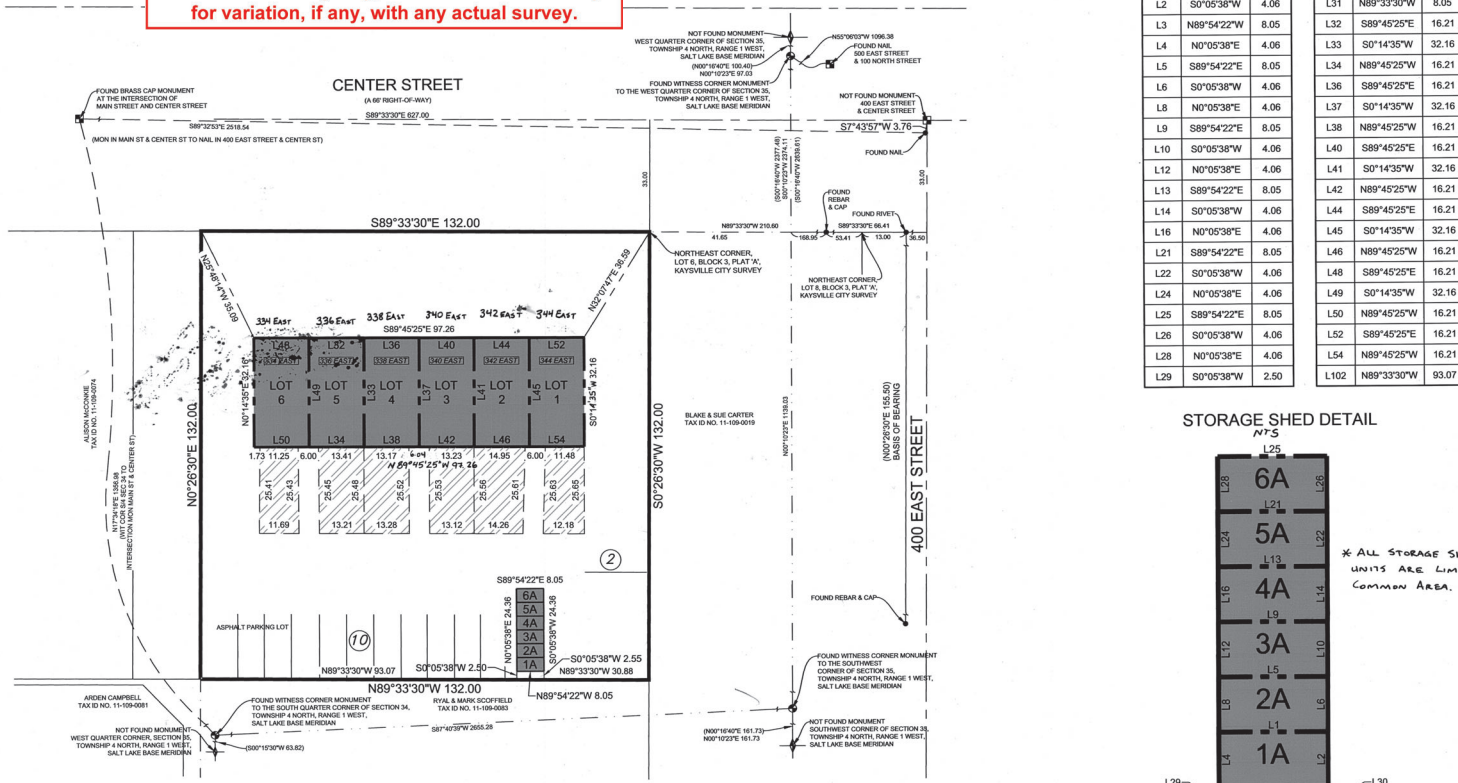


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

CENTER HILL TOWNHOMES SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN KAYSVILLE CITY, DAVIS COUNTY, UTAH

JUNE 2021
Lot 6, Block 3, Plat 'A', Kaysville Townsite Survey



Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S89°54'22"E	8.05	L30	S0°05'38"W	2.55
L2	S0°05'38"W	4.06	L31	N89°33'30"W	8.05
L3	N89°54'22"W	8.05	L32	S89°45'25"E	16.21
L4	N0°05'38"E	4.06	L33	S0°14'35"W	32.16
L5	S89°54'22"E	8.05	L34	N89°45'25"W	16.21
L6	S0°05'38"W	4.06	L36	S89°45'25"E	16.21
L8	N0°05'38"E	4.06	L37	S0°14'35"W	32.16
L9	S89°54'22"E	8.05	L38	N89°45'25"W	16.21
L10	S0°05'38"W	4.06	L40	S89°45'25"E	16.21
L12	N0°05'38"E	4.06	L41	S0°14'35"W	32.16
L13	S89°54'22"E	8.05	L42	N89°45'25"W	16.21
L14	S0°05'38"W	4.06	L44	S89°45'25"E	16.21
L16	N0°05'38"E	4.06	L45	S0°14'35"W	32.16
L21	S89°54'22"E	8.05	L46	N89°45'25"W	16.21
L22	S0°05'38"W	4.06	L48	S89°45'25"E	16.21
L24	N0°05'38"E	4.06	L49	S0°14'35"W	32.16
L25	S89°54'22"E	8.05	L50	N89°45'25"W	16.21
L26	S0°05'38"W	4.06	L52	S89°45'25"E	16.21
L28	N0°05'38"E	4.06	L54	N89°45'25"W	16.21
L29	S0°05'38"W	2.50	L102	N89°33'30"W	93.07

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: **CENTER HILL TOWNHOMES SUBDIVISION** AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



Michael L. Wangemann
MICHAEL L. WANGEMANN
LICENSE NO. 6431156

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 3, PLAT 'A', KAYSVILLE TOWNSITE SURVEY, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CENTER STREET, BEING NORTH 00°19'23" EAST ALONG THE SECTION LINE (WITH THE HISTORICAL DAVIS COUNTY SURVEY RECORD BEARING BEING NORTH 00°16'40" EAST AND THE NAD83 BEARING NORTH 00°35'57" EAST) 1300.76 FEET AND NORTH 89°33'30" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE 41.65 FEET FROM THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°26'30" WEST ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 132.00 FEET; THENCE NORTH 89°33'30" WEST 132.00 FEET TO THE WEST LINE OF SAID LOT 6; THENCE NORTH 00°26'30" EAST ALONG SAID WEST LINE 132.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°33'30" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 132.00 FEET TO THE POINT OF BEGINNING. (NAD83 ROTATION FROM DAVIS COUNTY SURVEYOR COORDINATE SYSTEM IS 00°19'53" CLOCKWISE) CONTAINS 17,424 SQ/FT OR 0.40 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:

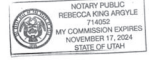
CENTER HILL TOWNHOMES SUBDIVISION

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 DEEDS, 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. THE HOME OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE AND PRIVATE ROADWAYS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS 21ST DAY OF July A.D. 2021
Jed Flint, member of Flint Investments, LLC dba HawkHomes
Jed Flint, member

CORPORATE ACKNOWLEDGEMENT:

STATE OF UTAH)
COUNTY OF DAVIS)
ON THIS 21 DAY OF July, IN THE YEAR 20 21, PERSONALLY APPEARED BEFORE ME *Jed Flint* 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 *member of Flint Investments, LLC dba HawkHomes* 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 *Jed Flint* ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.



WITNESS MY HAND AND OFFICIAL SEAL
Rebecca Kinkley

(NOTARY SIGNATURE)

CENTER HILL TOWNHOMES SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN KAYSVILLE CITY, DAVIS COUNTY, UTAH
JUNE 2021

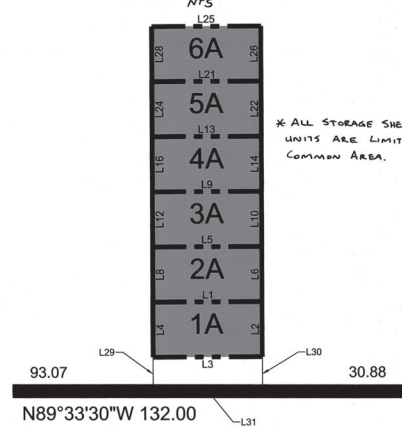
DAVIS COUNTY RECORDER

ENTRY NO. 3705825 FEE PAID \$64.00
FILED FOR RECORD AND RECORDED THIS 3rd DAY OF August, 2021
AT 2:56 IN BOOK 7814 PAGE 1857

Richard T. Wenzel
DAVIS COUNTY RECORDER

BY: *Spivey Depas* DEPUTY RECORDER

STORAGE SHED DETAIL

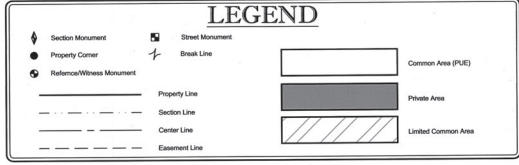


BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND PROPERTY CORNER MARKERS LOCATED AT THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF LOT 2, JESSOP ESTATES PHASE 2, KAYSVILLE CITY, DAVIS COUNTY, UTAH AS SHOWN ON THIS SURVEY PLAT.

NOTES

- ALL PRIVATE RIGHT OF WAYS AND OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- ALL PRIVATE RIGHT OF WAYS AND COMMON AREAS ARE TO BE DEDICATED AS PUBLIC UTILITY, DRAINAGE, UTILITY EASEMENTS IN FAVOR OF KAYSVILLE CITY.
- #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.
- LOTS 1-6 ARE 521.29 SQ/FT OR 0.02 ACRES.



CITY ENGINEER'S APPROVAL
APPROVED THIS 23RD DAY OF July A.D. 2021
BY THE KAYSVILLE CITY ENGINEER.

[Signature]
CITY ENGINEER

CITY ATTORNEY APPROVAL
APPROVED THIS 28 DAY OF July A.D. 2021
BY THE KAYSVILLE CITY ATTORNEY.

[Signature]
CITY ATTORNEY

PLANNING COMMISSION
APPROVED THIS 22 DAY OF July A.D. 2021
BY THE KAYSVILLE CITY PLANNING AND ZONING COMMISSION.

[Signature]
CHAIRMAN

CITY COUNCIL ACCEPTANCE
APPROVED THIS 22 DAY OF July A.D. 2021
BY THE KAYSVILLE CITY COUNCIL.

[Signature]
MAYOR
CITY RECORDER