

BASIS OF BEARING: N 00°04'00" E 2643.37' (MEAS) 2643.36' (REC)

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.

LAYTON CITY PLANNING COMMISSION
APPROVED THIS 22ND DAY OF November 2021 BY
[Signature]
CHAIRMAN, LAYTON CITY PLANNING COMMISSION

LAYTON CITY ENGINEER
APPROVED AS TO FORM BY LAYTON CITY ENGINEER
THIS 18TH DAY OF November 20 21
[Signature]
LAYTON CITY ENGINEER

LAYTON CITY ATTORNEY
APPROVED AS TO FORM BY LAYTON CITY ATTORNEY
THIS 18TH DAY OF November 20 21
[Signature]
LAYTON CITY ATTORNEY

LAYTON CITY ENGINEER Land Use Authority
PRESENTED TO THE LAYTON CITY ENGINEER THIS 30TH DAY OF November 20 21 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED
[Signature]
LAYTON CITY MAYOR

HOLMES CREEK IRRIGATION COMPANY
APPROVED THIS 11 DAY OF Nov 2021 BY
[Signature]
AUTHORIZED SIGNER

HOLMES CREEK IRRIGATION COMPANY
APPROVED THIS 11 DAY OF Nov 2021 BY
[Signature]
AUTHORIZED SIGNER

PREPARED BY:
PEG CONSULTING
972 SOUTH 300 WEST • SUITE 117 DAVIS
PHONE: (801) 262-2531 • FAX: (801) 262-2551

RECORDER # 3444241
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF
[Signature]
DATE 12-20-2021 TIME 10:33 AM BOOK 7929 PAGE 409
\$500
DAVIS COUNTY RECORDER

DANSIE MARKET SUBDIVISION

LOCATED IN THE SOUTH 1/2 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LAYTON CITY, DAVIS COUNTY, UTAH

- NOTES:**
- AS A PRIVATE DEVELOPMENT, THE PRIVATE FIRE HYDRANTS SHALL BE ANNUALLY MAINTAINED AND A STEAM FLOW TEST SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24 AND 25. ALL RECORDS SHALL BE PROVIDED AND SUBMITTED THROUGH THE COMPLIANCE ENGINE FOUND AT <http://www.thecompliancesngine.com>.
 - THE UNDERLYING PROPERTY OWNER IS RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE DETENTION BASIN.
 - A TEMPORARY RIGHT-OF-WAY EASEMENT OVER AND ACROSS THE SUBJECT PROPERTY IN FAVOR OF ROCKY MOUNTAIN POWER, ENTRY NO. 342473, BOOK 7878, PAGE 1275-1279, IS IN PLACE ONLY DURING THE CONSTRUCTION PERIOD AND WILL BE VACATED AT THE COMPLETION OF THE NEW INFRASTRUCTURE INSTALLATION.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMP "PEPG 9679988". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

SURVEYOR'S CERTIFICATE

I, Robert Law, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 9679988 as prescribed under the laws of the State of Utah in accordance with Title 58, Chapter 22, Professional Land Surveyors Licensing Act. I further certify by authority of the owner(s), I have made a survey of the tract of land shown on this plat and described below in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat, and the plat DANSIE MARKET SUBDIVISION in Layton City, Davis County, Utah, has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Davis County Recorder's Office and from said survey made by me on the ground. I further certify that the requirements of all applicable statutes and ordinances of Layton City, Davis County, concerning zoning requirements regarding lot measurements, have been complied with.

BOUNDARY DESCRIPTION

Beginning at a point on the westerly right-of-way line of a road conveyed in Book 2486 at Page 803 as Entry No. 1507046; said point being North 89°29'50" East, (NAD83 Bearing is North 89°51'30" East), along the section line, 375.23 feet and South 27°59'23" West from the North Quarter corner of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian; said North Quarter corner being South 89°27'20" East, 2673.37 feet from the Northwest corner of said Section 28, (Basis of Bearing is North 00°04'00" East between the West Quarter Corner and Northwest Corner of said Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian); and running thence along said westerly right-of-way line the following two (2) courses: South 00°34'30" West, 206.02 feet; thence South 16°04'46" West, 35.16 feet; thence South 61°58'00" West, 318.27 feet to a point on the easterly right-of-way line Main Street; thence along said easterly right-of-way line the following three (3) courses: North 41°32'00" West, 102.00 feet; thence North 01°30'00" East, 11.57 feet; thence North 41°32'00" West, 51.46 feet; thence North 53°00'00" East, 469.11 feet to the point of beginning.

Contains: 1.60 Acres (or 69,484 sq. ft.)

ROBERT LAW
DATE 11/09/2021

OWNERS DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the herein described tract of land, hereby set apart and subdivide the same into lots as shown on this plat and name said plat DANSIE MARKET SUBDIVISION, and do hereby dedicate to Layton City, Utah and all Public Utility Companies, a perpetual non-exclusive easement over the public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines, fiber optics, and drainage; and those parcels designated as public open space, parks, trail or easements, or of similar designation.

The undersigned hereby certify that this subdivision has met all requirements of Layton City Ordinances in witness whereof, I have hereunto set my hand this 11 day of November, 20 21.

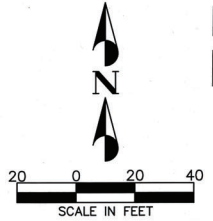
CW THE CLARA QOZB, LLC
By: *[Signature]*
Print Name: Clara Qozb
Its: Manager

NOTARY ACKNOWLEDGEMENT

State of Utah }
County of Davis } S.S.

On this 11 day of November, in the year 20 21, personally appeared before me, the undersigned notary public, *[Signature]*, being my duly sworn, acknowledged to me that he/she is the manager of CW THE CLARA QOZB, LLC and that he/she signed the above Owners Dedication freely, voluntarily, and in behalf of said CW THE CLARA QOZB, LLC for the purposes therein mentioned.

Commission Number: #704554
My Commission Expires: 02/11/2023
Print Name: Stephanie Heiler
A Notary Public Commissioned in Utah



- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - - - ADJACENT PARCELS
 - ▨ EXISTING BUILDING
 - - - PUEASE PUBLIC UTILITY & DRAINAGE EASEMENT
 - ▨ UNDERGROUND DETENTION BASIN EASEMENT
 - ▨ ROCKY MOUNTAIN POWER EASEMENT

DATUM NOTE:

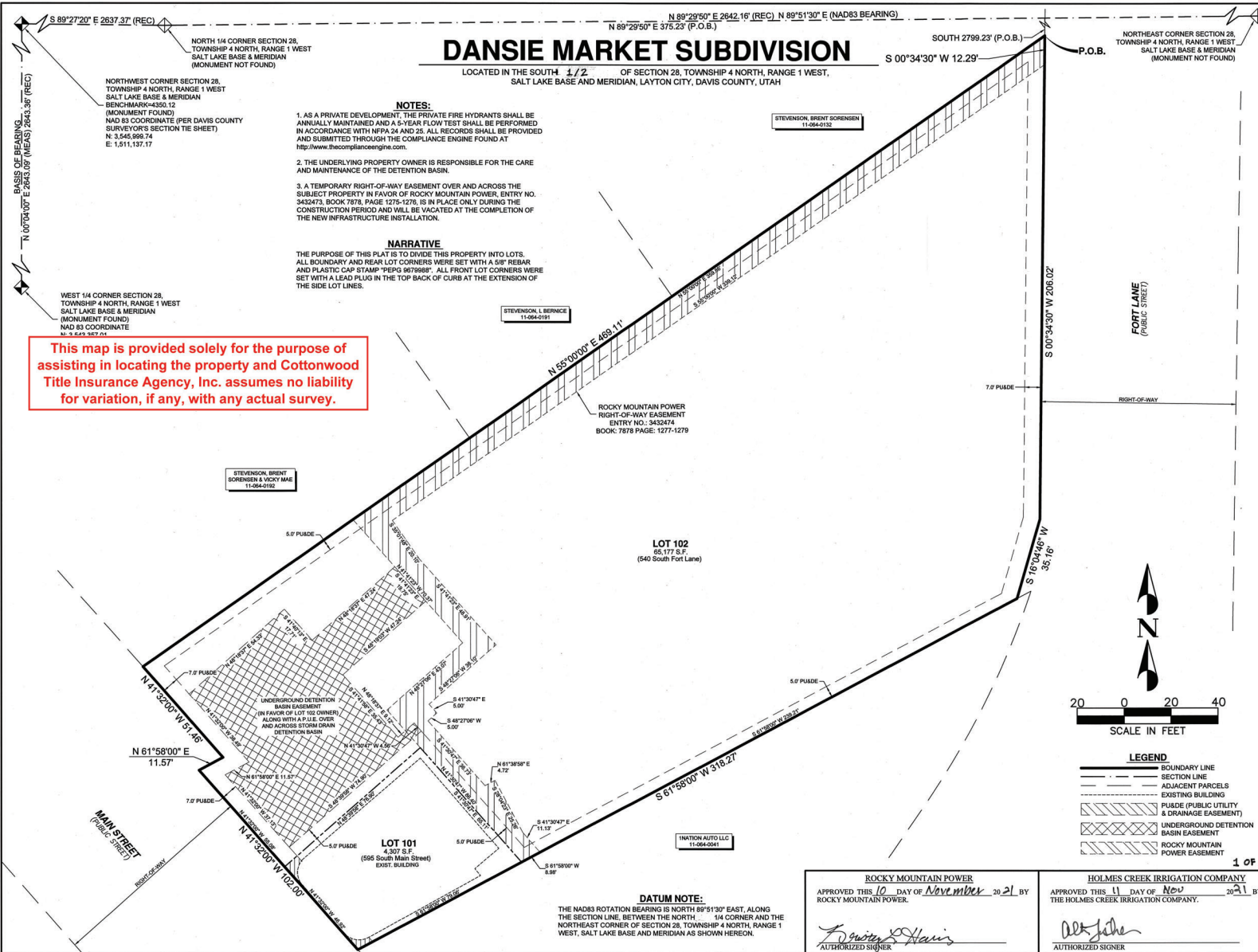
THE NAD83 ROTATION BEARING IS NORTH 89°51'30" EAST, ALONG THE SECTION LINE, BETWEEN THE NORTH 1/4 CORNER AND THE NORTH-EAST CORNER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

ROCKY MOUNTAIN POWER
APPROVED THIS 10 DAY OF November 20 21 BY
[Signature]
AUTHORIZED SIGNER

HOLMES CREEK IRRIGATION COMPANY
APPROVED THIS 11 DAY OF Nov 2021 BY
[Signature]
AUTHORIZED SIGNER

DANSIE MARKET SUBDIVISION

LOCATED IN THE SOUTH 1/2 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LAYTON CITY, DAVIS COUNTY, UTAH



DANSIE MARKET SUBDIVISION

LOCATED IN THE SOUTH 1/2 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LAYTON CITY, DAVIS COUNTY, UTAH

- NOTES:**
- AS A PRIVATE DEVELOPMENT, THE PRIVATE FIRE HYDRANTS SHALL BE ANNUALLY MAINTAINED AND A 5-YEAR FLOW TEST SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24 AND 25. ALL RECORDS SHALL BE PROVIDED AND SUBMITTED THROUGH THE COMPLIANCE ENGINE FOUND AT <http://www.thecomplianceengine.com>.
 - THE UNDERLYING PROPERTY OWNER IS RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE DETENTION BASIN.
 - A TEMPORARY RIGHT-OF-WAY EASEMENT OVER AND ACROSS THE SUBJECT PROPERTY IN FAVOR OF ROCKY MOUNTAIN POWER, ENTRY NO. 3432474, BOOK 7878, PAGE 1275-1276, IS IN PLACE ONLY DURING THE CONSTRUCTION PERIOD AND WILL BE VACATED AT THE COMPLETION OF THE NEW INFRASTRUCTURE INSTALLATION.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMP "PEPG 9679988". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

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.

SURVEYOR'S CERTIFICATE

I, Robert Law, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 9679988 as prescribed under the laws of the State of Utah in accordance with Title 58, Chapter 22, Professional Land Surveyors Licensing Act. I further certify by authority of the owner(s), I have made a survey of the tract of land shown on this plat and described below in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat, and the plat is **DANSIE MARKET SUBDIVISION** in Layton City, Davis County, Utah, has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Davis County Recorder's Office and from said survey made by me on the ground. I further certify that the requirements of all applicable statutes and ordinances of Layton City, Davis County, concerning zoning requirements regarding lot measurements, have been complied with.

BOUNDARY DESCRIPTION

Beginning at a point on the westerly right-of-way line of a road conveyed in Book 2486 at Page 803 as Entry No. 1507046; said point being North 89°29'50" East, (NAD83 Bearing is North 89°51'30" East), along the section line, 375.23 feet and South 2799.23 feet from the North Quarter corner of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian; said North Quarter corner being South 89°27'20" East, 2037.37 feet from the Northwest corner of said Section 28, (Basis of Bearing is North 00°04'00" East between the West Quarter Corner and Northwest Corner of said Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian); and running thence along said westerly right-of-way line the following two (2) courses: South 00°34'30" West, 206.02 feet; thence South 10°04'46" West, 35.16 feet; thence South 61°58'00" West, 318.27 feet to a point on the easterly right-of-way line Main Street; thence along said easterly right-of-way line the following three (3) courses: North 41°32'00" West, 102.00 feet; thence North 61°58'00" East, 11.57 feet; thence North 41°32'00" West, 51.46 feet; thence North 53°00'00" East, 469.11 feet to the point of beginning.

Contains: 1.60 Acres (or 69,484 sq. ft.)



OWNERS DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the herein described tract of land, hereby set apart and subdivide the same into lots as shown on this plat and name said plat **DANSIE MARKET SUBDIVISION**, and do hereby dedicate to Layton City, Utah and all Public Utility Companies, a perpetual non-exclusive easement over the public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines, (over optics, and drainage; and those parcels designated as public open space, parks, trail or easements, or of similar designation.

The undersigned hereby certify that this subdivision has met all requirements of Layton City Ordinances in witness whereof, I have hereunto set my hand this 11 day of November, 2021.

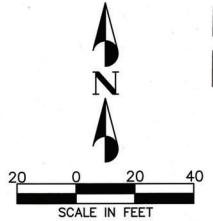
CW THE CLARA QOZB, LLC
 By: [Signature]
 Print Name: Clara Qozb
 Its: Manager

NOTARY ACKNOWLEDGEMENT

State of Utah }
 County of Davis } S.S.

On this 11 day of November, in the year 2021, personally appeared before me, the undersigned notary public, Clara Qozb, being by me duly sworn, acknowledged to me that he/she is the manager of CW THE CLARA QOZB, LLC and that he/she signed the above Owners Dedication freely, voluntarily, and in behalf of said CW THE CLARA QOZB, LLC for the purposes therein mentioned.

Commission Number: 704554
 My Commission Expires: 02/11/2023
 Print Name: Stephanie Herber
 A Notary Public Commissioned in Utah



- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - ADJACENT PARCELS
 - EXISTING BUILDING
 - FUJIDE (PUBLIC UTILITY & DRAINAGE EASEMENT)
 - UNDERGROUND DETENTION BASIN EASEMENT
 - ROCKY MOUNTAIN POWER EASEMENT

ROCKY MOUNTAIN POWER
 APPROVED THIS 10 DAY OF November, 2021 BY
[Signature]
 AUTHORIZED SIGNER

HOLMES CREEK IRRIGATION COMPANY
 APPROVED THIS 11 DAY OF Nov, 2021 BY
[Signature]
 AUTHORIZED SIGNER

DATUM NOTE:

THE NAD83 ROTATION BEARING IS NORTH 89°51'30" EAST, ALONG THE SECTION LINE BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

LAYTON CITY PLANNING COMMISSION
 APPROVED THIS 23 DAY OF November, 2021 BY
 THE LAYTON CITY PLANNING COMMISSION
[Signature]
 CHAIRMAN, LAYTON CITY PLANNING COMMISSION

LAYTON CITY ENGINEER
 APPROVED AS TO FORM BY LAYTON CITY ENGINEER
 THIS 15 DAY OF NOVEMBER, 2021.
[Signature]
 LAYTON CITY ENGINEER

LAYTON CITY ATTORNEY
 APPROVED AS TO FORM BY LAYTON CITY ATTORNEY
 THIS 15 DAY OF November, 2021.
[Signature]
 LAYTON CITY ATTORNEY

LAYTON CITY COUNCIL Land Use Authority
 PRESENTED TO THE LAYTON CITY COUNCIL THIS 20 DAY OF November, 2021, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED
[Signature]
 LAYTON CITY MAYOR

ATTEST: [Signature]
 CITY RECORDER

PREPARED BY:
PEPG CONSULTING
 8720 SOUTH 300 WEST • SANDY, UT 84070
 PHONE: (801) 562-2521 • FAX: (801) 562-2551
 DATE: NOVEMBER 6, 2021 FILE: 211225 2015dwg/pepg/21_24

RECORDER # 3444541
 STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF
[Signature]
 DATE 12-20-2021 TIME 10:32am BOOK 7929 PAGE 609
[Signature]
 \$5.00
 DAVIS COUNTY RECORDER

DANSIE MARKET SUBDIVISION

LOCATED IN THE SOUTH 1/2 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LAYTON CITY, DAVIS COUNTY, UTAH