

THE PARKWAY PHASE 2 - PRUD SUBDIVISION

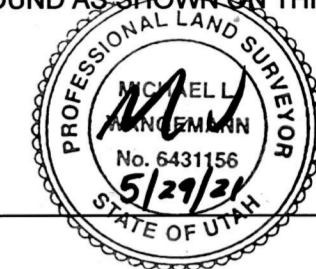
BEING ALL OF LOT 104, DESERET LANDING SUBDIVISION, RECORDED AS ENTRY NO. 3307639 IN BOOK 7623 AT PAGE 2662 LOCATED IN THE NORTH WEST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN KAYSVILLE CITY, DAVIS COUNTY, UTAH
MAY 2021

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE:

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6431156, AS PRESCRIBED UNDER THE 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS: **THE PARKWAY PHASE 2 - PRUD SUBDIVISION** AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

[Signature]
MICHAEL L. WANGEMANN
No. 6431156
5/29/21
STATE OF UTAH



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DESERET DRIVE, SAID POINT BEING SOUTH 88°08'30" EAST ALONG THE QUARTER SECTION LINE 424.30 FEET AND NORTH 22°18'40" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 436.77 FEET FROM THE WEST QUARTER CORNER, SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 22°18'40" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 206.00 FEET; THENCE NORTH 67°41'20" EAST 150.40 FEET; THENCE SOUTH 88°08'30" EAST 672.15 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 19°30'04" EAST ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE 221.19 FEET; THENCE NORTH 88°08'30" WEST 708.61 FEET; THENCE SOUTH 67°41'20" WEST 106.29 FEET TO THE POINT OF BEGINNING. (THE NAD83 ROTATION FOR THIS LEGAL DESCRIPTION SHOULD BE FROM THE BEARING USED OF SOUTH 88°08'30" EAST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND ROTATED TO A BEARING OF SOUTH 87°57'18" EAST FROM SAID WEST QUARTER CORNER.)

CONTAINS 168,657.52 SQ/FT OR 3.87 ACRES

OWNERS DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT:

THE PARKWAY PHASE 2 - PRUD SUBDIVISION

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS AND PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, DETENTION BASIN, AND SLOPE EASEMENTS FOREVER AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY KAYSVILLE CITY AND WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS. PARKWAY OWNERS ASSOCIATION, INC. SHALL OWN AND MAINTAIN ALL OPEN SPACE AND PRIVATE ROADWAYS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS 7th DAY OF

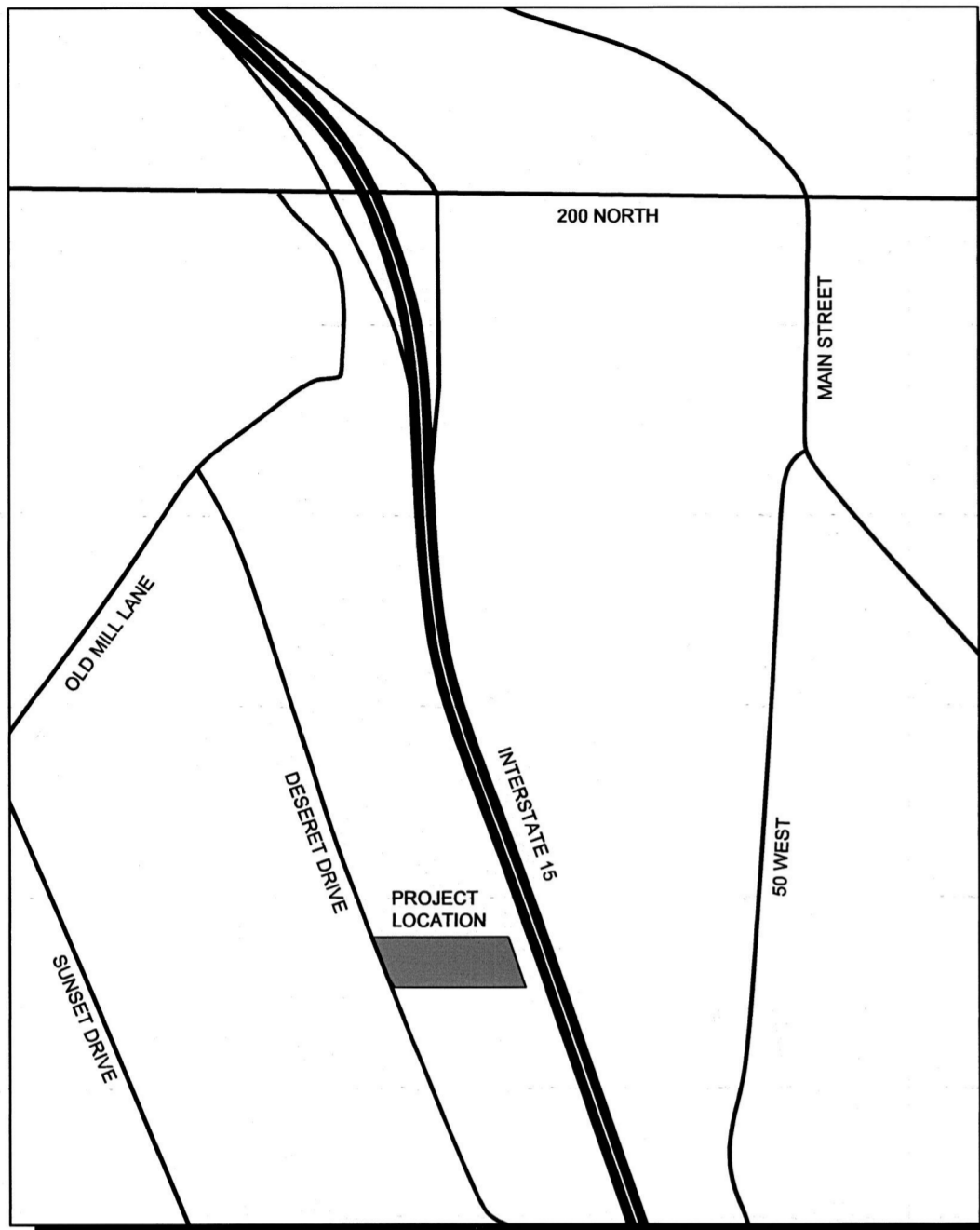
July A.D. 2021.

[Signature]

[Signature]

[Signature]

VICINITY MAP



DOMINION ENERGY UTAH

- NOTE WITH AN EXISTING NATURAL GAS EASEMENT

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-365-8552.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS 12th DAY OF JULY, 2021

BY: *[Signature]*

TITLE: AUTHORIZED REPRESENTATIVE

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED ALONG THE CENTERLINE OF DESERET DRIVE AND AT THE INTERSECTION OF DESERET DRIVE AND TREADING LANE AS SHOWN ON THIS SURVEY PLAT.

MINIMUM BASEMENT FLOOR ELEVATION

SLAB DEPTHS LISTED BELOW SHOULD BE MEASURED FROM THE HIGHEST TOP BACK OF CURB ON EACH PROPERTY TABLE PROVIDED FROM CMT ENG DATED 11-24-20



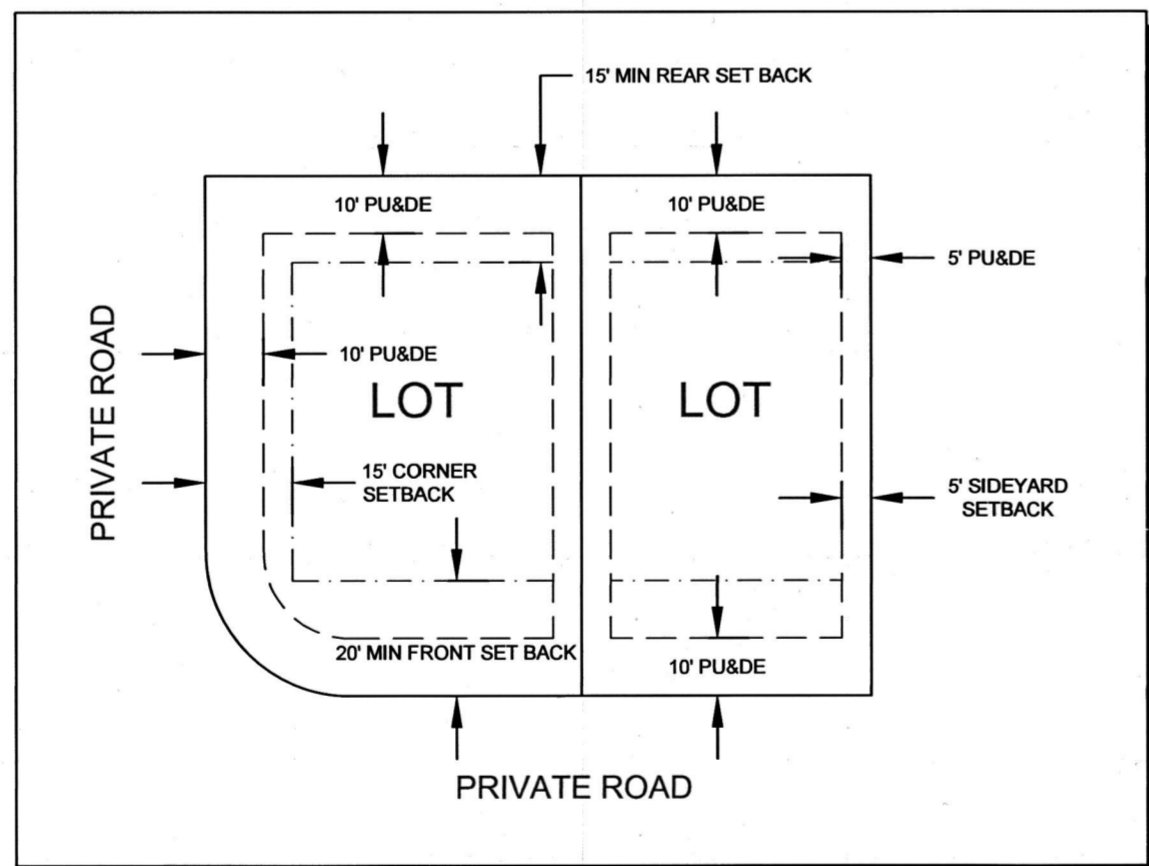
Construction • Materials • Technologies
Geotechnical, Environmental, & Materials Engineering/Testing/Research

Conclusions and Recommendations

Based on our review of the referenced geotechnical study and the referenced improvement plans, basement floor slabs elevations will be controlled by site grading and the depth to groundwater measured during the referenced study. Due to alterations to drainage at the site which influences groundwater levels at the site, consideration should be given to observing groundwater conditions on a lot by lot basis during construction, which may facilitate adjusting basement floor slab elevations. All other recommendations provided in the referenced geotechnical report and on the referenced improvement plans should be followed. The following table provides basement floor slab elevation requirements.

Lot	Minimum Top of Floor Slab Elevation (feet)	Top of Floor Slab Depth Below Top Back of Curb (feet)
201	4275.4	0.4 Above TBC
202	4276.4	1.1 Above TBC
203	4274.5	1.2
204	4274.7	1.5
205	4274.9	1.7
206	4276.1	1.5
207	4276.9	2.2
208	4278.4	2.2
209	4280.4	2.6
210	4280.4	2.5
211	4277.4	5.2
212	4278.0	3.8
213	4276.4	3.9
214	4276.9	1.9
215	4276.1	1.2
216	4274.9	1.6
217	4274.7	1.4
218	4274.5	1.1
219	4275.4	0.2 Above TBC

TYPICAL LOT EASEMENTS AND SETBACKS



NOTES

- ALL PRIVATE RIGHT OF WAYS AND OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE PARKWAY OWNERS ASSOCIATION.
- ALL PRIVATE RIGHT OF WAYS ARE TO BE DEDICATED AS PUBLIC UTILITY, DRAINAGE, UTILITY EASEMENTS IN FAVOR OF KAYSVILLE CITY, CENTRAL DAVIS SEWER DISTRICT, AND DAVIS AND WEBER CANAL COMPANY.
- #5 REBAR AND CAP TO BE SET AT ALL REAR LOT CORNERS. NAILS OR LEAD PLUGS TO BE SET IN CURB AT EXTENSION OF SIDE LOT LINES.
- PER CMT ENGINEERING REPORT DATED 11/13/19, GROUND WATER IS PRESENT AT THIS SITE.
- REAR YARD GRADING AND DRAINAGE TO REMAIN AS DESIGNED TO KEEP RUN OFF IN DRAINAGE EASEMENT ALONG REAR PROPERTY LINES.

SEWER EASEMENT

LINE	LENGTH	BEARING
L1	105.66'	N67° 13' 21"E
L2	41.82'	N79° 38' 20"E
L3	432.17'	S88° 08' 30"E
L4	16.39'	S22° 18' 40"E
L5	74.92'	S84° 51' 33"W
L6	81.46'	S70° 31' 57"W
L7	38.72'	S19° 28' 03"E
L8	18.18'	S72° 13' 49"W

*TIE FROM END OF C2 TO 2 30' SEWER EASEMENT

CITY ENGINEER'S APPROVAL
APPROVED THIS 21st DAY OF July A.D., 2021
BY THE KAYSVILLE CITY ENGINEER.
[Signature]
CITY ENGINEER

CITY ATTORNEY APPROVAL
APPROVED THIS 20 DAY OF July A.D., 2021
BY THE KAYSVILLE CITY ATTORNEY.
[Signature]
CITY ATTORNEY

PLANNING COMMISSION
APPROVED THIS 21 DAY OF July A.D., 2021
BY THE KAYSVILLE CITY PLANNING AND ZONING COMMISSION.
[Signature]
CHAIRMAN

CITY COUNCIL ACCEPTANCE
APPROVED THIS 21 DAY OF July A.D., 2021
BY THE KAYSVILLE CITY COUNCIL.
[Signature]
CITY RECORDER

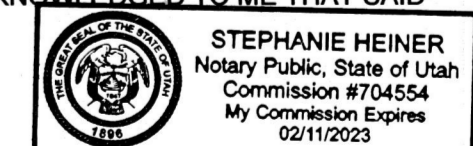
CORPORATE ACKNOWLEDGEMENT:

STATE OF UTAH) §
COUNTY OF DAVIS

ON THIS 7th DAY OF July, IN THE YEAR 2021, PERSONALLY APPEARED BEFORE ME Darlene Carter WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE AUTHORIZED PERSON OF CW SOUTH DAVIS PARKWAY II, LLC. A DELAWARE LIMITED LIABILITY COMPANY AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID authorized person ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature] #704554



(NOTARY SIGNATURE)

DAVIS COUNTY RECORDER

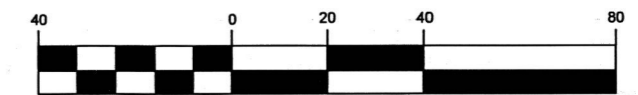
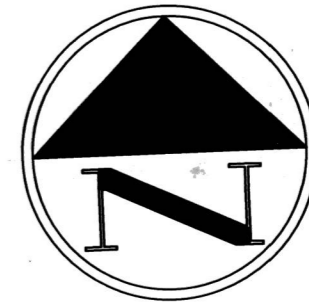
ENTRY NO. 3403837 FEE PAID \$146.00
FILED FOR RECORD AND RECORDED THIS 29th DAY OF July, 2021
AT 12:37 IN BOOK 7810 PAGE 434

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DAVIS COUNTY RECORDER

BY: _____ DEPUTY RECORDER

THE PARKWAY PHASE 2 - PRUD SUBDIVISION

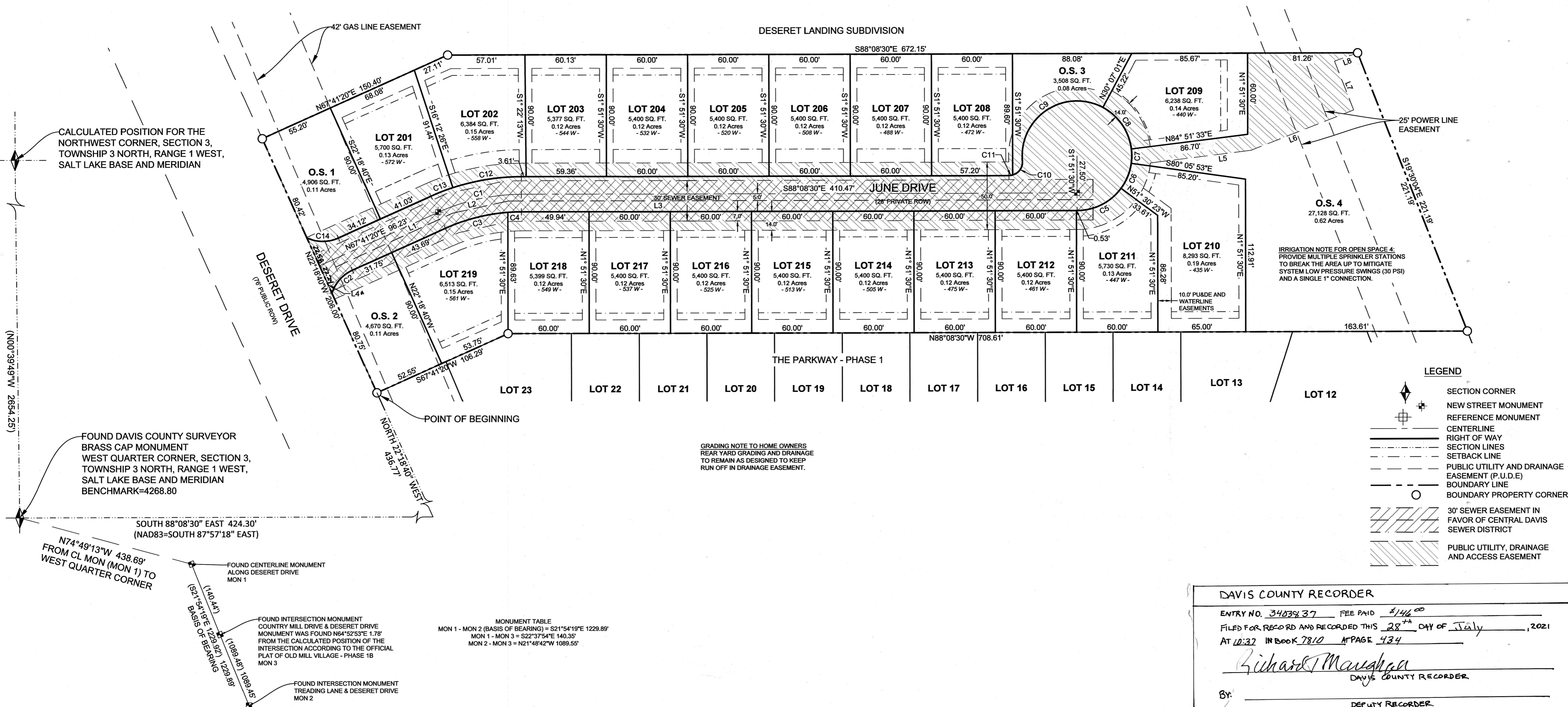
SHEET 2 OF 2



(IN FEET)
SCALE: 1"=40'



DESERET LANDING SUBDIVISION



CALCULATED POSITION FOR THE NORTHWEST CORNER, SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

FOUND DAVIS COUNTY SURVEYOR BRASS CAP MONUMENT WEST QUARTER CORNER, SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN BENCHMARK=4268.80

(N00°39'49"W 2654.25')

SOUTH 88°08'30" EAST 424.30'
(NAD83=SOUTH 87°57'18" EAST)

N74°49'13"W 438.69'
FROM CL MON (MON 1) TO WEST QUARTER CORNER

FOUND CENTERLINE MONUMENT ALONG DESERET DRIVE MON 1

FOUND INTERSECTION MONUMENT COUNTRY MILL DRIVE & DESERET DRIVE MONUMENT WAS FOUND N64°52'53"E 1.78' FROM THE CALCULATED POSITION OF THE INTERSECTION ACCORDING TO THE OFFICIAL PLAT OF OLD MILL VILLAGE - PHASE 1B MON 3

FOUND INTERSECTION MONUMENT TREADING LANE & DESERET DRIVE MON 2

MONUMENT TABLE

MON 1 - MON 2 (BASIS OF BEARING) = S21°54'19"E 1229.89'
MON 1 - MON 3 = S22°37'54"E 140.35'
MON 2 - MON 3 = N21°48'42"W 1089.55'

GRADING NOTE TO HOME OWNERS
REAR YARD GRADING AND DRAINAGE TO REMAIN AS DESIGNED TO KEEP RUN OFF IN DRAINAGE EASEMENT.

- LEGEND**
- SECTION CORNER
 - NEW STREET MONUMENT
 - REFERENCE MONUMENT
 - CENTERLINE
 - RIGHT OF WAY
 - SECTION LINES
 - SETBACK LINE
 - PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E)
 - BOUNDARY LINE
 - BOUNDARY PROPERTY CORNER
 - 30' SEWER EASEMENT IN FAVOR OF CENTRAL DAVIS SEWER DISTRICT
 - PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT

DAVIS COUNTY RECORDER

ENTRY NO. 3483437 FEE PAID \$146.00

FILED FOR RECORD AND RECORDED THIS 28th DAY OF July, 2021

AT 10:37 IN BOOK 7810 PAGE 434

Richard M. Mangha
DAVIS COUNTY RECORDER

By: _____
DEPUTY RECORDER