

DESCRIPTION

A part of the Northeast Quarter of Section 29 and the Northwest Quarter of Section 28 Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Layton City, Davis County, Utah: Beginning at the Southeast Corner of the Doyle Property (Davis County Recorder's Office Entry #93497), said point being 738.05 feet North 0°04'16" East along the Section Line and 33.75 feet South 89°55'44" East from the East Quarter Corner of said Section 29; and running thence North 36°47'44" West 3.42 feet; thence North 42°29'59" West 540.21 feet to the Southerly Line of the Layton City Property; thence North 53°24'50" East 359.91 feet; thence North 0°04'16" East 338.07 feet; thence North 46°34'32" East 62.13 feet to the Section Line; thence South 0°04'16" West 38.17 feet along the Section Line; thence South 36°00'03" East 178.21 feet; thence North 63°00'00" East 178.64 feet to the West Property line of the Layton Property (Davis County Recorder's Office Entry #93497); thence along the West and South Boundary of said Doyle Property as follows: (1) South 0°04'16" West 28.62 feet; and (2) North 47°59'16" East 98.38 feet; thence North 63°00'00" East 151.33 feet to the South Line of said Doyle Property; thence two (2) courses along said South Boundary line as follows: (1) South 70°25'44" East 102.00 feet; and (2) North 48°29'16" East 17.15 feet to a point on non-tangent curve, said point being on the Westerly right of way line of the Union Pacific Railroad Property; of which the radius point lies South 43°20'19" West; thence Southeasterly along the arc of a 5,630.00 foot radius curve to the right a distance of 795.14 feet (Central Angle equals 08°07'21" and Long Chord bears South 42°56'00" East 797.47 feet along said Westerly right of way line to the Northerly Line of Layton Parkway; thence South 66°09'10" West 304.17 feet along said Northerly Line; thence South 33°09'51" East 53.79 feet; thence Easterly along the arc of a 36.00 foot radius curve to the left a distance of 48.54 feet (Central Angle equals 77°15'11" and Long Chord bears South 71°42'27" East 44.95 feet) to said Northerly Line; thence South 65°56'29" West 127.10 feet along said Northerly line to a point on a non-tangent curve to the left, of which the radius point lies North 25°27'06" West; thence Northerly along the arc of a 38.30 foot radius curve to the left a distance of 61.13 feet (Central Angle equals 91°26'08" and Long Chord bears North 18°49'50" East 34.84 feet); thence South 59°50'09" West 591.02 feet to a point on a non-tangent curve of which the radius point lies North 05°02'19" East said point being on the Easterly right of way of 100 West Street; thence along said Easterly and Northerly right of way lines the following three (3) courses: (1) North westerly along the arc of a 25.00 foot radius curve to the right a distance of 22.02 feet (Central Angle equals 50°28'07" and Long Chord bears North 59°43'37" West 21.32 feet); (2) North 34°29'34" West 261.45 feet; and (3) South 48°54'49" West 195.66 feet to the POINT OF BEGINNING.

Together with:

A part of the Northeast Quarter of Section 29 and the Northwest Quarter of Section 28 Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Layton City, Davis County, Utah: Beginning at a point 120.14 feet along the Section Line to the Northerly Right-of-Way Line of Layton Parkway and 182.51 feet North 58°02'51" East along said Northerly Right-of-Way Line from the East Quarter Corner of said Section 29; and running thence along said Northerly Right-of-Way Line the following six (6) courses: (1) South 59°02'51" West 264.41 feet, (2) South 59°50'49" West 131.47 feet, (3) South 41°45'50" West 58.95 feet to a point of curvature, (4) Southwesterly along the arc of a 2570.00 foot Radius curve to the right a distance of 189.36 feet (Central Angle equals 41°13'18" and Long Chord bears South 64°18'18" West 189.32 feet) to a point of non-tangency, (5) South 72°17'02" West 98.61 feet and (6) South 68°22'04" West 250.08 feet; thence North 22°52'04" West 13.88 feet to the South Boundary line of Amended Plat of Hodson Estates Phase 1; thence North 48°55'33" East 721.55 feet along said South Boundary line more or less to a point of a non-tangent curve and the Westerly Right-of-Way Line of 225 West Street; thence along said Westerly and Southerly Right-of-Way the following eight (8) courses: (1) Southeasterly along the arc of a 51.50 foot Radius curve to the left a distance of 161.01 feet (Central Angle equals 179°07'45" and Long Chord bears South 87°38'35" East 103.00 feet) to a point of reverse curvature, (2) Northeasterly along the arc of a 31.00 foot Radius curve to the right a distance of 25.82 feet (Central Angle equals 47°42'59" and Long Chord bears North 26°39'02" East 25.08 feet), (3) North 50°30'46" East 217.18 feet to a point of curvature, (4) Northeasterly along the arc of a 120.50 foot Radius curve to the right a distance of 53.33 feet (Central Angle equals 25°21'34" and Long Chord bears North 63°11'32" East 52.90 feet) to a point of non-tangency, (5) South 64°18'18" East 58.57 feet to a point of a non-tangent curve, (6) Southeasterly along the arc of a 290.00 foot Radius curve to the left a distance of 52.29 feet (Central Angle equals 10°19'52" and Long Chord bears South 31°02'50" East 52.22 feet) to a point of tangency, (7) South 36°05'31" East 51.37 feet to a point of curvature, and (8) Southwesterly along the arc of a 40.00 foot Radius curve to the right a distance of 63.06 feet (Central Angle equals 90°19'39" and Long Chord bears South 9°04'19" West 56.73 feet) to the Northerly Right-of-Way Line of said Layton Parkway; thence South 54°16'29" West 93.67 feet along said Northerly Right-of-Way to the Point of Beginning.

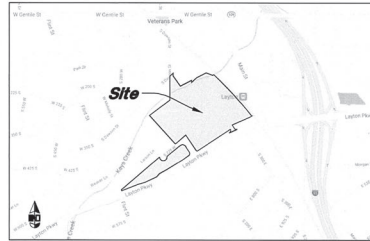
Contains 24.150 Acres, more or less

NOTES:

- 1. 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front and rear lot lines and subdivision boundaries.
2. Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4-1/2" connection facing the point of access for Fire Department Apparatus.
3. All utilities within this development with the exception of culinary water meters will be owned and maintained by the Owners Association. The Owners Association will also maintain the storm drain outfall lines in 225 West Street.
4. As a private development, the Owner's Association shall be annually maintained and a five-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.
5. Owner's of Lot 1 & 4 are responsible to dedicate and construct a public-use Layton City trail per the Development Agreement terms and descriptions formed between Layton City and IHC Health Services as outlined in the Agreement (Section 4.7.3 & 4.7.4) and/or any Amendments to the Agreement entered into thereafter which were formed for the development of the land.
6. FEMA FIRM NOTICE
6.1. The area depicted as Flood Zone AE (Hatched) is shown by scaled map location and graphic plotting only, per firm map 49011C0236E and firm map 49011C0237E both effective June 18, 2007, also shown is approximate flood zone lines per preliminary firm map dated February 28, 2014 which supplied client and currently not available through FEMA.
6.2. All structures in this subdivision and/or development are not located within the 100 year floodway of the current effective FEMA Firm Maps. The maps are in process of being updated and any structure not currently in the 100 year flood plain may be affected once the new maps are adopted.
6.3. At the time of review and approval of this plat, the FEMA flood plain maps were in the process of being revised, which may or may not affect the lots in this Subdivision.

Layton Parkway North Subdivision

A part of the North Quarter of Section 29, T4N, R1W, SLB&M, U.S. Survey Layton City, Davis County, Utah January 2020



VICINITY MAP Not to Scale

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

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Layton Parkway North Subdivision 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 this 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 31st day of January, 2020



6242920 License No.

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 Layton Parkway North Subdivision, and hereby dedicate, grant and convey to Layton City, Davis County, Utah, all those parts or portions of said tract of land designated as Public streets, the same to be used as public thoroughfares forever, and also dedicate to Layton City those certain strips or easements for public utility and drainage purposes over and across the portions of the lots designated as public utility and drainage easements 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 hereby dedicate and grant to the Lot Owners of Lots 1, 2, 3 and 4, their successors and assigns, all those parts or portions of said tract designated as Access & Private Utility Easements, the same to be used as set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for the lots recorded by the Lot Owner of Lots 1, 2, 3 and 4. We also hereby dedicate and grant to the Lot Owners, their successors and assigns, all those parts or portions of said tract designated as Parcel A, the same to be used as set forth in that certain Declaration of Drainage and Easement for the Lots recorded by the Lot Owners. We also dedicate to Layton City all those parts or portions of said tract designated as Parcel B.

Signed this 4 day of February, 2020.

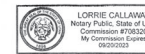
IHC Health Services LLC Clay Ashdown - Vice President

Layton City Corporation Jay Peters Mayor

ACKNOWLEDGMENT

State of Utah County of Salt Lake

The foregoing instrument was acknowledged before me this 4th day of February, 2020 by Clay Ashdown - Vice President. Residing at Salt Lake City, Utah. Commission Number: 708320 Commission Expires: 09/20/2023



ACKNOWLEDGMENT

State of Utah County of Davis

The foregoing instrument was acknowledged before me this 11th day of March, 2020 by Jay Peters - Mayor. Residing at Davis County, Utah. Commission Number: 6886089159 Commission Expires: June 21, 2020



CONSENT TO RECORD

Approved as to form by Keys Creek Irrigation Company. Signed this 7 day of Feb., 2020.

Signature of Keys Creek Irrigation Company representative.

LAYTON CITY ATTORNEY

Approved by the Layton City Attorney this 13 day of Feb., 2020.

Signature of Layton City Attorney.

LAYTON CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the Council of Layton City, Utah this 13 day of February, 2020.

Signature of City Recorder and Mayor.

LAYTON CITY PLANNING COMMISSION

Approved by the Layton City Planning Commission this 5 day of Feb., 2020.

Signature of Layton City Planning Commission representative.

LAYTON CITY ENGINEER

Approved by the Layton City Engineer this 10 day of March, 2020.

Signature of Layton City Engineer.



DAVIS COUNTY RECORDER

ENTRY NO. 315533 - FEE PAID \$114. FILED FOR RECORD AND RECORDED 3-20-2020 AT 9:43 IN BOOK 7174 OF OFFICIAL RECORDS PAGE 2147. RECORDED FOR: Jason C. Hill. Attested: Kimberly S. Reed, Davis County Recorder.

Signature of Davis County Recorder.

PROPERTY LINE CURVE DATA				
Curve #	Delta	Radius	Length	Chord Direction
C1	8°07'21"	5630.00'	798.14'	S 42°36'00" E
C2	77°15'11"	36.00'	48.54'	S 71°47'27" E
C3	91°26'08"	38.30'	61.13'	N 18°48'50" E
C4	50°28'07"	25.00'	22.02'	N 59°43'37" W
C5	4°15'18"	2570.00'	189.36'	S 64°18'18" W
C6	179°07'45"	51.50'	161.01'	S 87°38'35" E
C7	47°42'59"	31.00'	25.82'	N 26°39'02" E
C8	25°21'34"	120.50'	53.33'	N 63°11'32" E
C9	10°19'52"	290.00'	52.29'	S 31°02'50" E
C10	90°19'39"	40.00'	63.06'	S 9°04'19" W
C100	70°37'17"	51.50'	63.48'	S 33°23'22" E
C101	108°30'28"	51.50'	97.53'	N 57°02'46" E
C102	3°18'09"	5630.00'	324.51'	N 45°00'36" W
C103	4°49'12"	5630.00'	473.63'	N 40°56'56" W
C104	91°07'55"	64.00'	101.80'	N 11°15'27" E
C105	7°04'59"	33.00'	4.08'	S 50°41'09" W

North Quarter Corner of Section 29  
T4N, R1W, SLB&M, U.S. Survey  
(Found Brass Cap Monument)

# Layton Parkway North Subdivision

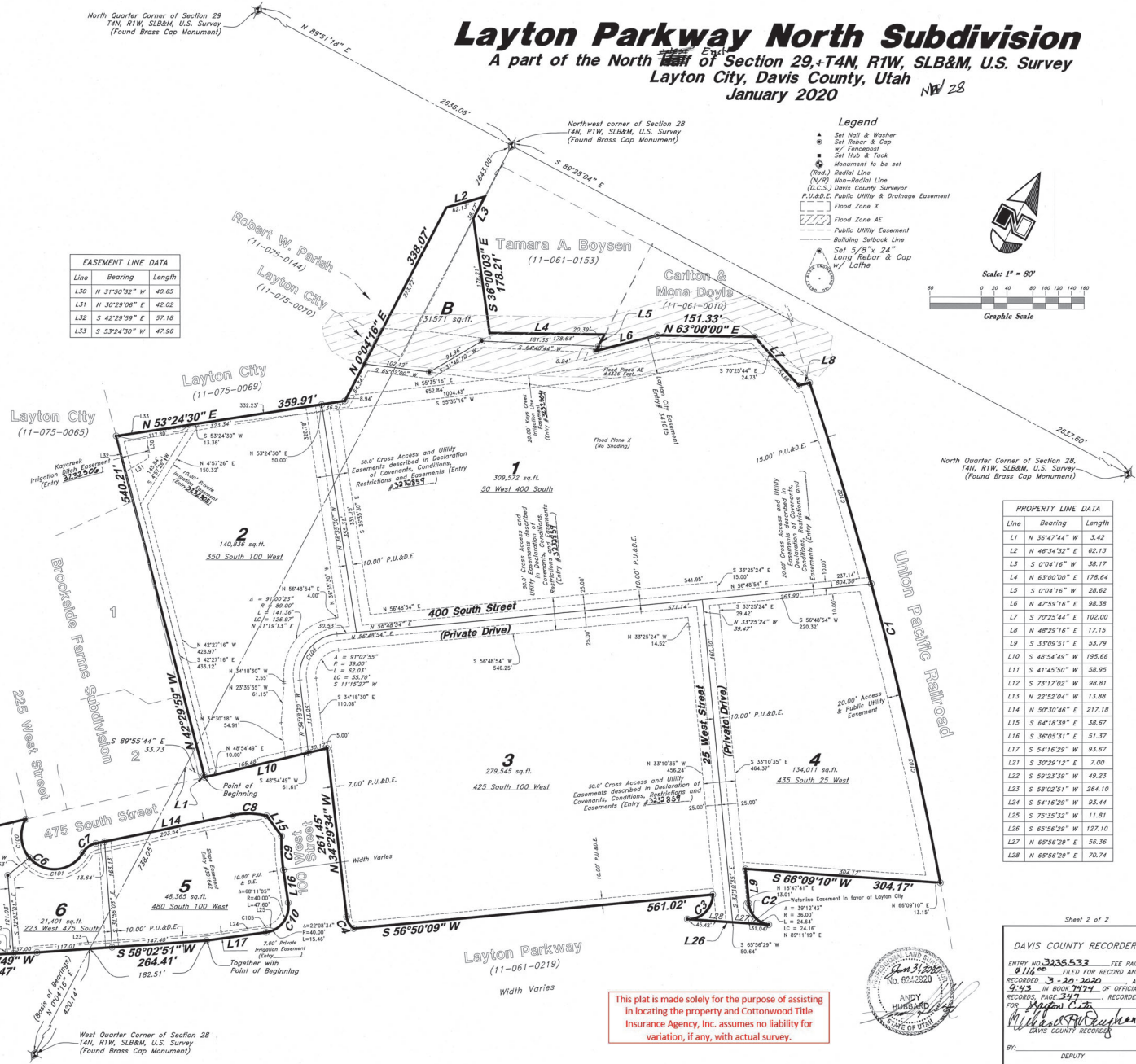
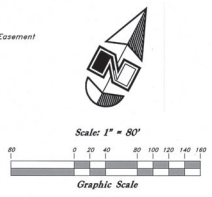
A part of the North Quarter of Section 29, T4N, R1W, SLB&M, U.S. Survey  
Layton City, Davis County, Utah  
January 2020

EASEMENT LINE DATA		
Line	Bearing	Length
L80	N 31°50'52" W	40.65'
L81	N 30°29'06" E	42.02'
L82	S 42°29'59" E	57.18'
L83	S 53°24'30" W	47.96'

- NOTES:**
- 10' wide Public Utility and Drainage Easements (P.U.&D.E.) on front and rear lot lines and subdivision boundaries.
  - Fire hydrants and access roads shall be installed prior to construction of any buildings. All hydrants shall be placed with the 4-1/2" connection facing the point of access for Fire Department Apparatus.
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**Legend**

- Set Nail & Washer
- Set Hub & Cap w/ Finconcast
- Set Hub & Tool
- Monument to be set
- Radial Line
- Non-Radial Line
- D.C.S. Davis County Surveyor
- P.U.&D.E. Public Utility & Drainage Easement
- Flood Zone AE
- Public Utility Easement
- Building Setback Line
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe



PROPERTY LINE DATA		
Line	Bearing	Length
L1	N 36°47'44" W	3.42'
L2	N 46°34'32" E	62.13'
L3	S 0°04'16" W	58.17'
L4	N 63°00'00" E	178.64'
L5	S 0°04'16" W	26.62'
L6	N 47°39'16" E	98.38'
L7	S 70°25'44" E	102.00'
L8	N 48°29'16" E	17.15'
L9	S 33°09'51" E	53.79'
L10	N 48°54'49" W	195.66'
L11	S 41°45'50" W	58.95'
L12	S 73°17'02" W	98.81'
L13	N 22°52'04" W	13.88'
L14	N 50°30'46" E	217.18'
L15	S 64°18'39" E	58.67'
L16	S 36°05'31" E	51.37'
L17	S 54°16'29" W	93.67'
L21	S 30°29'12" E	7.00'
L22	S 59°23'39" W	49.23'
L23	S 58°02'51" W	264.10'
L24	S 54°16'29" W	93.44'
L25	S 75°35'32" W	11.81'
L26	S 65°56'29" W	127.10'
L27	N 65°56'29" E	56.36'
L28	N 65°56'29" E	70.74'

**GREAT BASIN ENGINEERING**  
5740 SOUTH 1475 EAST OGDEN, UTAH 84203  
Main (801)388-4415 Fax (801)388-1022 Email (801)388-7944  
WWW.GREATBASINENGINEERING.COM

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

ANDY HUBBARD  
DAVIS COUNTY SURVEYOR  
Jan 31 2020  
10:02:28Z

DAVIS COUNTY RECORDER  
ENTRY NO. 335533 FEE PAID \$114.00  
RECORDED 3-20-2020 AT 9:43 AM BOOK 7974 OF OFFICIAL RECORDS, PAGE 347  
FOR LAYTON CITY  
M. HARRIS  
DAVIS COUNTY RECORDER