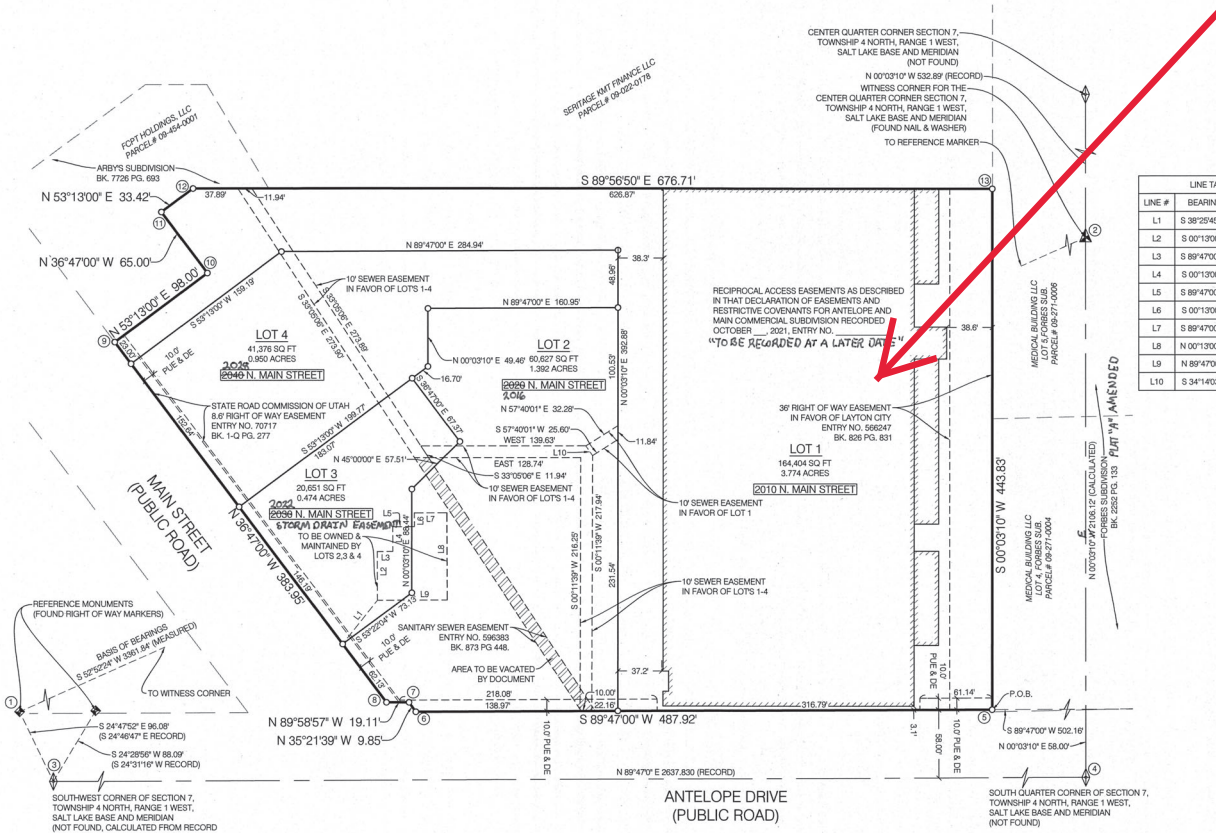
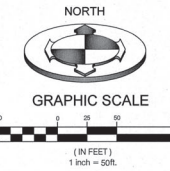


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

# ANTELOPE AND MAIN COMMERCIAL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,  
TOWNSHIP 4 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
LAYTON CITY, DAVIS COUNTY, UTAH

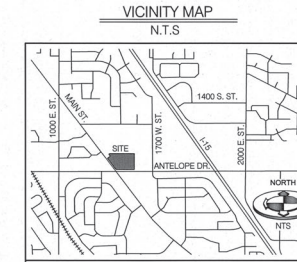


LINE #	BEARING	DISTANCE
L1	S 38°25'49" W	47.65'
L2	S 00°13'00" E	41.54'
L3	S 89°47'00" W	13.13'
L4	S 00°13'00" E	21.11'
L5	S 89°47'00" W	18.37'
L6	S 00°13'00" E	11.73'
L7	S 89°47'00" W	27.63'
L8	N 00°13'00" W	74.38'
L9	N 89°47'00" E	59.13'
L10	S 34°14'03" E	10.01'

Point #	Northing	Easting
1	3556889.64	1500645.22
2	3558702.07	1503338.58
3	3556602.20	1500698.94
4	3556596.53	1503322.15
5	3556596.59	1502820.52
6	3556566.64	1502332.72
7	3559964.71	1502327.97
8	3559964.83	1502307.97
9	3556973.62	1502079.95
10	3557031.82	1502158.78
11	3557084.09	1502120.16
12	3557103.94	1502147.04
13	3557099.30	1502823.56

STATE PLANE COORDINATES (NAD 83 2011) (US SURVEY FEET) (MULTIPLY GRID DISTANCES BY 0.9997489 TO OBTAIN GROUND DISTANCES)

- LEGEND**
- SECTION CORNER
  - SECTION CORNER, NOT FOUND
  - WITNESS CORNER
  - REFERENCE CORNER
  - BOUNDARY CORNER (SET 1/4 REBAR AND CAP)
  - SECTION LINE
  - BOUNDARY LINE
  - ADJACENT PROPERTY
  - STREET CENTERLINE EXISTING
  - PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT (PUE & DE)
  - PUE & DE



**CITY COUNCIL**  
Presented to the Layton City Council on this 20th day of November 2021 at which time this subdivision was approved and accepted.  
Mayor: Jay Peters  
Attest: Kimberly Reed, City Recorder

**SURVEYOR'S CERTIFICATE**  
I, BRAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 724031 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW AS MORGAN STREET TOWNHOMES SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAN.

## ANTELOPE AND MAIN COMMERCIAL SUBDIVISION

**BOUNDARY DESCRIPTION**  
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ANTELOPE DRIVE AND WESTERLY LINE OF FORBES SUBDIVISION PLAT "A" AMENDED, SAID POINT BEING NORTH 00°03'10" EAST 58.00 FEET AND SOUTH 89°47'00" WEST 502.16 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°47'00" WEST 487.92 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF ANTELOPE DRIVE; THENCE NORTH 35°21'39" WEST 9.85 FEET; THENCE NORTH 89°58'57" WEST 18.11 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE NORTH 36°47'00" WEST 383.95 FEET ALONG SAID RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF ARBYS SUBDIVISION; THENCE ALONG SAID SOUTH BOUNDARY LINE THE FOLLOWING (4) FOUR COURSES: (1) NORTH 85°13'00" EAST 98.00 FEET; (2) NORTH 36°47'00" WEST 65.00 FEET; (3) NORTH 53°13'00" EAST 33.42 FEET; (4) SOUTH 89°56'59" EAST 676.71 FEET TO A POINT ON THE EXTENSION OF THE WESTERLY BOUNDARY OF FORBES SUBDIVISION PLAT "A" AMENDED SUBDIVISION; THENCE SOUTH 07°07'10" WEST 443.89 FEET ALONG SAID WESTERLY BOUNDARY TO THE POINT OF BEGINNING.

CONTAINS 6.930 ACRES, MORE OR LESS  
4 LOTS  
(ROTATE BEARINGS 00°20'24" CLOCKWISE FOR NAD83 BEARINGS)



### OWNER'S DEDICATION

## ANTELOPE AND MAIN COMMERCIAL SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE. OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION TO THE STREET.  
IN WITNESS WHEREBY I HAVE HEREUNTO SET MY HAND THIS 16th DAY of November 2021 A.D.

ANTELOPE LAYTON, LLC  
Signature: [Signature]  
Title: Manager

TFC ANTELOPE AND MAIN, LLC  
Signature: [Signature]  
Title: Manager

### LLC ACKNOWLEDGMENT

ON THE 16th DAY OF November, A.D. 2021, Anna Jepson, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND SAID COUNTY OF Salt Lake IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR KNOWN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE Manager OF ANTELOPE LAYTON, LLC, A UTAH LIMITED LIABILITY COMPANY AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF TFC ANTELOPE AND MAIN, LLC, A UTAH LIMITED LIABILITY COMPANY.  
MY COMMISSION EXPIRES: 1/4/2025 (DATE)  
COMMISSION NUMBER: 719 713  
Signature: [Signature]  
Title: Notary Public Commissioned in Utah

### LLC ACKNOWLEDGMENT

ON THE 16th DAY OF November, A.D. 2021, Anna Jepson, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND SAID COUNTY OF Salt Lake IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR KNOWN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE Manager OF ANTELOPE AND MAIN, LLC, A UTAH LIMITED LIABILITY COMPANY AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF TFC ANTELOPE AND MAIN, LLC, A UTAH LIMITED LIABILITY COMPANY.  
MY COMMISSION EXPIRES: 1/4/2025 (DATE)  
COMMISSION NUMBER: 719 713  
Signature: [Signature]  
Title: Notary Public Commissioned in Utah

## ANTELOPE AND MAIN COMMERCIAL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

RECORDED # 202115  
STATE OF UTAH COUNTY OF DAVIS RECORDED AND FILED AT THE REQUEST OF:  
DATE: 12-20-2021 TIME: 2:50 BOOK: 7209 PAGE: 6541  
FEE: \$58.00  
Signature: [Signature]

**BENCHMARK CIVIL**  
BENCHMARK ENGINEERING & LAND SURVEYING  
1838 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84085 (801) 562-7192  
www.benchmarkcivil.com

DEVELOPER/OWNER:  
ELIOTT SMITH  
TERRAFORM  
6770 SOUTH 4000 EAST, SUITE 102  
801-276-4699  
ESMITH@TERRAFORMCO.COM

**CITY ENGINEER**  
APPROVED AS TO FORM THIS 16th DAY OF November 2021  
Signature: [Signature]  
LAYTON CITY ENGINEER

**CITY ATTORNEY**  
APPROVED AS TO FORM THIS 16th DAY OF November 2021  
Signature: [Signature]  
LAYTON CITY ATTORNEY

**PLANNING COMMISSION**  
APPROVED THIS 20th DAY OF November 2021 BY THE LAYTON CITY PLANNING COMMISSION.  
Signature: [Signature]  
CHAIRMAN, PLANNING COMMISSION