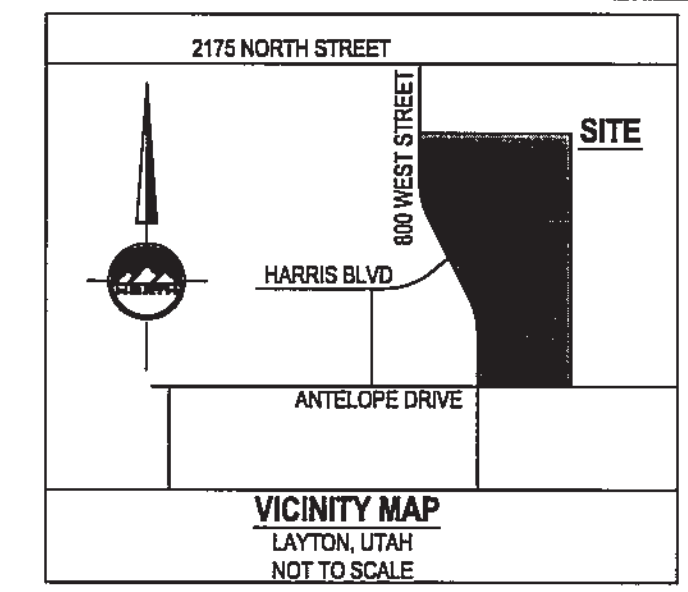
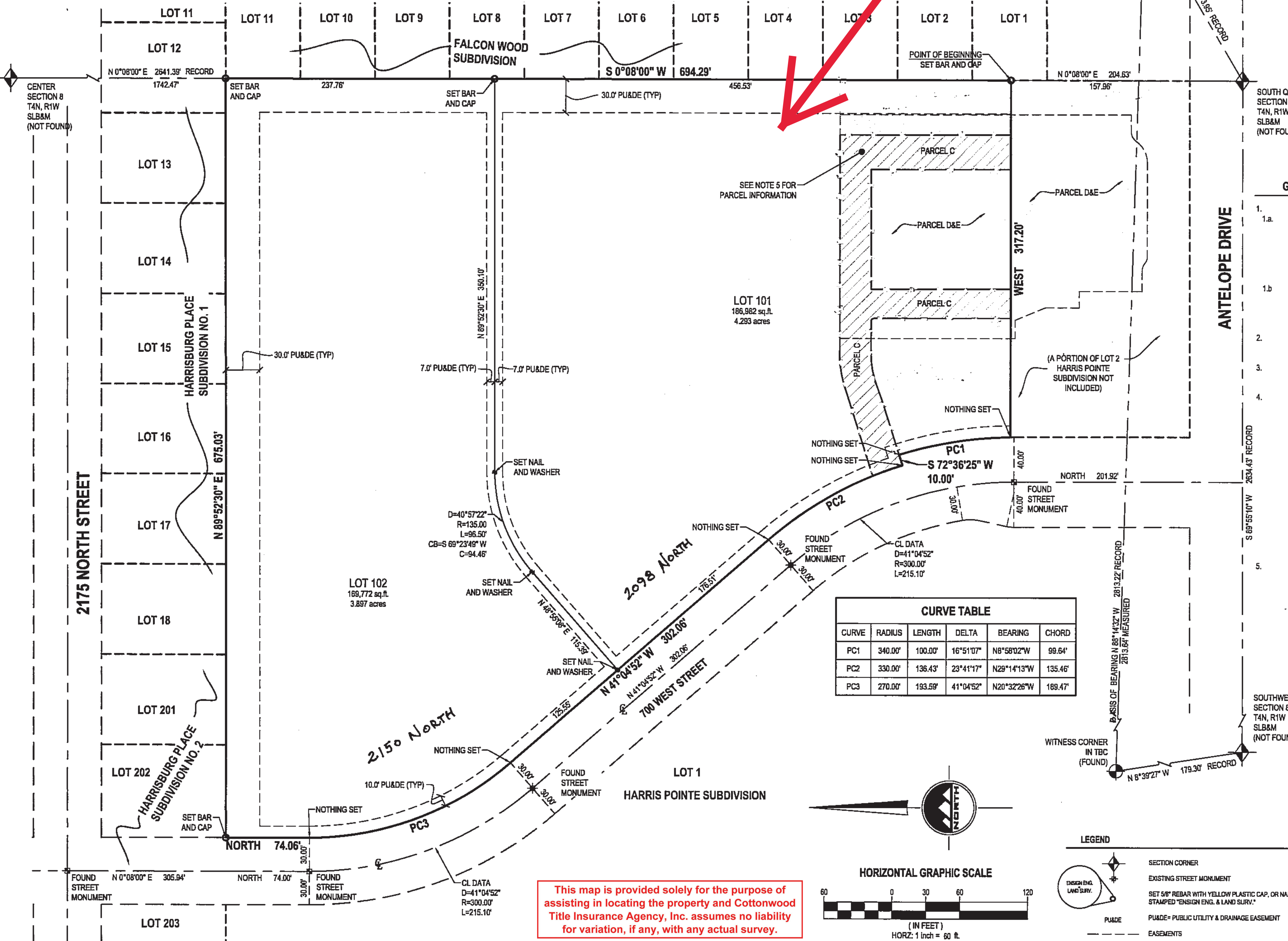


# HARRIS POINTE SUBDIVISION - FIRST AMENDED

## AMENDING A PORTION OF LOT 2 OF HARRIS POINTE SUBDIVISION

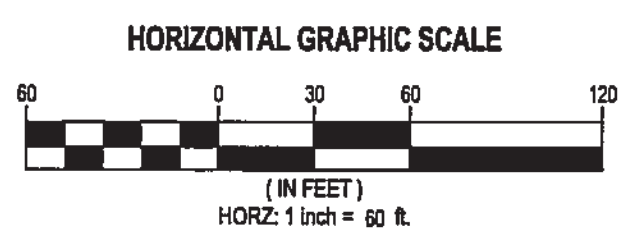
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8 TOWNSHIP 4 NORTH RANGE 1 WEST SALT LAKE BASE & MERIDIAN LAYTON CITY, DAVIS COUNTY, UTAH



### GENERAL NOTES:

- PROPERTY IS ZONED LOT 101 BUSINESS AND RESEARCH PARK (B-RP).
  - A. FRONT YARD SETBACK IS 20'
  - B. REAR YARD SETBACK IS 10'
  - C. SIDE YARD SETBACK IS 10'
  - D. CORNER LOT SIDE YARD SETBACK IS 20'
- LOT 102 CONDOMINIUM/TOWNHOUSE (C-TH). SETBACK REQUIREMENTS ARE ESTABLISHED THROUGH THE DESIGN OF THE DEVELOPMENT.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 7' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- BASIS OF BEARING IS THE SAME AS THE HARRIS POINTE SUBDIVISION.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.&D.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.&D.E. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.&D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.&D.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.&D.E.
- PARCELS C-E THRU 'E' ARE DESCRIBED IN A RECIPROCAL EASEMENT AGREEMENT RECORDED ON SEPTEMBER 7, 2006 ENTRY NO. 2199504, IN BOOK 4112, AT PAGES 339 - 356.

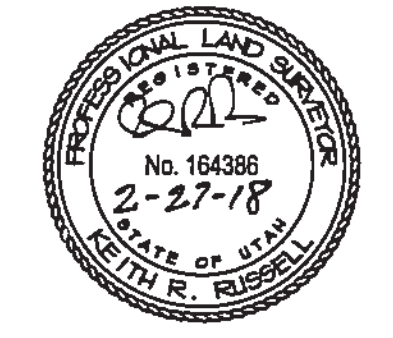
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	340.00'	100.00'	16°51'07"	N8°58'02"W	99.64'
PC2	330.00'	136.43'	23°41'17"	N29°14'13"W	135.46'
PC3	270.00'	193.59'	41°04'52"	N20°32'26"W	189.47'



**SURVEYOR'S CERTIFICATE**  
 I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that 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 and streets, hereafter to be known as HARRIS POINTE SUBDIVISION - FIRST AMENDED and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
 Beginning at a point on the west line of Falcon Wood Subdivision and the quarter section line, said point being North 0°08'00" East 204.63 feet to and along the west line of Falcon Wood Subdivision and along the quarter section line from the South Quarter Corner of Section 8, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running:  
 Thence West 317.20 feet to the east line of 700 West Street;  
 Thence northwesterly 100.00 feet along the arc of a 340.00 foot radius curve to the left, (center bears South 69°27'32" West and long chord bears North 9°58'02" West 99.64 feet, with a central angle of 16°51'07") along the east line of 700 West Street;  
 Thence South 72°36'25" West 10.00 feet along the east line of 700 West Street;  
 Thence northwesterly 136.43 feet along the arc of a 330.00 foot radius curve to the left, (center bears South 72°36'25" West and long chord bears North 29°14'13" West 135.46 feet, with a central angle of 23°41'17") along the east line of 700 West Street;  
 Thence North 41°04'52" West 302.06 feet along the east line of 700 West Street;  
 Thence northerly 193.59 feet along the arc of a 270.00 foot radius curve to the right, (center bears North 46°55'08" East and long chord bears North 20°32'26" West 189.47 feet, with a central angle of 41°04'52") along the east line of 700 West Street;  
 Thence North 74.06 feet along the east line of 700 West Street to the south line of Harrisburg Place Subdivision No. 2;  
 Thence North 89°52'30" East 675.03 feet along the south line of Harrisburg Place Subdivision No. 2 to and along the south line of Harrisburg Place Subdivision No. 1 to the Northwest Corner of Falcon Wood Subdivision, also being on the quarter section line;  
 Thence South 0°08'00" West 694.29 feet along the west line of Falcon Wood Subdivision and the quarter section line to the point of beginning.

Contains 358,754 square feet, 8.190 acres, 2 lots.  
 Date: Feb 27, 2018  
 Signature: [Signature]  
 Name: Keith R. Russell  
 License no. 164386



### OWNER'S DEDICATION

Knows all men by these presents that we the undersigned owners of the above described tract of land, having caused same to be subdivided, hereafter known as the **HARRIS POINTE SUBDIVISION - FIRST AMENDED** do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof we have hereunto set our hands this 27 day of February, A.D. 2018.

By: [Signature]  
 Name: Layton Valley, LLC  
 By: [Signature]  
 Name: Richard L. Varnes, Inc.  
 Its: Manager

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, County of Davis, J.S.S.  
 On the 27th day of February, A.D. 2018, [Signature] personally appeared before me, the undersigned Notary Public, in and for said County of Davis, in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the President of Layton Valley, LLC in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the President of Richard L. Varnes, Inc. in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of Layton Valley, LLC, a Limited Liability Company 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 and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: August 31, 2019  
 Notary Public: [Signature]  
 Name: Marta Trujillo-Franco  
 Commission # 684738  
 My Commission Expires Aug. 31, 2019  
 State of Utah

### CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, County of Davis, J.S.S.  
 On the 27th day of February, A.D. 2018, [Signature] personally appeared before me, the undersigned Notary Public, in and for said County of Davis, in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the President of Layton Valley, LLC, a Corporation and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

### HARRIS POINTE SUBDIVISION - FIRST AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8 TOWNSHIP 4 NORTH RANGE 1 WEST SALT LAKE BASE & MERIDIAN LAYTON CITY, DAVIS COUNTY, UTAH

ENTRY NO. 2018-4208 FEE PAID 332.25 FILED FOR RECORD AND RECORDED THIS 28 DAY OF MARCH 2018 AT 2:22 PM IN BOOK 6981 OF OFFICIAL RECORDS PAGE 1060

**DAVIS COUNTY RECORDER**  
 PROJECT NUMBER: 7739  
 MANAGER: KRUSSELL  
 CHECKED BY: ASHELBY  
 CHECKED BY: KRUSSELL  
 DATE: 3/27/18  
 DEPUTY RECORDER: [Signature]

**ENSIGN**  
 SALT LAKE CITY  
 45 W. 10000 S. Suite 500  
 Sandy, UT. 84070  
 Phone: 801.255.0529  
 Fax: 801.255.4449  
 www.ensigneng.com

LAYTON  
 Phone: 801.547.1100  
 TOOELE  
 Phone: 435.843.3200  
 CARMAN CITY  
 Phone: 435.265.1453  
 RICHFIELD  
 Phone: 435.560.0157  
 COLORADO SPRINGS  
 Phone: 719.478.0219

**CITY ATTORNEY'S APPROVAL**  
 APPROVED THIS 14th DAY OF March, 2018,  
 BY THE LAYTON CITY ATTORNEY.  
[Signature]  
 LAYTON CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 13th DAY OF March, 2018,  
 BY THE CITY PLANNING COMMISSION APPROVAL  
[Signature]  
 CHAIRMAN, LAYTON CITY PLANNING COMMISSION

**CITY ENGINEER'S APPROVAL**  
 APPROVED THIS 13 DAY OF MARCH, 2018,  
 BY THE LAYTON CITY ENGINEER  
[Signature]  
 LAYTON CITY ENGINEER

**CITY COUNCIL APPROVAL**  
 APPROVED THIS 7th DAY OF December, 2017,  
 BY THE LAYTON CITY COUNCIL  
[Signature]  
 CITY RECORDER  
[Signature]  
 CITY MAYOR

**SHEET 1 OF 1**  
 PROJECT NUMBER: 7739  
 MANAGER: KRUSSELL  
 CHECKED BY: ASHELBY  
 CHECKED BY: KRUSSELL  
 DATE: 3/27/18  
 DEPUTY RECORDER: [Signature]

5885