; THENCE N 47°02'17" E, A DISTANCE OF 251.38 FEET; THENCE N 50°57'05" E, A DISTANCE OF 236.54 FEET; THENCE LEAVING SAID FENCE LINE S 37°00'00" E, A DISTANCE OF 208.32 FEET; THENCE S 42°13'08" E, A DISTANCE OF 37.00 FEET; THENCE S 47°46'52" W, A DISTANCE OF 28.90 FEET; THENCE S 37°00'00" E, A DISTANCE OF 480.65 FEET; THENCE N 52°42'14" E, A DISTANCE OF 7.65 FEET; THENCE S 37°12'26" E, A DISTANCE OF 315.30 FEET; THENCE S 53°00'00" W, A DISTANCE OF 124.29 FEET; THENCE N 37°00'00" W, A DISTANCE OF 44.36 FEET; THENCE S 52°42'14" W, A DISTANCE OF 133.29 FEET; THENCE S 37°28'46" E, A DISTANCE OF 551.53 FEET; THENCE N 49°46'12" E, A DISTANCE OF 112.80 FEET TO THE POINT OF BEGINNING OF PROPERTY LINE AGREEMENT DESCRIBED BY ENTRY NO. 607034, BOOK 889, PAGE 813, RECORDS OF DAVIS COUNTY, UTAH; THENCE ALONG SAID PROPERTY LINE AGREEMENT (ENTRY NO. 607034) S 39°16'38" E, A DISTANCE OF 733.34 FEET, (FORMERLY DESCRIBED AS 732.88 FEET) TO A POINT OF INTERSECTION OF SAID AGREEMENT AND PROPERTY LINE AGREEMENT DESCRIBED BY ENTRY NO. 607037, BOOK 889, PAGE 835, RECORDS OF DAVIS COUNTY, UTAH; THENCE ALONG SAID PROPERTY LINE AGREEMENT (ENTRY NO. 607037) S 50°34'00" W, A DISTANCE OF 258.79 FEET (FORMERLY DESCRIBED AS 258.70 FEET) TO A POINT OF INTERSECTION OF SAID PROPERTY LINE AGREEMENT AND PROPERTY LINE AGREEMENT DESCRIBED BY ENTRY NO. 607037, BOOK 889, PAGE 835, RECORDS OF DAVIS COUNTY, UTAH; THENCE ALONG SAID PROPERTY LINE AGREEMENT (ENTRY NO. 607037) THE FOLLOWING 2 COURSES: S 49°38'12" W, A DISTANCE OF 1321.08 FEET; THENCE S 49°38'12" W, A DISTANCE OF 1321.08 FEET TO A POINT OF INTERSECTION OF SAID PROPERTY LINE AGREEMENT AND PROPERTY LINE AGREEMENT DESCRIBED BY ENTRY NO. 607034, BOOK 889, PAGE 813, RECORDS OF DAVIS COUNTY, UTAH; THENCE ALONG SAID PROPERTY LINE AGREEMENT (ENTRY NO. 607034) THE FOLLOWING 2 COURSES: S 49°38'17" W, A DISTANCE OF 1116.28 FEET; THENCE N 39°16'38" E, A DISTANCE OF 733.34 FEET TO THE REAL POINT OF BEGINNING, CONTAINING 78.30 ACRES OF LAND THEREON OR LESS.



DATE 5-15-97
TODD R. WAITE, R.L.S.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER () OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS KAYSCREEK ESTATES PHASE ONE - A P.R.U.D. DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL STREETS SHOWN ON THE PLAT, AND FURTHER DEDICATE TO LAYTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AND THE LOCATION OF SIDEWALKS AS MAY BE AUTHORIZED BY LAYTON CITY. ALSO DEDICATED TO LAYTON CITY IS THE GROUND, APPROXIMATELY 80'X80', DEDICATED FOR A WASTE WATER LIFT STATION. THE PARCELS DESIGNATED WITH A LETTER, I.E., 'PARCELS A', 'B', 'C', 'D', 'E', 'F', 'G', 'H' AND 'J', ARE COMMON AREAS AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT, A PERPETUAL EASEMENT OVER SAID PARCELS IS HEREBY GRANTED TO LAYTON CITY, AS FOLLOWS:

PARCEL A AND PARCEL B, TO BE USED FOR PARK, PLAYGROUND AND OPEN SPACE PURPOSES.
PARCEL C AND PARCEL D, TO BE USED FOR PEDESTRIAN ACCESS WAYS CONNECTING PARK AREAS WITHIN THE SUBDIVISION.
PARCEL E, TO BE USED FOR AGRICULTURAL AND OPEN SPACE. A PORTION OF PARCEL E, AT ITS NORTHWEST CORNER, COMPROMISING A SITE APPROXIMATELY 280'X25' IS TO BE USED FOR WASTE WATER COLLECTION LINE AND OTHER MUNICIPAL USES AS DETERMINED BY LAYTON CITY.
PARCELS F, G, AND J, TO BE USED FOR THE RIGHT-OF-WAY FOR THE KAYSCREEK AND FOR A PATHWAY AND TRAILWAY ALONG THE KAYSCREEK CHANNEL.
THE COMMON AREAS, AS INDICATED ABOVE, ARE RESTRICTED TO THE USES SPECIFIED ABOVE, WHICH USES CANNOT BE CHANGED WITHOUT AMENDING THIS EASEMENT.
OWNERSHIP OF THE UNDERLYING FEE OF COMMON AREAS SHALL REMAIN WITH THE KAYSCREEK ESTATES HOMEOWNER'S ASSOCIATION, WHICH ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE, AND REPAIR OF THE COMMON AREAS.

IN WITNESS WHEREOF HAVE HEREUNTO SET
THIS 13th DAY OF MAY, A.D., 1997.
ADVANTAGE COMMUNITIES, INC. WASHINGTON FEDERAL SAVINGS
BY: Dave Backman BY: Kent Anderson, V.P.
DAVE BACKMAN KENT ANDERSON, V.P.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF DAVIS }
ON THE 13th DAY OF MAY, A.D., 1997, PERSONALLY APPEARED BEFORE ME, DAVE BACKMAN, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS / ARE THE PRESIDENT OF ADVANTAGE COMMUNITIES, INC. AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION AND THE SAID DAVE BACKMAN EXECUTED THE SAME.
MARGARET PETERSEN
NOTARY PUBLIC STATE OF UTAH
505 E 200 S. S.L.C. UTAH 84102
COMMISSION EXPIRES 2-28-2000

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF DAVIS }
ON THE 13th DAY OF MAY, A.D., 1997, PERSONALLY APPEARED BEFORE ME, KENT ANDERSON, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS / ARE THE VICE PRESIDENT OF WASHINGTON FEDERAL SAVINGS AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION AND THE SAID KENT ANDERSON EXECUTED THE SAME.
MARGARET PETERSEN
NOTARY PUBLIC STATE OF UTAH
505 E 200 S. S.L.C. UTAH 84102
COMMISSION EXPIRES 2-28-2000

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } s.s.
COUNTY OF DAVIS }
ON THE 16th DAY OF May, A.D., 1997, PERSONALLY APPEARED BEFORE ME, Roger B. Rigby, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS / ARE THE Property Agent of Utah Power & Light Company AND THAT THE WITHIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID Company AND THE SAID Company EXECUTED THE SAME.
NOTARY PUBLIC BURTON MAXFIELD
1407 W. No. Temple, Ste. 110
Salt Lake City, Utah 84140
My Commission Expires September 20, 2000
STATE OF UTAH

SEE ADDRESS AFFIDAVIT Bk 2410 Pg 242
Pg 1054, 1055, 1056
SEE STREET AFFIDAVIT Bk 2424 Pg 2

SCALE: 1" = 200'
SHEET 1 OF 4

LEGEND:
 [Symbol] FOUND BRASS CAP
 [Symbol] SET BRASS CAP
 [Symbol] SET 1/2" X 24" IRON PIN WITH PLASTIC CAP
 [Symbol] FOUND 5/8" IRON PIN
 [Symbol] FOUND 1/2" IRON PIN
 [Symbol] CALCULATED POINT, NOT SET
 [Symbol] PROPERTY BOUNDARY
 [Symbol] PUBLIC UTILITIES AND DRAINAGE EASEMENT
 [Symbol] EXISTING EASEMENT
 [Symbol] CENTERLINE
 [Symbol] LOT LINE
 [Symbol] RIGHT-OF-WAY LINE
 [Symbol] SECTION LINE
 [Symbol] LOT NUMBER
 (N 89°57'40" E 2645.55') DATA OF RECORD

- NOTES:
- ALL FRONT LOT CORNERS WILL HAVE A LEAD PLUG & TACK SET ON THE TOP BACK OFF CURB AS A REFERENCE MONUMENT WHICH IS ON AN EXTENSION OF THE SIDE LOT LINE.
 - EACH SIDE OF INTERIOR LOT LINES HAVE A FIVE (5) FOOT PERMANENT PUBLIC UTILITIES AND DRAINAGE EASEMENT.
 - ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE A FOURTEEN (14) FOOT WIDE PERMANENT PUBLIC UTILITIES AND DRAINAGE EASEMENT.
 - ALL REAR LOT LINES HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND DRAINAGE EASEMENT.
 - ALL LOTS HAVE A TWENTY (20) FOOT SET BACK TO PORCH OR LIVING AREAS AND A THIRTY (30) FOOT SET BACK TO GARAGE.
- CURVE DATA:
- | CURVE | RADIUS | LENGTH | CHORD | BEARING | DELTA |
|-------|---------|---------|---------|---------------|-----------|
| C-1 | 120.99' | 141.36' | 133.46' | N 86°03'25" E | 66°56'30" |
| C-2 | 70.00' | 34.07' | 33.74' | S 02°45'06" W | 27°53'27" |
- RIGHT-OF-WAY EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY, FOR ACCESS TO THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC TRANSMISSION FACILITIES, RECORDED AUGUST 8, 1913, IN BOOK D OF LIENS AND LEASES, AT PAGE 495. A SUPPLEMENTAL EASEMENT, IN FAVOR OF UTAH POWER AND LIGHT, RECORDED NOVEMBER 8, 1968.
 - PERPETUAL EASEMENT IN FAVOR OF DAVIS COUNTY, FOR THE CONSTRUCTION AND MAINTENANCE OF A STORM DRAIN AND IRRIGATION WATERWAY KNOWN AS KAYS CREEK, RECORDED JULY 13, 1976, AS ENTRY NO. 438029, IN BOOK 608, AT PAGE 724.
 - PERPETUAL EASEMENT AND RIGHT-OF-WAY IN FAVOR OF UTAH POWER & LIGHT COMPANY, FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC TRANSMISSION FACILITIES, RECORDED JULY 20, 1977, AS ENTRY NO. 467876, IN BOOK 659, AT PAGE 857.
 - SUBJECT TO THE RESERVATION OF MINERAL LANDS AS DEFINED IN THE PATENT IN FAVOR OF THE UNITED STATES OF AMERICA.

LINE TABLE:

LINE	DIRECTION	DISTANCE
L-1	S 73°29'20" E	12.05'
L-2	N 39°32'07" W	49.28'
L-3	S 50°25'30" W	80.00'
L-4	N 83°03'11" E	249.40'
L-5	S 50°57'33" W	127.26'
L-6	N 50°57'33" E	113.19'

HUBBLE ENGINEERING, INC.
ENGINEERING-SURVEYING-PLANNING

216 E. MAIN, SUITE 4
LEHI, UTAH 84043
(801) 768-1616

UTAH POWER & LIGHT COMPANY
BY: *Roger B. Rigby*
ITS: *Property Agent*
DATE: 5-16-97

CITY ATTORNEY
APPROVED AS TO FORM THIS...
DAY OF JUN, A.D., 1997
[Signature]
LAYTON CITY ATTORNEY

PLANNING COMMISSION
APPROVED THIS 11th DAY OF March, A.D., 1997, BY THE LAYTON CITY PLANNING COMMISSION.
[Signature]
CHAIRMAN, LAYTON CITY PLANNING COMM.

ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
[Signature]
DATE: July 2, 97
LAYOUT CITY ENGINEER

CITY MAYOR
PRESENTED TO THE LAYTON CITY MAYOR THIS 13th DAY OF April, A.D., 1997, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature]
LAYOUT CITY RECORDER
[Signature]
MAYOR, LAYTON CITY

RECORDED # 1336168
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF LAYTON CITY DATE July 22, 1997 TIME 10:14 A.M. BOOK 2154 PAGE 245
295.00 FEE:
[Signature]
DAVIS COUNTY RECORDER

1-0288

1-0288

KAYSCREEK ESTATES PHASE ONE - A P.R.U.D.

A PORTION OF THE N1/2 AND SE1/4 OF SECTION 31 AND W1/2 OF SECTION 32, T.4N., R.1W., SLB&M LAYTON, DAVIS COUNTY, UTAH 1997

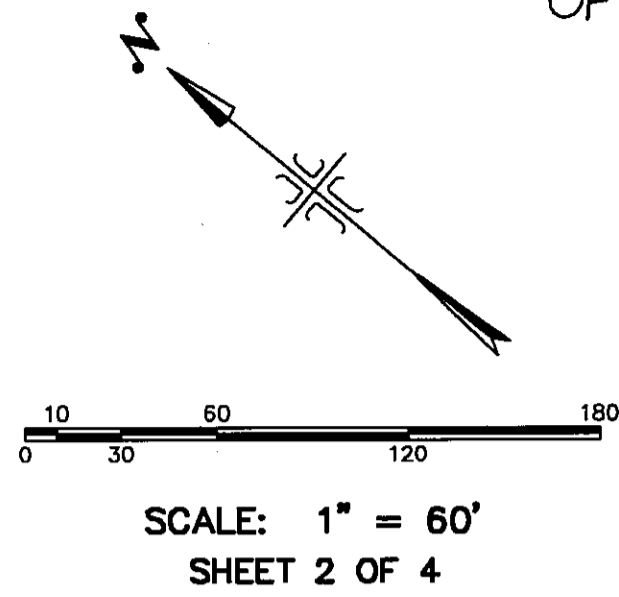
• HUBBLE ENGINEERING, INC. •
LEHI, UTAH

SEE ADDRESS AFFIDAVIT

Bk 2410
Pg 242

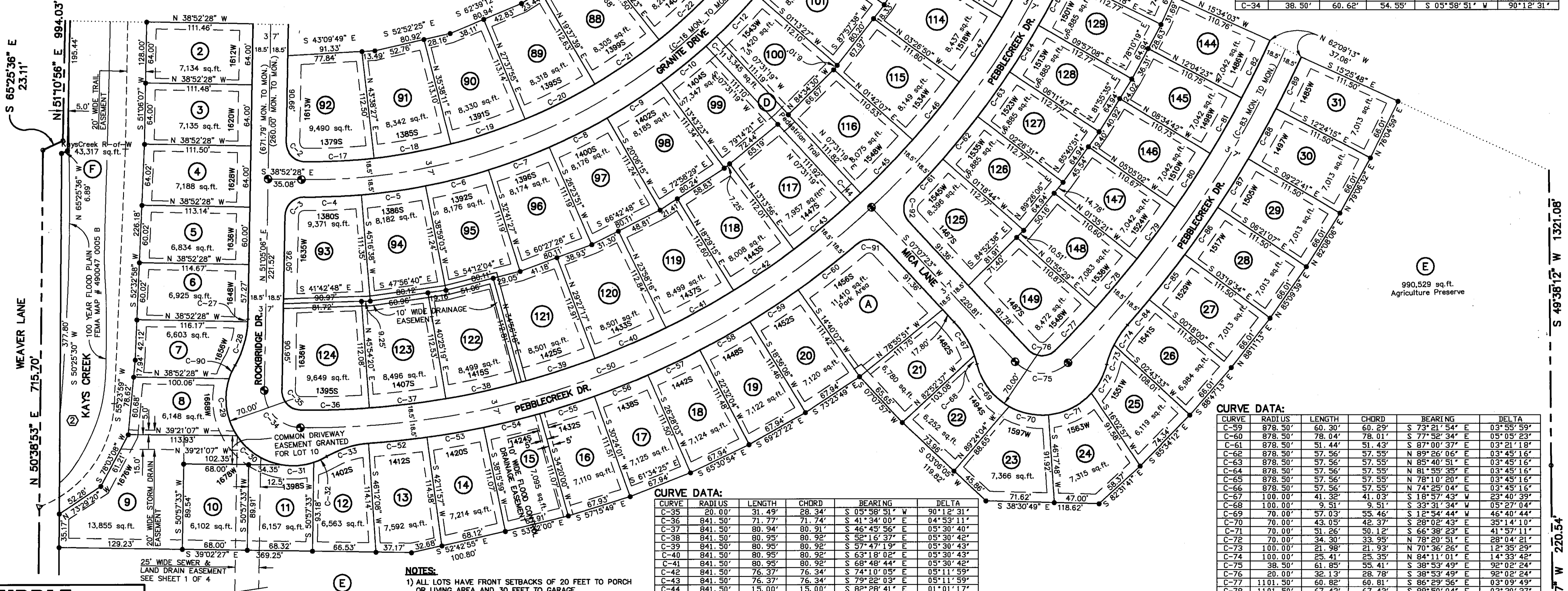
2562 - 1054.1055

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-2	20.00'	31.52'	28.36'	S 05°55'57" W	90°18'19"
C-3	20.00'	31.32'	28.22'	S 04°02'57" E	89°43'54"
C-4	618.50'	59.80'	59.77'	S 41°57'11" E	05°32'21"
C-5	618.50'	67.94'	67.90'	S 47°52'10" E	06°17'36"
C-6	618.50'	67.94'	67.90'	S 54°09'45" E	06°17'36"
C-7	618.50'	67.94'	67.90'	S 60°27'21" E	06°17'36"
C-8	618.50'	67.94'	67.90'	S 66°44'57" E	06°17'36"
C-9	618.50'	67.89'	67.85'	S 73°02'25" E	06°17'20"
C-10	618.50'	60.44'	60.41'	S 78°59'02" E	05°35'55"
C-11	618.50'	15.00'	15.00'	S 82°28'41" E	01°23'23"
C-12	618.50'	60.48'	60.46'	S 85°58'28" E	05°36'10"
C-13	618.50'	67.94'	67.90'	N 88°04'40" E	06°17'36"
C-14	618.50'	67.94'	67.90'	N 81°47'04" E	06°17'36"
C-15	618.50'	67.94'	67.90'	N 75°29'28" E	06°17'36"
C-16	600.00'	925.95'	836.76'	S 83°05'07" E	88°25'18"
C-17	581.50'	72.30'	72.26'	S 42°46'56" E	07°07'27"
C-18	581.50'	81.91'	81.84'	S 50°22'46" E	08°04'13"
C-19	581.50'	81.90'	81.83'	S 58°26'57" E	08°04'09"
C-20	581.50'	81.87'	81.81'	S 66°31'03" E	08°04'01"
C-21	581.50'	81.84'	81.77'	S 74°34'58" E	08°03'49"
C-22	581.50'	82.60'	82.53'	S 82°41'02" E	08°08'20"
C-23	581.50'	15.00'	15.00'	S 87°29'32" E	01°28'41"
C-24	581.50'	65.92'	65.89'	N 88°31'16" E	06°29'43"
C-25	581.50'	81.67'	81.60'	N 81°15'00" E	08°02'48"
C-26	581.50'	81.59'	81.52'	N 73°12'26" E	08°02'21"
C-27	100.00'	2.73'	2.73'	S 51°52'03" W	01°33'54"
C-28	100.00'	48.11'	47.64'	S 66°25'55" W	27°33'48"
C-29	70.00'	62.33'	60.29'	S 62°12'21" W	51°01'03"
C-30	70.00'	57.20'	55.62'	S 06°42'46" E	46°49'11"
C-31	70.00'	34.46'	34.12'	S 44°13'36" E	28°12'29"
C-32	70.00'	14.75'	14.72'	S 64°22'01" E	12°04'20"
C-33	100.00'	46.44'	46.02'	S 57°06'01" E	26°36'13"
C-34	38.50'	60.62'	54.55'	S 05°58'51" W	90°12'31"



SCALE: 1" = 60'
SHEET 2 OF 4

SEE STREET AFFIDAVIT
Bk 2424 Pg 2



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-35	20.00'	31.49'	28.34'	S 05°58'51" W	90°12'31"
C-36	841.50'	71.77'	71.74'	S 41°34'00" E	04°53'11"
C-37	841.50'	80.94'	80.91'	S 46°45'56" E	05°30'40"
C-38	841.50'	80.95'	80.92'	S 52°16'37" E	05°30'42"
C-39	841.50'	80.95'	80.92'	S 57°47'19" E	05°30'43"
C-40	841.50'	80.95'	80.92'	S 63°18'02" E	05°30'43"
C-41	841.50'	80.95'	80.92'	S 68°48'44" E	05°30'42"
C-42	841.50'	76.37'	76.34'	S 74°10'05" E	05°11'59"
C-43	841.50'	76.37'	76.34'	S 79°22'03" E	05°11'59"
C-44	841.50'	15.00'	15.00'	S 82°28'41" E	01°01'17"
C-45	841.50'	77.98'	77.95'	S 85°38'36" E	05°18'33"
C-46	841.50'	77.98'	77.95'	N 89°02'51" E	05°18'33"
C-47	841.50'	80.88'	80.85'	N 83°38'22" E	05°30'24"
C-48	841.50'	80.85'	80.82'	N 78°08'01" E	05°30'18"
C-49	841.50'	80.82'	80.79'	N 72°37'46" E	05°30'11"
C-50	860.00'	656.73'	640.89'	S 61°00'01" E	43°45'12"
C-51	860.00'	666.72'	650.15'	N 74°54'49" E	44°25'09"
C-52	878.50'	61.38'	61.37'	S 45°47'57" E	04°00'11"
C-53	878.50'	60.30'	60.29'	S 49°46'07" E	03°55'59"
C-54	878.50'	60.30'	60.29'	S 53°42'01" E	03°55'59"
C-55	878.50'	60.30'	60.29'	S 57°37'59" E	03°55'59"
C-56	878.50'	60.30'	60.29'	S 61°33'58" E	03°55'59"
C-57	878.50'	60.30'	60.29'	S 65°29'57" E	03°55'59"
C-58	878.50'	60.30'	60.29'	S 69°25'55" E	03°55'59"

- NOTES:**
- ALL LOTS HAVE FRONT SETBACKS OF 20 FEET TO PORCH OR LIVING AREA AND 30 FEET TO GARAGE.
 - LOTS 2-8, 10-40, 42-48, 126-136, 138-148, 75, 76, 86, 99, AND 100 REQUIRE MINIMUM SIDE YARD SETBACKS OF 5 FEET AND 7 FEET.
 - LOTS 1, 9, 41, 49-74, 77-85, 87-98, 101-125, 137 & 149 REQUIRE MINIMUM INTERIOR SIDE YARD SETBACKS OF 6 FEET AND 8 FEET.
 - LOTS 21-30 AND 145-149 ARE RESTRICTED TO 3.5 FEET BELOW TOP BACK OF CURB TO BASEMENT FLOOR ELEVATIONS. ALL OTHER LOTS ARE RESTRICTED TO 4.5 FEET BELOW TOP BACK OF CURB TO BASEMENT FLOOR ELEVATIONS ON LOWEST LEVEL.
 - SIDE LOT LINES FOR LOTS 8-11, & 22-25 ARE NON-RADIAL.

HUBBLE ENGINEERING, INC.
ENGINEERING-SURVEYING-PLANNING

216 E. MAIN, SUITE 4
P.O. BOX 296
LEHI, UTAH 84043
(801) 768-1616

RECORDED # 1336168
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF *Layton City*
DATE *July 22, 1997* TIME *10:24 AM* BOOK *2154* PAGE *245*

James Hubble
DAVIS COUNTY RECORDER

8-0286

8-0286

820-3

820-3

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-15	600.00'	925.95'	836.76'	S 83°05'07" E	88°25'18"
C-51	660.00'	666.72'	650.19'	N 74°54'49" E	44°25'09"
C-83	1120.00'	880.00'	857.54'	N 72°34'26" E	45°01'06"
C-93	1138.50'	60.13'	60.12'	N 73°03'25" E	03°01'34"
C-94	1138.50'	60.13'	60.12'	N 70°01'51" E	03°01'34"
C-95	1138.50'	60.13'	60.12'	N 67°00'19" E	03°01'34"
C-96	1138.50'	60.13'	60.12'	N 63°58'44" E	03°01'34"
C-97	1138.50'	60.13'	60.12'	N 60°57'11" E	03°01'34"
C-98	1138.50'	60.13'	60.12'	N 57°55'37" E	03°01'34"
C-99	1138.50'	56.94'	56.93'	N 54°58'53" E	02°51'56"
C-100	1101.50'	67.06'	67.05'	N 72°42'56" E	03°29'18"
C-101	1101.50'	67.06'	67.05'	N 69°13'38" E	03°29'18"
C-102	1101.50'	67.07'	67.06'	N 65°44'20" E	03°29'19"
C-103	1101.50'	67.07'	67.06'	N 62°15'01" E	03°29'19"
C-104	1101.50'	67.07'	67.06'	N 58°45'41" E	03°29'20"
C-105	1101.50'	67.08'	67.07'	N 55°16'21" E	03°29'21"
C-106	1101.50'	66.58'	66.57'	N 51°47'47" E	03°27'47"
C-107	20.00'	30.28'	27.47'	N 06°41'27" E	86°44'53"
C-108	38.50'	58.29'	52.88'	N 06°41'27" E	86°44'53"

KAYSCREEK ESTATES PHASE ONE - A P.R.U.D.

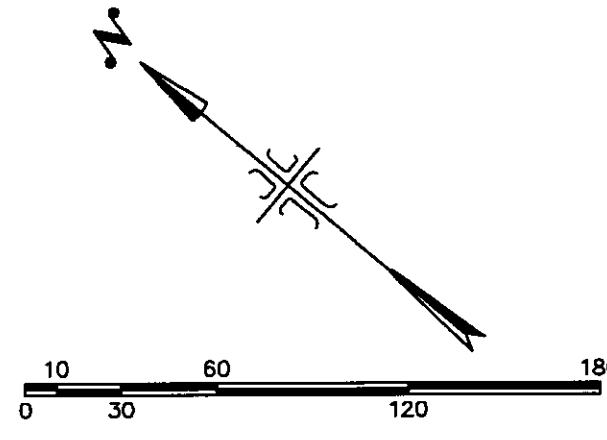
A PORTION OF THE N1/2 AND SE1/4 OF SECTION 31 AND W1/2 SECTION 32,

T.4N., R.1W., SLB&M
LAYTON, DAVIS COUNTY, UTAH

1997

• HUBBLE ENGINEERING, INC. •
LEHI, UTAH

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-109	100.00'	3.19'	3.19'	N 54°27'45" E	01°49'40"
C-110	100.00'	42.00'	41.70'	S 67°24'35" W	24°04'00"
C-111	70.00'	21.65'	21.57'	N 70°34'50" E	17°43'28"
C-112	70.00'	47.61'	46.70'	N 42°14'04" E	38°58'04"
C-113	70.00'	55.51'	54.07'	N 00°01'52" E	05°26'04"
C-114	70.00'	52.69'	51.45'	N 44°15'00" W	43°07'25"
C-115	100.00'	50.84'	50.29'	N 51°14'51" W	29°07'43"
C-116	878.50'	57.56'	57.55'	N 70°39'49" E	03°45'16"
C-117	878.50'	57.56'	57.55'	N 66°54'33" E	03°45'16"
C-118	878.50'	57.56'	57.55'	N 63°09'18" E	03°45'16"
C-119	878.50'	62.02'	62.00'	N 59°15'19" E	04°02'41"
C-120	878.50'	68.35'	68.34'	N 55°00'14" E	04°27'29"
C-121	878.50'	1.09'	1.09'	N 52°44'22" E	00°04'16"
C-122	841.50'	80.79'	80.76'	N 67°07'39" E	05°30'04"
C-123	841.50'	80.76'	80.73'	N 61°37'39" E	05°29'56"
C-124	841.50'	80.73'	80.70'	N 56°07'47" E	05°29'47"
C-125	841.50'	9.95'	9.95'	N 53°02'34" E	00°40'39"
C-126	20.00'	31.20'	28.13'	N 08°00'37" E	89°23'14"
C-127	20.00'	31.63'	28.44'	S 81°59'23" E	90°36'46"
C-128	618.50'	67.94'	67.90'	N 69°11'52" E	06°17'36"
C-129	618.50'	67.94'	67.90'	N 62°54'16" E	06°17'36"
C-130	618.50'	69.27'	69.23'	N 56°32'58" E	06°25'00"
C-131	618.50'	6.88'	6.88'	N 53°01'21" E	00°38'14"
C-132	581.50'	81.51'	81.44'	N 65°10'20" E	08°01'52"
C-133	581.50'	82.07'	82.00'	N 57°06'49" E	08°05'11"



SCALE: 1" = 60'
SHEET 3 OF 4

SEE SHEET 4 OF 4

SEE SHEET 2 OF 4



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-143	20.00'	31.61'	28.42'	S 05°48'03" W	90°34'06"
C-144	20.00'	31.26'	28.17'	S 84°08'29" E	89°32'50"
C-145	358.50'	53.91'	53.85'	S 43°40'31" E	08°36'55"
C-146	358.50'	61.80'	61.73'	S 59°55'18" E	09°52'38"
C-147	358.50'	61.80'	61.73'	S 72°40'35" E	09°52'38"
C-148	358.50'	61.80'	61.73'	S 81°57'15" E	08°40'43"
C-149	358.50'	54.30'	54.25'	S 87°29'32" E	02°23'51"
C-150	358.50'	15.00'	15.00'	S 81°57'15" E	08°40'43"
C-151	358.50'	54.30'	54.25'	S 87°29'32" E	02°23'51"
C-152	358.50'	61.80'	61.73'	N 77°41'30" E	09°52'38"
C-153	358.50'	61.80'	61.73'	N 67°48'52" E	09°52'38"
C-154	358.50'	63.64'	63.56'	N 57°47'23" E	10°10'18"
C-155	340.00'	524.70'	474.16'	S 83°05'07" E	88°25'18"
C-156	321.50'	89.84'	89.55'	S 47°29'20" E	16°00'40"
C-157	321.50'	100.00'	99.60'	S 64°24'19" E	17°49'18"
C-158	321.50'	92.15'	91.84'	S 81°31'39" E	16°25'22"
C-159	321.50'	15.00'	15.00'	N 88°55'27" E	02°40'26"
C-160	321.50'	91.56'	91.25'	N 79°25'42" E	16°19'03"
C-161	321.50'	98.29'	97.91'	N 62°30'40" E	17°31'03"
C-162	321.50'	5.88'	5.88'	N 53°13'41" E	01°02'54"
C-163	20.00'	31.20'	28.13'	N 08°00'37" E	89°23'14"
C-164	20.00'	31.63'	28.44'	S 81°59'23" E	90°36'46"
C-165	1218.50'	55.76'	55.76'	N 52°23'46" E	02°37'19"
C-166	1218.50'	16.02'	16.02'	N 54°05'01" E	00°45'12"
C-167	1218.50'	22.86'	22.86'	N 54°59'52" E	01°04'30"
C-168	1200.00'	93.21'	93.18'	N 53°18'37" E	04°27'01"
C-169	1181.50'	91.77'	91.75'	N 53°18'37" E	04°27'01"
C-170	20.00'	30.64'	27.73'	S 80°34'26" E	87°46'53"
C-171	38.50'	58.98'	53.38'	S 80°34'26" E	87°46'53"
C-172	100.00'	50.84'	50.29'	N 40°58'16" E	29°07'43"
C-173	70.00'	19.61'	19.55'	N 34°25'59" E	16°03'10"
C-174	70.00'	58.90'	57.18'	N 66°33'56" E	48°12'45"
C-175	70.00'	52.16'	50.97'	S 67°58'47" E	42°41'48"
C-176	70.00'	47.74'	46.82'	S 27°05'35" E	39°04'36"
C-177	100.00'	41.50'	41.21'	S 19°26'41" E	23°46'49"
C-178	100.00'	9.33'	9.33'	S 34°00'33" E	05°20'54"

- NOTES:**
- ALL LOTS HAVE FRONT SETBACKS OF 20 FEET TO PORCH OR LIVING AREA AND 30 FEET TO GARAGE.
 - LOTS 2-8, 10-40, 42-48, 126-136, 138-148, 75, 76, 86, 98 AND 100 REQUIRE MINIMUM SIDE YARD SETBACKS OF 5 FEET AND 7 FEET.
 - LOTS 1, 9, 41, 49-74, 77-85, 87-98, 101-125, 137 & 149 REQUIRE MINIMUM INTERIOR SIDE YARD SETBACKS OF 6 FEET AND 8 FEET.
 - LOTS 21-30 AND 145-149 ARE RESTRICTED TO 3.5 FEET BELOW TOP BACK OF CURB TO BASEMENT FLOOR ELEVATIONS. ALL OTHER LOTS ARE RESTRICTED TO 4.5 FEET BELOW TOP BACK OF CURB TO BASEMENT FLOOR ELEVATIONS ON LOWEST LEVEL.
 - SIDE LOT LINES FOR LOTS 40, 41, 42, 59, 60, 81 AND 82 ARE NON-RADIAL.

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-134	581.50'	3.72'	3.72'	N 52°53'14" E	00°21'59"
C-135	20.00'	31.20'	28.13'	N 08°00'37" E	89°23'14"
C-136	20.00'	31.63'	28.44'	S 81°59'23" E	90°36'46"
C-137	20.00'	31.20'	28.13'	N 08°00'37" E	89°23'14"
C-138	20.00'	31.63'	28.44'	S 81°59'23" E	90°36'46"
C-139	20.00'	31.44'	28.30'	S 06°09'14" W	90°03'24"
C-140	20.00'	31.40'	28.27'	S 83°50'46" E	89°56'36"
C-141	20.00'	31.40'	28.27'	S 06°06'19" W	89°57'34"
C-142	20.00'	31.43'	28.29'	S 83°53'41" E	90°02'26"

HUBBLE ENGINEERING, INC.
ENGINEERING-SURVEYING-PLANNING

216 E. MAIN, SUITE 4
P.O. BOX 296
LEHI, UTAH 84043
(801) 768-1616

RECORDED # 1336168
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF LAYTON CITY DATE July 22, 1997 TIME 10:14 AM BOOK 2154 PAGE 245

#2450e
James Schaller
DAVIS COUNTY RECORDER

NOTE: UTILITY AND DRAINAGE EASEMENTS ARE RESERVED AT EACH SIDE OF PROPERTY LINE AS INDICATED BY DASH LINES, EXCEPT AS OTHERWISE SHOWN, WITH SIDEWALKS BEING LOCATED WITHIN SAID EASEMENT ALONG THE FRONTAGE OF EACH LOT.

SEE ADDRESS AFFIDAVIT 132108
ENTRY 2426759
Bk 2410 Pg 242
1054, 1055
2562

8-0288

8-0288

9820-4

9820-4

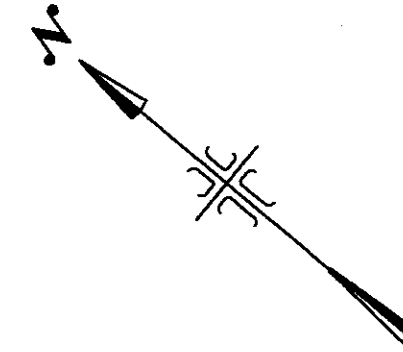
KAYSCREEK ESTATES PHASE ONE - A P.R.U.D.

A PORTION OF THE N1/2 AND SE1/4 OF SECTION 31 AND W1/2 SECTION 32,
T.4N., R.1W., SLB&M
LAYTON, DAVIS COUNTY, UTAH
1997

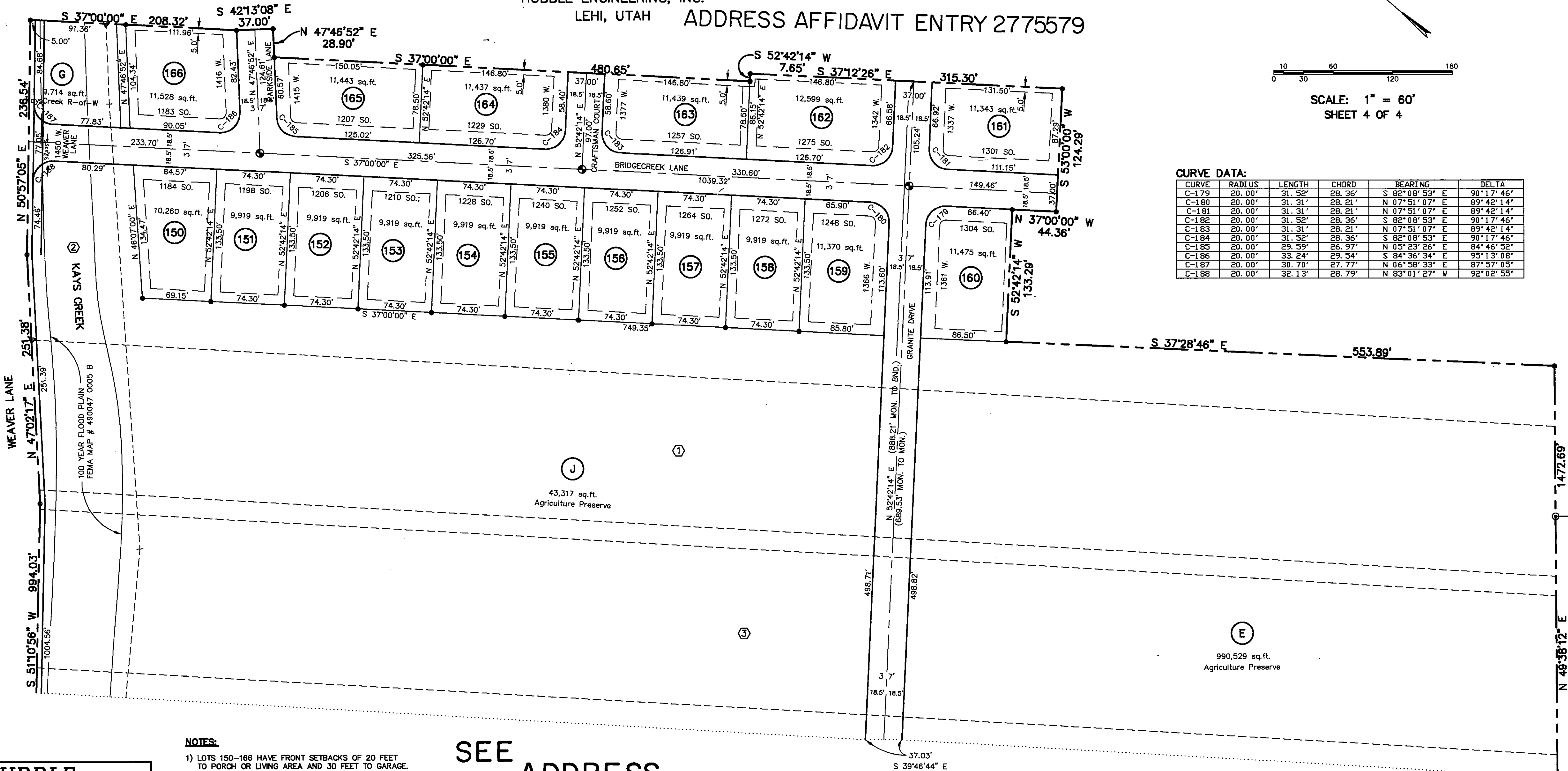
• HUBBLE ENGINEERING, INC. •

LEHI, UTAH

ADDRESS AFFIDAVIT ENTRY 2775579



SCALE: 1" = 60'
SHEET 4 OF 4



CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-179	20.00'	31.52'	28.36'	S 82°08'53" E	90°17'46"
C-180	20.00'	31.31'	28.21'	N 07°51'07" E	89°42'14"
C-181	20.00'	31.31'	28.21'	N 07°51'07" E	89°42'14"
C-182	20.00'	31.52'	28.36'	S 82°08'53" E	90°17'46"
C-183	20.00'	31.31'	28.21'	N 07°51'07" E	89°42'14"
C-184	20.00'	31.52'	28.36'	S 82°08'53" E	90°17'46"
C-185	20.00'	29.59'	26.97'	N 05°23'26" E	84°46'52"
C-186	20.00'	33.24'	29.54'	S 84°36'34" E	95°13'08"
C-187	20.00'	30.70'	27.77'	N 06°58'33" E	87°57'05"
C-188	20.00'	32.13'	28.79'	N 83°01'27" W	92°02'55"

NOTES:

- 1) LOTS 150-166 HAVE FRONT SETBACKS OF 20 FEET TO PORCH OR LIVING AREA AND 30 FEET TO GARAGE.
- 2) LOTS 150-166 HAVE SIDE YARD SETBACKS OF 7 FEET AND 9 FEET.
- 3) LOTS 150-166 ARE RESTRICTED TO 4.5 FEET BELOW TOP BACK OF CURB TO BASEMENT FLOOR ELEVATIONS ON LOWEST LEVEL.
- 4) UTILITY AND DRAINAGE EASEMENTS ARE RESERVED AT EACH SIDE OF THE PROPERTY LINE AS INDICATED BY DASH LINES, EXCEPT AS OTHERWISE SHOWN, WITH SIDEWALKS BEING LOCATED WITHIN SAID EASEMENT ALONG THE FRONTAGE OF EACH LOT.

SEE ADDRESS AFFIDAVIT

SEE SHEET 3 OF 4

CORRECTION AFFIDAVIT ENTRY 2543621

Bk 2410 Pg 242 Bk 2562 Pg 1054, 1055

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FEE: \$ 295.00

James Johnson
DAVIS COUNTY RECORDER

9820-4

9820-4