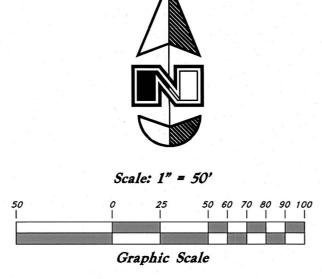
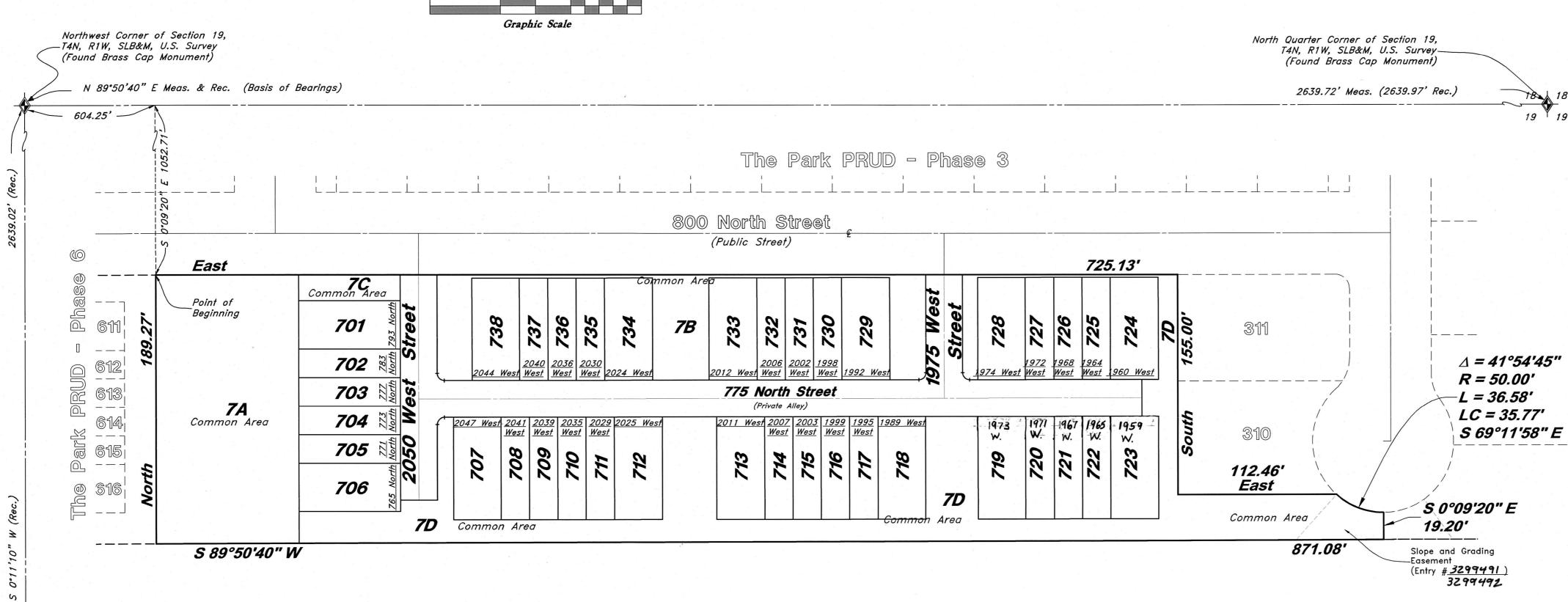
VICINITY MAP Not to Scale

The Park PRUD - Phase 7

A part of the Northwest Quarter of Section 19, T4N, R1W, SLB&M, U.S. Survey Layton City, Davis County, Utah August 2020





NOTE See Sheet 2 for Street, Centerline and Lot Information.

West Quarter Corner of Section 19,

-T4N. R1W. SLB&M. U.S. Survey

(Monument Not Found)

NOTES:

- 1. All areas designated as Open Space/Common Areas are Public Utility and Drainage Easement. (P.U.&.D.E.).

 2. All open space parcels, common space, landscape buffers, detention basin(s), trails, utilities with the exception of culinary water meters and/or other amenities shall be owned and maintained by the
- Homeowners Association with the specific maintenance responsibilities outlined within the CC&R's. fire hydrants annually maintained and a 5-year flow test shall be
- . As a Private Development, the Homeowner's Association shall have performed in accordance with NFPA 24 and 25. All records shall be provided and submitted through the Complaiunce Engine found at http://www.thecomplianceengine.com.



Legend ▲ Set Nail & Washer Set Rebar & Cap

w/ Fencepost Set Hub & Tack Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line (D.C.S.) Davis County Surveyor Limited Common Area --- Public Utility Easement ---- Building Setback Line . Set 5/8"x 24"

WENG W/ Lathe

LAYTON CITY ENGINEER

Long Rebar & Cap

CONSENT TO RECORD Approved as to form by Honge treet Banks Signed this 9 day of Benkender.

LAYTON CITY ATTORNEY

NARRATIVE

LAYTON CITY PLANNING COMMISSION

Approved by the Layton City, Planning Commission this 30 day of SCATEM 200.

This Subdivision Plat was requested by Taylor Spendlove of Highland Park Towns, LLC for the purpose of subdividing this property into thirty-eight (38) Residential Lots and four (4) Open Space Parcels. Section Monuments were found in the Northwest Corner and the North Quarter Corner of Section 19, and a line bearing North 89°50'40" East between these monuments was used as the Basis of Bearings for this Plat. Property Corners were monumented as depicted on this Plat.

LAYTON CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the Gity Gouncil of Layton City,

Utah this 30th day of SEPTEMBEL, 2020. LANG USE AUTHORTY



DEVELOPER: Highland Park Towns, LLC c/o Taylor Spendlove 45 E. Center Street #103 North Salt Lake City, Utah 84054

ENGINEER: Great Basin Engineering Inc. 5746 South 1475 East Suite 200 Ogden, Utah 84403 (801) 394-4515

SURVEYOR'S CERTIFICATE

and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that this plat of The Park PRUD -Phase 7 in Layton City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.

Signed this 1st day of September, 2020

License No. HUBBARD

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.

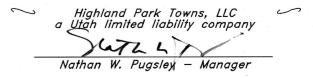
OWNER'S DEDICATION

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 Park PRUD Phase 7, and hereby dedicate, grant, and convey to Layton City, Davis County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Layton City those certain strips designated as Public Utility and Drainage Easements, and/or Common Area for public utility and drainage purposes over and across said trace of land 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 Layton City.

We also dedicate grant and convey to The Park Master Association, Inc. all those parts or or

portions of said tract of land designated as Private streets, the same to be used as private thoroughfares forever, and also dedicate grant and convey to The Park Master Association, Inc. all those parts or portions of said tract of land designated as open space, and or Common Area the same to be used for Utilities, drainage and storm water detention purposes and other uses as may be authorized by the Association.

Signed this 8 day of SEPTEMBER, 2020.



ACKNOWLEDGMENT

County of DAVIS

On the <u>8</u> day of <u>SEPTEMBER</u>, 2020, personally appeared before me, the undersigned notary, in and for the County of _______, in said State of Utah NATHAN W PUCSLEY, who after being duly sworn, acknowledged to me that he she is the MANAGER of HIGHLAND PARK TOWNS LLC and that he signed the Owner Dedication for the purposes therein mentioned and that said ______ executed the same

Residing At: 2452 N 800 W LAYTON, OT BIOH

JARED MOLERTY

Commission Expires: July 31, Zozz COMMISSION # 701507

DESCRIPTION A part of the Northwest Quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Layton City, Davis County, Utah: Beginning at a point on the Southerly Right—of—Way Line of 800 North Street, Class 2. a point on

604.25 feet North 89°50'40" East along the Quarter Section Line and 1052.71 feet South 0°09'20" East from the Northwest Corner of said Section 19; and running thence and said Section 19; and running thence and said Section 19; the following five (5) courses:*(1) East 725.13 feet; (2) South 155.00 feet; (3) East 112.46 feet;

(4) Southeasterly along the arc of a 50.00 foot Radius curve to the left a distance of 36.58 feet (Central Angle equals 41°54'45" and Long Chord bears South 69°11'58" East 35.77 feet) to a point of non-tangency; and (5) South 0°09'20" East 19.20 feet to the Northerly Line of the Layton City Parcel; thence South 89°50'40" West 871.08 feet along said Northerly Line to the Easterly Line of The Park PRUD - Phase 6: thence North 189.27 feet to the Southerly Right-of-Way Line of said 800 North Street and his So helly the of the Fork FROD - Mac. 5 and the Point of Beginning.

Contains 3.235 Acres, More or Less

*along said Southerly Right of Wax Line and
The westerly Boundary of the Park PRUD - Phase 3
(Laylon City Davis County, Utah),

Sheet 1 of 2

DAVIS COUNTY RECORDER

ENTRY NO.3305908 FEE PAID \$ 18400 FILED FOR RECORD AND RECORDED 10 - 20 - 2020 , AT 9:30 IN BOOK 7620 OF OFFICIAL RECORDS, PAGE 570 . RECORDED FOR Gregon City RIMER COUNTY RECORDER

DEPUTY

18N754 - AP

The Park PRUD - Phase 7



A part of the Northwest Quarter of Section 19, T4N, R1W, SLB&M, U.S. Survey Layton City, Davis County, Utah August 2020

	800 North Street (Public Street)	
	7. 152.64' 7. 152.64'	
101.71'	7C 72.00' 13.00' 13.00' 13.00' 24.68' N 89'56'14" E 20.125' 20.08' 20.125' S 89'56'14" W 20.125' S 8	
	701 2,439 sq.ft. 702 2,439 sq.ft. 703 2,439 sq	
	N 90.00,000,00, M 75.00 N N 003'46" N 00.03'46" N 00.03'46" N 00.03'46" N 0003'46" N 0000'46" N	
	N 90°00'00" W 72.00' 703 1446 soft	
7A 0.442 Acres	N 89°56′14″ E N 89°56′14″ E N 11.59′	
Common Area	704 1,446 sq.ff. 8 13.00' 13.00' 6.42 33.875' 20.125' 20.08' 20.08' 20.125' 33.875' 20.125' 20.08' 20.125' 33.875' 33.	
	705 1,449 sq.ft. N 90°00'00" W 72.00' N 90°00'00" W 72.00' 705 707 2,439 sq.ft. 708 1,449 sq.ft. 709 1,446 sq.ft. 710 711 712 2,439 sq.ft. 711 712 2,439 sq.ft. 713 714 715 716 717 718 718 2,439 sq.ft. 718 2,439 sq.ft. 719 2,439 sq.ft. 710 1,446 sq.ft. 711 712 2,439 sq.ft. 712 2,439 sq.ft. 713 2,439 sq.ft. 714 715 716 717 718 2,439 sq.ft. 718 2,439 sq.ft. 718 2,439 sq.ft. 719 2,439 sq.ft. 710 1,446 sq.ft. 711 712 2,439 sq.ft. 713 2,439 sq.ft. 714 715 716 717 718 2,439 sq.ft. 718 2,439 sq.ft. 720 1,446 sq.ft. 721 722 1,449 sq.ft. 723 2,439 sq.ft.	
	706 7003,46" E 13.00, 13.00, 8.6" E 10.003,46" E	112.46'
	N 90°00'00" E 72.00' 37.49' 33.875' 20.125' 20.08' 20.	

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2. All open space parcels, common space, landscape buffers, detention basin(s), trails, utilities with the exception of culinary water meters and/or other amenities shall be owned and maintained by the Homeowners Association with the specific maintenance responsibilities outlined within the CC&R's.

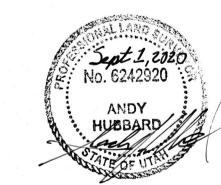
3. As a Private Development, the Homeowner's Association shall have fire hydrants annually maintained and a 5-year flow test shall be performed in accordance with NFPA 24 and 25. All records shall be provided and submitted through the Complaiunce Engine found at http://www.thecomplianceengine.com.

GREAT BASIN OF ENGINEERING 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 Main (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 W W W . G R E A T B A S I N E N G I N E E R I N G . C O M

NOTE See Sheet 1 for Section and Boundary Line Information.

Property Line Curve Data							
Curve #	Delta	Radius	Length	Chord Direction	Chord Length		
C1	89°56'14"	5.00'	7.85	N 44°58'07" E	7.07'		
C2	90°03'46"	5.00'	7.86'	N 45°01'53" W	7.07'		
C3	89°56'14"	5.00'	7.85	S 44°58'07" W	7.07'		
C4	90°03'46"	5.00'	7.86'	N 45°01'53" W	7.07'		

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.



Sheet 2 of 2

Slope and Grading Easement (Entry #<u>329949/</u>

DAVIS COUNTY RECORDER

Legend

■ Set Nail & Washer

■ Set Rebar & Cap

w/ Fencepost

■ Set Hub & Tack

• Monument to be set

---- Building Setback Line

Set 5/8"x 24"
Long Rebar & Cap

w/ Lathe

Limited Common Area

(Rad.) Radial Line (N/R) Non-Radial Line (D.C.S.) Davis County Surveyor

> ENTRY NO. 3305908 FEE PAID FILED FOR RECORD AND RECORDED 10-20-2020, AT
> 9:30 IN BOOK 7620 OF OFFICIAL
> RECORDS, PAGE 570. RECORDED
> FOR Sayton C. ITI
> DAVIS COUNTY RECORDED

> > DEPUTY

ENGINEER: DEVELOPER: Great Basin Engineering Inc. 5746 South 1475 East Suite 200 Ogden, Utah 84403 Highland Park Towns, LLC c/o Taylor Spendlove 45 E. Center Street #103 North Salt Lake City," Utah 84054

(801) 394-4515