

8/20/2020

Scale: 1 inch= 266 feet

File: deedplot.ndp

Tract 1: 16.5111 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5671 ft.

Tract 2: 0.5590 Acres (24351 Sq. Feet), Closure: n24.3713w 0.01 ft. (1/440892), Perimeter=2899 ft.

- | | |
|----------------------|---|
| 01 /n00.0154e 135.59 | 27 n60.5711e 66.01 |
| 02 n39.3207w 451.12 | 28 n57.5537e 66.01 |
| 03 n50.2530e 299.40 | 29 n54.5404e 66.01 |
| 04 s39.0227e 369.25 | 30 n51.5230e 66.01 |
| 05 s52.4256e 100 | 31 n47.4030e 117.20 |
| 06 s53.32e 67.91 | 32 s36.41e 45.88 |
| 07 s57.1549e 67.93 | 33 s49.3812w 1006.56 |
| 08 s61.3425e 67.94 | 34 s49.2727w 220.54 |
| 09 s65.3054e 67.94 | 35 s49.5817w 176.12 |
| 10 s69.2722e 67.94 | 36 n39.3207w 1116.28 |
| 11 s73.2349e 67.94 | 37 @0 (QD R199:418) |
| 12 s07.0757w 65.65 | 38 /n00.0154e 135.59 |
| 13 s03.0605w 119.82 | 39 n39.3207w 325.12 |
| 14 s38.3049e 118.62 | 40 Lt, r=193.50, arc=32.24, chord=s54.2915e 32.20 |
| 15 s82.3141e 58.37 | 41 Rt, r=218.50, arc=76.51, chord=s49.1345e 76.12 |
| 16 s85.3412e 74.34 | 42 s39.1153e 1335.17 |
| 17 s88.4713e 66.01 | 43 s49.5817w 13.27 |
| 18 n88.1113e 66.01 | 44 n39.3207w 1116.28 |
| 19 n85.0939e 66.01 | |
| 20 n82.0806e 66.01 | |
| 21 n79.0632e 66.01 | |
| 22 n76.0459e 66.01 | |
| 23 n73.0325e 66.01 | |
| 24 n70.0151e 66.01 | |
| 25 n67.0018e 66.01 | |
| 26 n63.5844e 66.01 | |

KAYSCREEK ESTATES PHASE ONE A PRUD

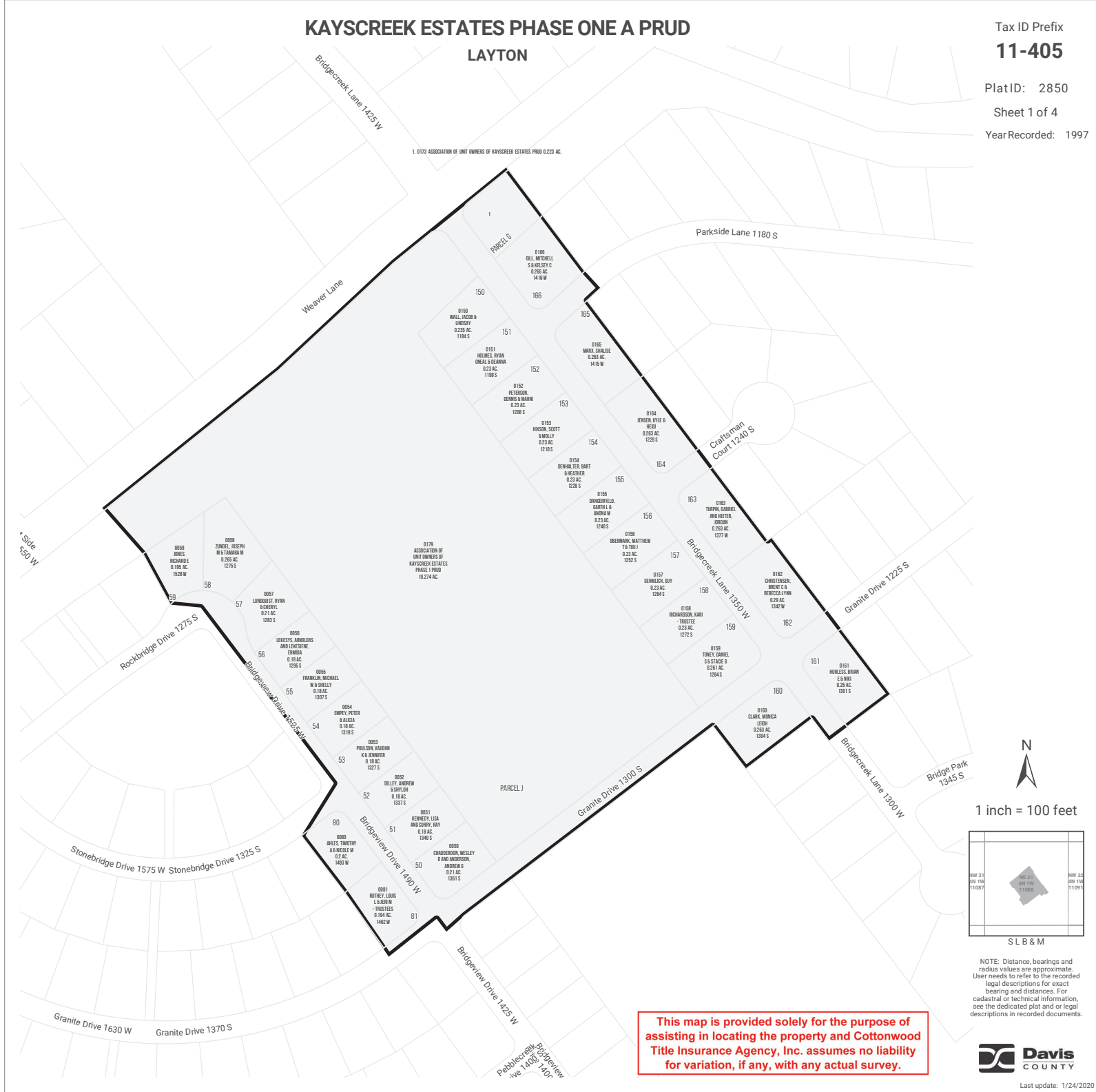
LAYTON

Tax ID Prefix
11-405

PlatID: 2850

Sheet 1 of 4

Year Recorded: 1997



1 inch = 100 feet

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.

NOTE: Distance, bearings and radius values are approximate. User needs to refer to the recorded legal descriptions for exact bearing and distances. For cadastral or technical information, see the dedicated plat and/or legal descriptions in recorded documents.



Last update: 1/24/2020

KAYSCREEK ESTATES PHASE ONE A PRUD

LAYTON

Tax ID Prefix
11-405

PlatID: 2850

Sheet 2 of 4

Year Recorded: 1997



1 inch = 100 feet

NW 31 4N 1W 11087	NE 31 4N 1W 11088	NW 32 4N 1W 11091	NE 32 4N 1W 11092
SW 31 4N 1W 11089	SE 31 4N 1W 11090	SW 32 4N 1W 11093	SE 32 4N 1W 11094

SLB & M

NOTE: Distance, bearings and radius values are approximate. User needs to refer to the recorded legal descriptions for exact bearing and distances. For cadastral or technical information, see the dedicated plat and/or legal descriptions in recorded documents.

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Ashwood Road



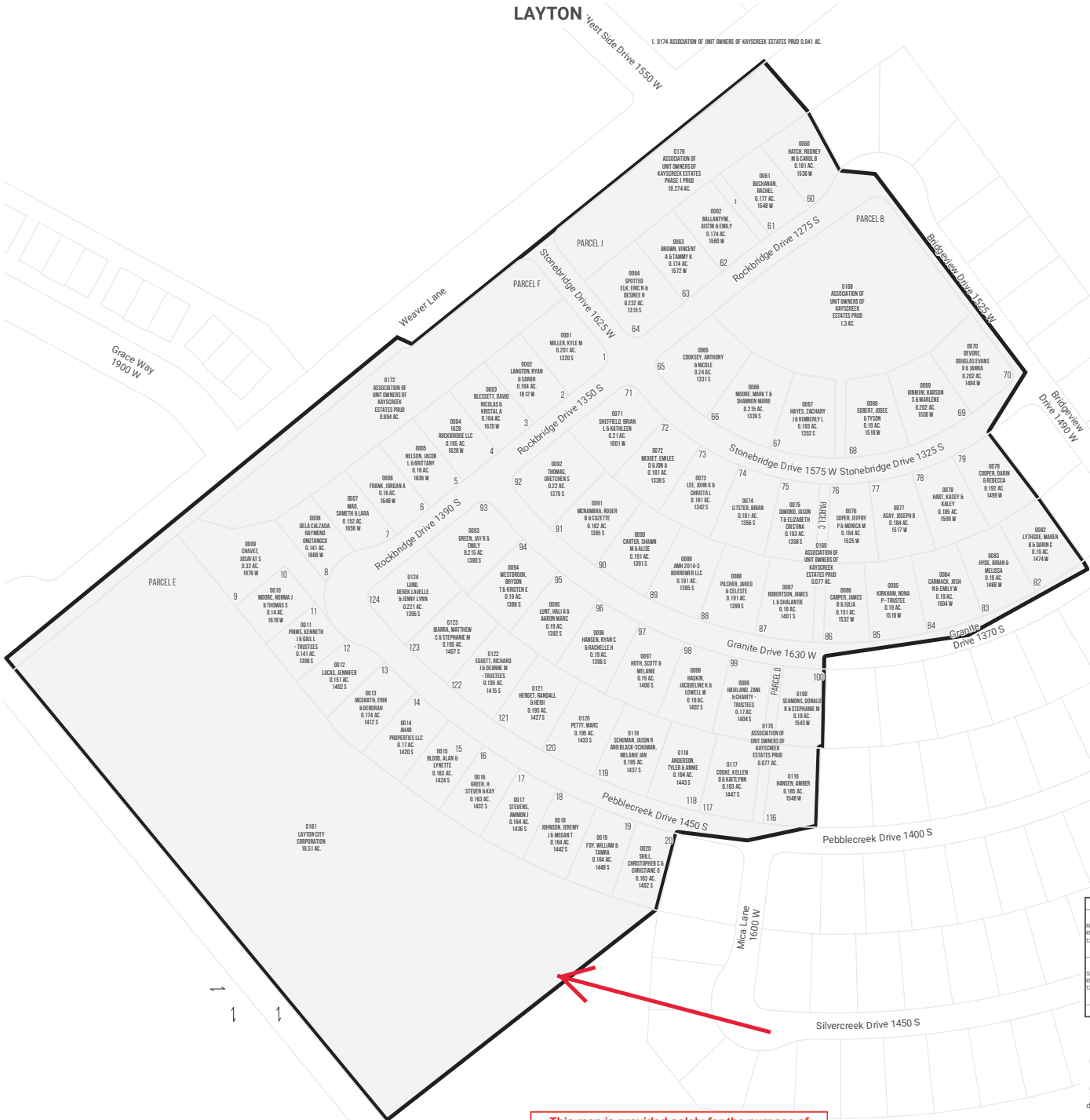
Last update: 1/24/2020

KAYSCREEK ESTATES PHASE ONE A PRUD

LAYTON

Tax ID Prefix
11-405

Parcel ID: 2850
Sheet 3 of 4
Year Recorded: 1997



1 inch = 100 feet

NE 36 4N 2W 12117	NW 31 4N 1W 11087	NE 31 4N 1W 11088	NW 32 4N 1W 11091
SE 36 4N 2W 12119	SW 31 4N 1W 11089	SE 31 4N 1W 11090	SW 32 4N 1W 11092

S L B & M

NOTE: Distance, bearings and radius values are approximate. User needs to refer to the recorded legal descriptions for exact bearing and distances. For cadastral or technical information, see the dedicated plat and/or legal descriptions in recorded documents.

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Last update: 1/24/2020

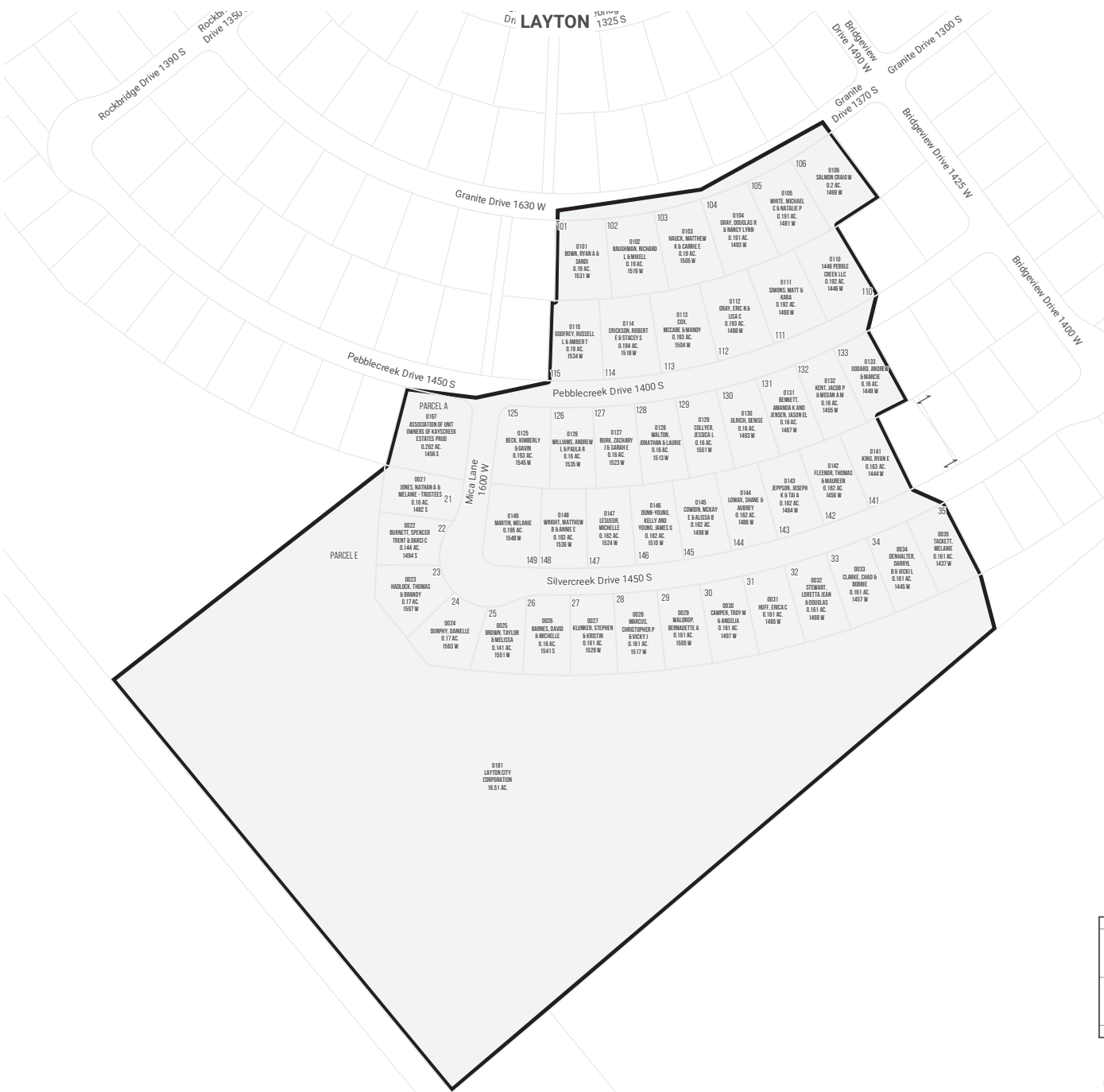
KAYSCREEK ESTATES PHASE ONE A PRUD

Tax ID Prefix
11-405

PlatID: 2850

Sheet 4 of 4

Year Recorded: 1997



1 inch = 100 feet

NW 31 4N 1W 11087	NE 31 4N 1W 11088	NW 32 4N 1W 11091
SW 31 4N 1W 11089	SE 31 4N 1W 11090	SW 32 4N 1W 11093

S L B & M

NOTE: Distance, bearings and radius values are approximate. User needs to refer to the recorded legal descriptions for exact bearing and distances. For cadastral or technical information, see the dedicated plat and or legal descriptions in recorded documents.

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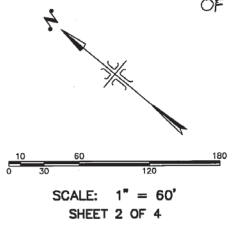
Last update: 1/24/2020

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

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.



SEE ADDRESS AFFIDAVIT

Bk 2410
Pg 242

2562 - 1054.1055

CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-2	20.00'	31.55'	28.36'	S 05°55'57" W	90°18'19"
C-3	20.00'	31.38'	28.26'	S 04°02'57" E	89°43'54"
C-4	618.50'	59.89'	59.77'	S 41°53'11" E	03°08'21"
C-5	618.50'	67.94'	67.90'	S 47°55'10" E	06°17'36"
C-6	618.50'	67.94'	67.90'	S 54°09'49" E	06°17'36"
C-7	618.50'	67.94'	67.90'	S 60°24'28" 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'	67.89'	S 73°08'29" E	06°17'20"
C-10	618.50'	60.44'	60.41'	S 78°59'02" E	03°05'36"
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°38'29" E	03°36'10"
C-13	618.50'	67.94'	67.90'	N 08°04'40" E	06°17'36"
C-14	618.50'	67.94'	67.90'	N 14°27'04" E	06°17'36"
C-15	618.50'	67.94'	67.90'	N 20°49'28" E	06°17'36"
C-16	600.00'	825.95'	836.76'	S 03°05'07" E	88°28'18"
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°04'05"
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'	81.60'	81.53'	S 82°41'02" E	08°03'29"
C-23	581.50'	15.00'	15.00'	S 87°29'58" E	01°28'41"
C-24	581.50'	63.92'	63.89'	N 08°31'16" E	06°29'43"
C-25	581.50'	81.67'	81.60'	N 16°15'00" E	08°02'48"
C-26	581.50'	81.59'	81.52'	N 23°12'26" E	08°02'21"
C-27	100.00'	2.73'	2.73'	S 31°58'03" W	01°33'34"
C-28	100.00'	48.11'	47.64'	S 62°58'50" W	57°38'48"
C-29	70.00'	60.33'	60.29'	S 42°12'21" W	31°01'03"
C-30	70.00'	57.20'	55.62'	S 06°48'46" E	46°49'11"
C-31	70.00'	28.46'	28.12'	S 44°13'36" E	57°38'48"
C-32	70.00'	14.73'	14.72'	S 64°22'01" E	18°04'20"
C-33	100.00'	46.44'	46.05'	S 37°06'11" E	86°38'19"
C-34	80.00'	66.65'	54.55'	S 03°58'51" W	90°12'31"

SEE STREET AFFIDAVIT
Bk 2424 Pg 2

SEE STREET AFFIDAVIT
Bk 1321 Pg 05



CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-35	841.50'	31.49'	28.34'	S 05°58'51" W	90°18'31"
C-36	841.50'	71.77'	71.74'	S 41°34'00" E	04°53'11"
C-37	841.50'	39.94'	39.91'	S 48°43'36" E	03°20'49"
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°47'13" E	05°30'43"
C-40	841.50'	80.95'	80.92'	S 62°18'21" E	05°30'43"
C-41	841.50'	80.95'	80.92'	S 66°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°52'33" E	04°10'11"
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°38'26" E	05°18'33"
C-46	841.50'	39.94'	39.91'	S 89°43'36" E	03°20'49"
C-47	841.50'	80.88'	80.85'	N 03°38'22" E	05°30'24"
C-48	841.50'	80.85'	80.82'	N 08°09'01" E	05°30'18"
C-49	841.50'	80.82'	80.79'	N 12°37'46" E	05°30'11"
C-50	866.00'	656.73'	648.89'	S 61°09'01" E	43°45'59"
C-51	866.00'	666.72'	658.15'	N 74°54'49" E	44°22'09"
C-52	878.50'	61.38'	61.37'	S 45°52'33" E	04°10'11"
C-53	878.50'	60.30'	60.29'	S 49°45'02" 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°39'59" 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"

CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-59	878.50'	60.30'	60.29'	S 73°21'54" E	03°55'59"
C-60	878.50'	78.04'	78.01'	S 77°58'34" E	03°09'23"
C-61	878.50'	51.44'	51.43'	S 87°00'37" E	03°21'18"
C-62	878.50'	57.56'	57.55'	S 89°26'06" E	03°45'16"
C-63	878.50'	57.56'	57.55'	S 95°40'51" E	03°45'16"
C-64	878.50'	57.56'	57.55'	S 91°45'35" E	03°45'16"
C-65	878.50'	57.56'	57.55'	S 78°10'20" E	03°45'16"
C-66	878.50'	57.56'	57.55'	S 74°29'04" E	03°45'16"
C-67	100.00'	41.38'	41.03'	S 18°57'43" W	23°40'39"
C-68	100.00'	9.51'	9.51'	S 33°21'34" W	05°27'04"
C-69	70.00'	57.03'	53.46'	S 12°54'44" W	44°48'44"
C-70	70.00'	43.05'	42.37'	S 28°02'43" E	35°14'10"
C-71	70.00'	31.26'	30.12'	S 66°38'22" E	41°57'11"
C-72	70.00'	34.30'	33.59'	S 84°11'01" E	14°33'42"
C-73	100.00'	21.98'	21.93'	N 70°36'26" E	1°35'29"
C-74	100.00'	25.41'	25.35'	S 84°11'01" E	14°33'42"
C-75	100.00'	61.89'	58.41'	S 39°33'49" E	39°03'42"
C-76	20.00'	32.13'	28.78'	S 38°53'45" E	98°02'24"
C-77	1101.50'	60.82'	60.81'	S 86°29'56" E	03°09'49"
C-78	1101.50'	67.49'	67.42'	S 89°30'44" E	03°09'49"
C-79	1101.50'	67.05'	67.05'	S 86°40'05" E	03°29'17"
C-80	1101.50'	67.05'	67.05'	S 83°10'48" E	03°29'17"
C-81	1101.50'	67.05'	67.05'	S 79°41'21" E	03°29'17"
C-82	1101.50'	67.05'	67.05'	N 76°12'14" E	03°29'17"
C-83	1120.00'	880.00'	897.34'	S 26°34'25" E	45°01'06"
C-84	1138.50'	61.89'	60.16'	S 38°33'49" E	03°01'34"
C-85	1138.50'	60.13'	60.12'	N 88°11'13" E	03°01'34"
C-86	1138.50'	60.13'	60.12'	N 85°03'29" E	03°01'34"
C-87	1138.50'	60.13'	60.12'	N 82°08'06" E	03°01'34"
C-88	1138.50'	60.13'	60.12'	N 79°06'26" E	03°01'34"
C-89	1138.50'	60.12'	60.12'	N 75°04'59" E	03°01'34"
C-90	1138.50'	60.12'	60.12'	S 73°07'51" W	1°29'36"
C-91	20.00'	30.56'	27.67'	S 36°38'56" E	87°38'29"
C-92	20.00'	30.56'	27.67'	N 30°53'43" E	87°38'29"

HUBBLE ENGINEERING, INC.
ENGINEERING-SURVEYING-PLANNING

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



NOTE: 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.

- NOTES:**
- 1) ALL LOTS HAVE FRONT SETBACKS OF 20 FEET TO PORCH OR LIVING AREA AND 30 FEET TO GARAGE.
 - 2) LOTS 2-8, 10-40, 42-48, 126-135, 138-148, 75, 76, 86, 89, AND 100 REQUIRE MINIMUM SIDE YARD SETBACKS OF 5 FEET AND 7 FEET.
 - 3) 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.
 - 4) 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.
 - 5) SIDE LOT LINES FOR LOTS 8-11, & 22-25 ARE NON-RADIAL.

RECORDED # 1336168
STATE OF UTAH, COUNTY OF DAVIS, RECORD
AND FILED AT THE REQUEST OF LAURENCE ALTY
DATE July 24, 1997 TIME 10:11 A.M. IN BOOK 2154 PAGE 215

James Hubble
DAVIS COUNTY RECORDER

8-0286

8-0286

9820-3

9820-3

CURVE DATA:	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-16	690.00'	395.99'	636.76'	S 89°03'07" E	88°25'18"
C-31	860.00'	666.72'	650.13'	N 74°54'49" E	44°29'09"
C-83	1120.00'	880.00'	897.94'	N 72°34'28"	45°01'34"
C-94	1138.50'	60.13'	60.12'	N 70°01'31"	0°31'34"
C-95	1138.50'	60.13'	60.12'	N 70°01'31"	0°31'34"
C-96	1138.50'	60.13'	60.12'	N 69°59'44"	0°31'34"
C-97	1138.50'	60.13'	60.12'	N 69°57'11"	0°31'34"
C-98	1138.50'	60.13'	60.12'	N 54°38'32"	0°31'34"
C-99	1138.50'	36.34'	36.34'	N 54°38'32"	0°31'34"
C-100	1101.50'	67.06'	67.05'	N 72°42'56"	0°32'18"
C-101	1101.50'	67.06'	67.05'	N 69°14'31"	0°32'18"
C-102	1101.50'	67.07'	67.06'	N 68°15'01"	0°32'19"
C-103	1101.50'	67.07'	67.06'	N 68°15'01"	0°32'19"
C-104	1101.50'	67.07'	67.06'	N 68°15'01"	0°32'19"
C-105	1101.50'	67.08'	67.07'	N 58°15'21"	0°32'21"
C-106	1101.50'	66.58'	66.57'	N 51°47'47"	0°32'47"
C-107	20.00'	38.28'	38.27'	N 06°41'27"	86°44'53"
C-108	38.50'	58.29'	58.28'	N 06°41'27"	86°44'53"

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

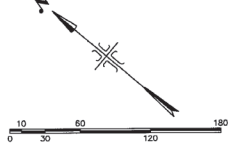
A PORTION OF THE N1/2 AND SE1/4 OF SECTION 31 AND W1/2 SECTION 32,

T.4N., R.1W., SLB&M
LAYTON, DAVID COUNTY, UT
1997

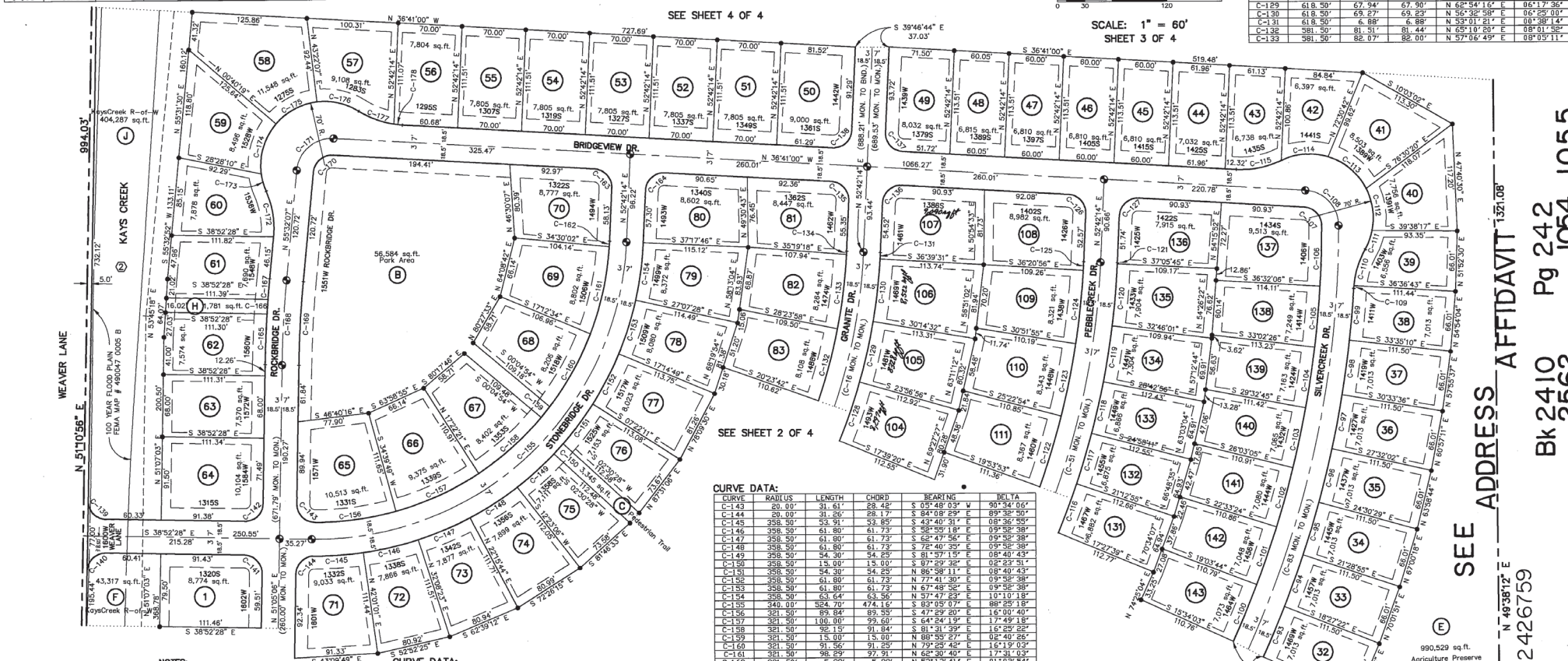
• HUBBLE ENGINEERING, INC. •
LEHI, UTAH

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CURVE DATA:	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-109	100.00'	2.13'	3.19'	N 54°27'45" E	81°49'40"
C-110	100.00'	49.00'	41.70'	N 67°34'35" E	24°04'00"
C-111	70.00'	21.69'	21.57'	N 70°34'50" E	17°43'28"
C-112	70.00'	47.61'	46.70'	N 48°14'04" E	38°38'04"
C-113	70.00'	55.51'	54.07'	N 61°01'39" E	43°45'15"
C-114	70.00'	58.69'	51.45'	N 44°15'08" W	45°07'25"
C-115	100.00'	50.84'	30.29'	N 51°14'31" E	38°07'43"
C-116	878.50'	37.56'	37.56'	N 70°59'49" E	0°34'51"
C-117	878.50'	57.56'	57.55'	N 66°54'33" E	0°34'51"
C-118	878.50'	57.56'	57.55'	N 64°00'18" E	0°34'51"
C-119	878.50'	57.56'	57.55'	N 62°04'58" E	0°34'51"
C-120	878.50'	68.35'	68.34'	N 58°00'14" E	0°34'51"
C-121	878.50'	0.00'	1.09'	N 58°44'58" E	0°34'51"
C-122	841.50'	80.79'	80.75'	N 67°07'58" E	0°35'04"
C-123	841.50'	80.76'	80.73'	N 61°37'39" E	0°35'25"
C-124	841.50'	80.73'	80.70'	N 56°07'37" E	0°35'29"
C-125	841.50'	80.73'	80.70'	N 53°02'34" E	0°35'39"
C-126	20.00'	31.20'	28.13'	N 08°00'37" E	89°25'14"
C-127	20.00'	31.65'	28.44'	N 01°59'23" E	90°36'46"
C-128	618.50'	67.94'	67.90'	N 69°11'52" E	0°35'47"
C-129	618.50'	67.94'	67.90'	N 62°54'16" E	0°35'47"
C-130	618.50'	69.21'	69.23'	N 56°32'58" E	0°35'49"
C-131	618.50'	6.88'	6.88"	N 59°01'21" E	0°35'49"
C-132	581.50'	81.31'	81.44'	N 65°10'28" E	0°35'51"
C-133	581.50'	82.07'	82.00"	N 57°05'49" E	0°35'51"



SCALE: 1" = 60'
SHEET 3 OF 4



SEE SHEET 4 OF 4

SEE SHEET 2 OF 4

CURVE DATA:	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-134	20.00'	31.61'	28.48'	S 05°48'03" W	90°34'06"
C-144	20.00'	31.26'	28.17'	S 84°08'29" E	89°35'50"
C-145	20.00'	32.91'	33.88'	S 43°00'31" E	89°36'48"
C-146	20.00'	61.80'	61.73'	S 38°58'18" E	0°35'38"
C-147	20.00'	61.80'	61.73'	S 62°47'56" E	0°35'38"
C-148	20.00'	61.80'	61.73'	S 77°00'39" E	0°35'38"
C-149	20.00'	54.30'	54.25'	S 81°57'15" E	0°35'38"
C-150	20.00'	13.00'	13.00"	S 87°59'28" E	0°35'38"
C-151	20.00'	54.30'	54.25"	N 88°58'48" E	0°35'38"
C-152	20.00'	61.80'	61.73"	N 77°41'30" E	0°35'38"
C-153	20.00'	61.80'	61.73"	N 67°48'56" E	0°35'38"
C-154	20.00'	63.64'	63.56"	N 67°47'24" E	0°35'38"
C-155	20.00'	52.47'	47.41"	S 82°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'	99.60'	99.60"	S 64°54'13" E	17°48'18"
C-158	321.50'	92.15'	91.84"	S 81°31'39" E	16°25'28"
C-159	321.50'	13.00'	13.00"	N 88°58'27" E	0°35'38"
C-160	321.50'	91.26'	91.26"	N 79°48'48" E	0°35'38"
C-161	321.50'	98.29'	97.91"	N 62°30'40" E	17°31'03"
C-162	321.50'	31.58'	31.58"	N 53°13'41" E	01°02'54"
C-163	20.00'	31.26'	28.17"	S 84°08'29" E	89°35'50"
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 34°52'46" E	48°17'59"
C-166	1218.50'	16.09'	16.09"	N 08°07'24" E	0°35'38"
C-167	1218.50'	28.86'	28.86"	N 34°59'38" E	01°04'30"
C-168	1218.50'	93.27'	93.27"	N 53°19'27" E	04°27'01"
C-169	1181.50'	91.27'	91.27"	N 38°18'37" E	04°27'01"
C-170	20.00'	30.64'	27.75"	S 30°34'26" E	87°46'53"
C-171	38.50'	58.98'	53.38"	S 30°34'26" E	87°46'53"
C-172	100.00'	30.94'	58.29"	N 40°58'16" E	25°07'43"
C-173	70.00'	19.61'	13.55"	N 34°25'59" E	16°03'10"
C-174	70.00'	16.09'	16.09"	N 34°52'46" E	48°17'59"
C-175	70.00'	52.16'	50.97"	S 67°58'47" E	42°41'48"
C-176	70.00'	47.74'	46.88"	S 27°03'39" E	39°04'36"
C-177	100.00'	41.21'	41.21"	S 34°00'33" E	22°46'47"
C-178	100.00'	9.33'	9.33"	S 34°00'33" E	05°20'54"

- NOTES:**
- 1) ALL LOTS HAVE FRONT SETBACKS OF 20 FEET TO PORCH OR LIVING AREA AND 30 FEET TO GARAGE.
 - 2) LOTS 2-8, 10-40, 42-48, 126-136, 138-148, 75, 76, 80, 99, AND 100 REQUIRE MINIMUM SIDE YARD SETBACKS OF 5 FEET AND 7 FEET.
 - 3) LOTS 1, 9, 41, 49-74, 77-85, 87-98, 101-125, 137 & 149 REQUIRE MINIMUM INTERIOR SIDE YARD SETBACKS OF 5 FEET AND 8 FEET.
 - 4) 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.
 - 5) SIDE LOT LINES FOR LOTS 40, 41, 42, 59, 60, 81 AND 82 ARE NON-RADIAL.

CURVE DATA:	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-134	581.50'	3.72'	3.72"	N 82°59'14" E	0°21'59"
C-135	20.00'	31.20'	28.13"	N 08°00'37" E	89°25'14"
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°25'14"
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 04°09'14" W	90°36'46"
C-140	20.00'	31.40'	28.27"	S 83°50'46" E	89°36'36"
C-141	20.00'	31.40'	28.27"	S 06°06'19" W	90°37'34"
C-142	20.00'	31.43'	28.29"	S 83°59'41" E	90°37'26"

ACADPLATS\KCPLOTS 5-22-97 8:16:30 am MST

RECORDED # 133648
STATE OF UTAH, COUNTY OF DAVID, RECORDS
AND FILED AT THE OFFICE OF LAYTON CITY, UT
DATE 2014 JUN 12 10:21 AM BOOK 2162 PAGE 245
245
James Johnson
DAVID 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.

HUBBLE ENGINEERING, INC.
ENGINEERING-SURVEYING-PLANNING

216 E. MAIN, SUITE 4
P.O. BOX 236
LEHI, UTAH 84043
(801) 765-1616

SEE ADDRESS AFFIDAVIT 132108

ENTRY 2426759
Bk 2410 Pg 242
1054, 1055

8-0288

8-0288

9820-4

9820-4

PLAT SHOWING 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

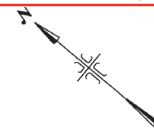
1997

• HUBBLE ENGINEERING, INC. •

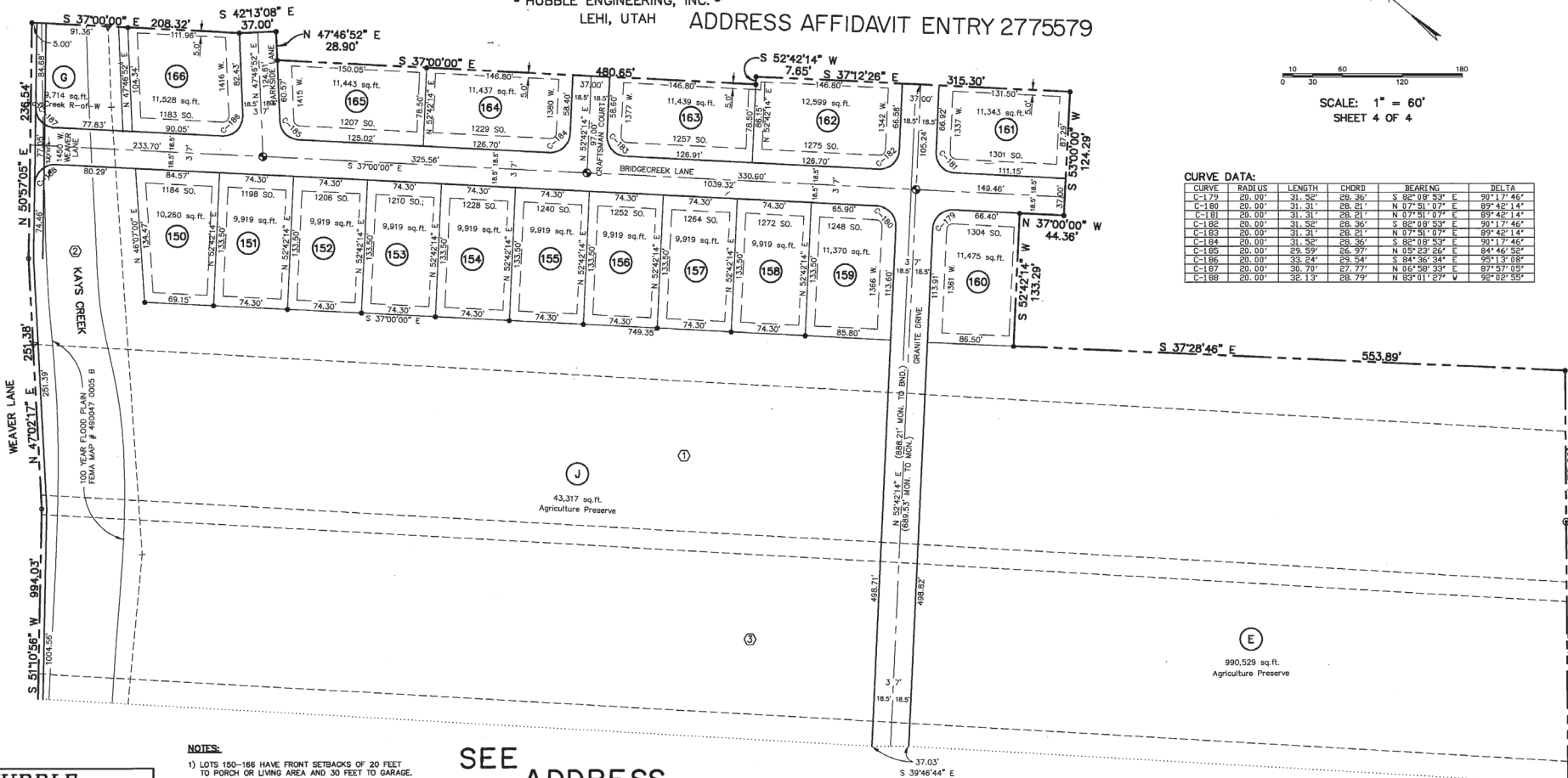
LEHI, UTAH

ADDRESS AFFIDAVIT ENTRY 2775579

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.



SCALE: 1" = 60'
SHEET 4 OF 4



CURVE DATA:

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C-179	20.00'	31.32'	28.36'	S 82° 09' 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'	31.32'	28.36'	S 82° 09' 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'	31.32'	28.36'	S 82° 09' 53" E	90° 17' 46"
C-185	20.00'	29.59'	26.97'	N 05° 23' 26" E	84° 46' 58"
C-186	20.00'	33.24'	29.94'	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 CORRECTION AFFIDAVIT ENTRY 2543621
SEE SHEET 3 OF 4

HUBBLE ENGINEERING, INC.
ENGINEERING-SURVEYING-PLANNING

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



Bk 2410 Pg 242 Bk 2562 Pg 1054, 1055

4:VKPLATS\VKPLAT4 5-22-97 9:22:03 am MST

RECORDED # 1326168

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF LAYTON CITY
DATE July 23, 1997 TIME 10:14 AM BOOK 2154 PAGE 245

FEE: \$ 395.00

Janice Johnson
DAVIS COUNTY RECORDER

A-0286

A-0286

SHEET 4 OF 4