

# HERITAGE SQUARE TOWNHOMES - FIRST AMENDED, A PLANNED UNIT DEVELOPMENT (P.U.D.)

## GENERAL NOTES:

- A PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U. & D.E.) IS GRANTED UPON THE RECORDING OF THIS PLAT UPON AND OVER THE PRIVATE STREET (HERITAGE LANE) PARCEL 1\* AND PARCEL 7\* (OPEN SPACE PARCELS), AND ALL PRIVATE PROPERTY (ALL LOTS) ON THIS PLAT, EXCEPT THE BUILDING FOOTPRINT ON EACH LOT. (SEE NOTE 4 BELOW.)
- OPEN SPACE PARCEL 1\* AND OPEN SPACE PARCEL 2\* ARE TO BE OWNED AND MAINTAINED BY THE HERITAGE SQUARE TOWNHOMES, HOME OWNERS ASSOCIATION.
- OPEN SPACE PARCEL 3 IS THE PRIVATE ROAD AND PARKING LOT KNOWN AS HERITAGE LANE AND IS TO BE OWNED AND MAINTAINED BY THE HERITAGE SQUARE TOWNHOMES, HOME OWNERS ASSOCIATION.
- KAYSVILLE CITY AND ALL PUBLIC UTILITY COMPANIES ARE GRANTED AN EASEMENT OVER OPEN SPACE PARCEL 3 - HERITAGE LANE (PRIVATE STREET) OPEN SPACE PARCEL 1\* AND OPEN SPACE PARCEL 2\*, AND THE PRIVATE PROPERTY (LOTS 6 AND 7) DEFINED IN NOTE NO. 1 ABOVE EXCEPT THE BUILDING FOOTPRINT ON EACH PRIVATE LOT.
- THE SHADING ON LOT 6 AND LOT 7 REPRESENTS THE BUILDING FOOTPRINT. THE OUTER BUILDING DIMENSIONS ARE SHOWN ON THE PLAT.

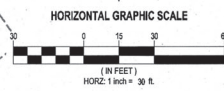
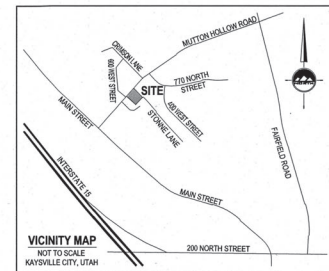
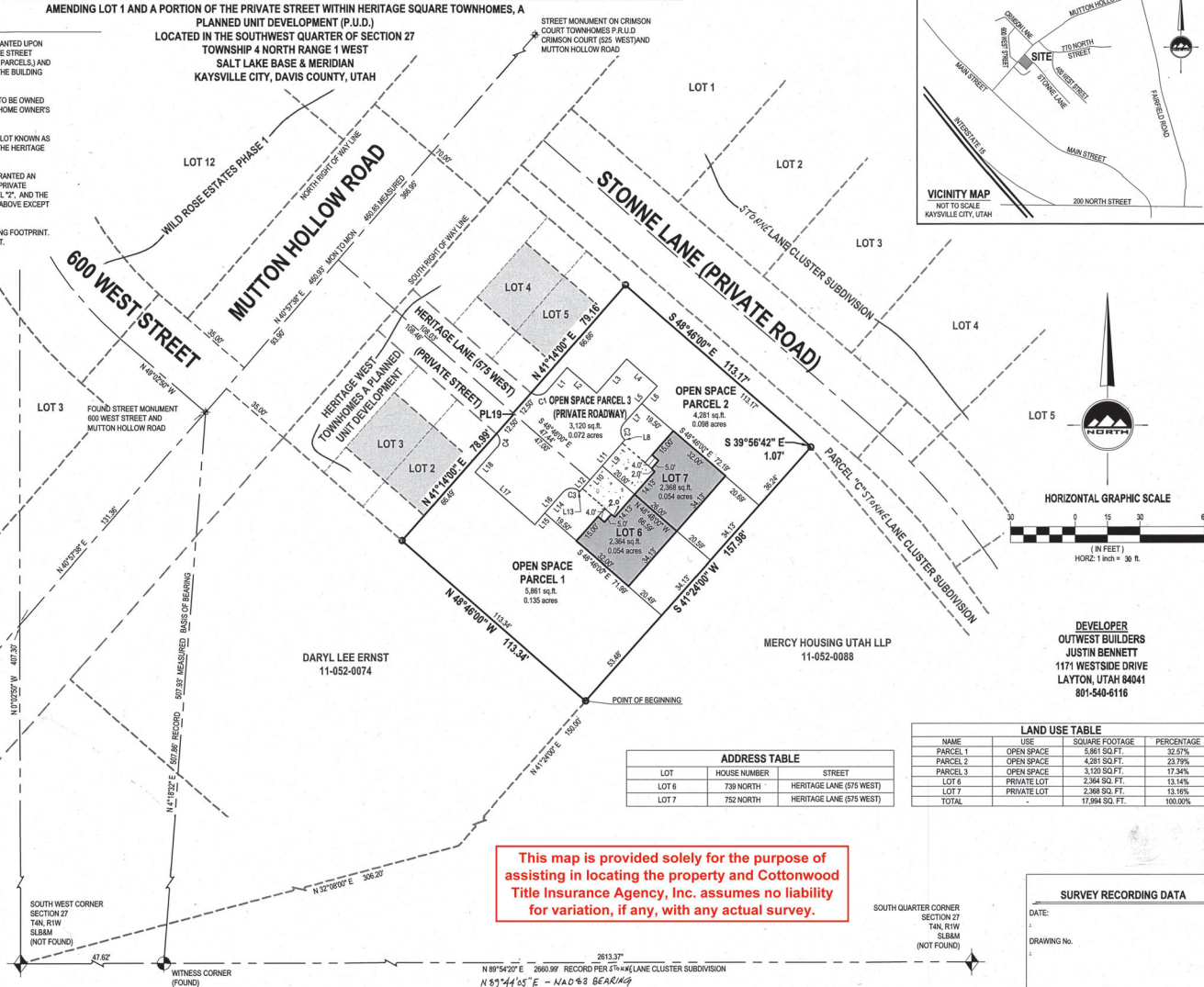
NOTE: UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITIES SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNERS EXPENSE OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

LINE	BEARING	LENGTH
L1	S41°14'00"W	15.00'
L2	N48°46'00"W	18.00'
L3	S41°14'00"W	21.12'
L4	N48°46'00"W	18.94'
L5	S41°14'00"W	23.87'
L6	S41°14'00"W	10.87'
L7	S41°14'00"W	13.00'
L8	S48°46'00"E	0.50'
L9	N41°14'00"E	16.13'
L10	N41°14'00"E	16.13'
L11	N41°14'00"E	24.76'
L12	N41°14'00"E	7.50'
L13	S48°46'00"E	0.50'
L14	S41°14'00"W	13.00'
L15	S41°14'00"W	7.00'
L16	S41°14'00"W	20.00'
L17	N48°46'00"W	37.00'
L18	S41°14'00"W	15.50'
L19	S48°46'00"E	0.44'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	5.00'	7.85'	90°00'00"	S86°12'37"W	7.07'
C2	5.00'	7.85'	90°00'00"	S3°48'00"E	7.07'
C3	5.00'	7.85'	90°00'00"	S86°14'00"W	7.07'
C4	4.50'	7.07'	90°00'00"	S3°46'00"E	6.36'

**LEGEND**

- SECTION CORNER
- WITNESS CORNER
- EXISTING STREET MONUMENT
- SET 5/8" BEAR WITH YELLOW PLASTIC CAP OR WAL STAMPED "ENGIN ENG. & LAND SURV."
- BUILDING LOCATION



NAME	USE	SQUARE FOOTAGE	PERCENTAGE
PARCEL 1	OPEN SPACE	5,881 SQ. FT.	22.97%
PARCEL 2	OPEN SPACE	4,281 SQ. FT.	23.79%
PARCEL 3	OPEN SPACE	3,120 SQ. FT.	17.34%
LOT 6	PRIVATE LOT	2,368 SQ. FT.	13.14%
LOT 7	PRIVATE LOT	2,368 SQ. FT.	13.16%
TOTAL		17,984 SQ. FT.	100.00%

LOT	HOUSE NUMBER	STREET
LOT 6	739 NORTH	HERITAGE LANE (S75 WEST)
LOT 7	732 NORTH	HERITAGE LANE (S75 WEST)

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.

SURVEY RECORDING DATA	
DATE:	
DRAWING NO.:	

**LAYTON**  
1485 West Hillfield Rd. Suite 204  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315  
www.ENGINENAV.com

**SALT LAKE CITY**  
Section: 801.255.0529  
**PLEASANT GROVE**  
Phone: 801.796.8145  
**TOOELE**  
Phone: 435.843.3590

**CITY ATTORNEY'S APPROVAL**

APPROVED THIS 20 DAY OF January, 2022  
BY THE KAYSVILLE CITY ATTORNEY.

*[Signature]*  
KAYSVILLE CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 18 DAY OF January, 2022  
BY THE CITY PLANNING COMMISSION APPROVAL.

*[Signature]*  
CHAIRMAN, KAYSVILLE CITY PLANNING COMMISSION

**CITY ENGINEER'S APPROVAL**

APPROVED THIS 18 DAY OF January, 2022  
BY THE KAYSVILLE CITY ENGINEER

*[Signature]*  
KAYSVILLE CITY ENGINEER

**CITY COUNCIL APPROVAL**

APPROVED THIS 18 DAY OF January, 2022

*[Signature]*  
CITY RECORDER

**DAVIS COUNTY RECORDER**

ENTRY NO. 345424 FEE PAID \$60.00 FILED FOR RECORD AND RECORDED THIS 3rd DAY OF Feb. 2022 AT 3:29 PM IN BOOK 7737 OF OFFICIAL RECORDS PAGE 524

SHEET 1 OF 1

PROJECT NUMBER: L2018  
MANAGER: KRUSSELL  
DRAWN BY: ASHELBY  
CHECKED BY: KRUSSELL  
DATE: 1/4/22

*[Signature]*  
DAVIS COUNTY RECORDER

*[Signature]*  
DEPUTY RECORDER

**SURVEYOR'S CERTIFICATE**

I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 16438 as prescribed under 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 below, and have subdivided said tract of land into lots and streets, hereinafter to be known as HERITAGE SQUARE TOWNHOMES - FIRST AMENDED, A PLANNED UNIT DEVELOPMENT (P.U.D.), and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**

Beginning at a point North 32°08'00" East 308.20 feet and North 41°24'00" East 150.00 feet from the Southwest Corner of Section 27, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running:

Thence North 48°46'00" West 113.34 feet to the Southwest Corner of Lot 2, Heritage Square Townhomes, A Planned Unit Development (P.U.D.);

Thence North 41°14'00" East 78.99 feet along the south line and beyond said Lot 2 to the center line of Heritage Lane (S75 West) as platted on the aforementioned Heritage Square Townhomes, A Planned Unit Development (P.U.D.);

Thence North 48°46'00" West 0.44 feet along the center line of Heritage Lane (S75 West) as platted on the aforementioned Heritage Square Townhomes, A Planned Unit Development (P.U.D.);

Thence North 41°14'00" East 78.16 feet to, along and to the Southeast Corner of Lot 5 of the aforementioned Heritage Square Townhomes, A Planned Unit Development (P.U.D.) and also being on the west line of Stone Lane Cluster Subdivision;

Thence South 48°46'00" East 113.17 feet along the west line to an angle point in the west line of Stone Lane Cluster Subdivision;

Thence South 39°56'42" East 1.07 feet along the west line of Stone Lane Cluster Subdivision to a fence line;

Thence South 41°24'00" West, (South 41°16'14" West on deed) to the south) 151.98 feet along a fence line to the point of beginning.

Contains 17,984 square feet, 0.413 acres, 2 Lots, 3 Open Space Parcels.

NAD 83 BEARING ON SECTION LINE = N 69°44'05"E, SW COR. TO S 40 TH. QTR. COR.

January 14, 2022  
Date: Keith R. Russell  
License no. 164386

**OWNER'S DEDICATION**

Known all men by these presents that I, the undersigned owner of the above described tract of land, having caused same to be subdivided, hereby know as follows:

**HERITAGE SQUARE TOWNHOMES - FIRST AMENDED  
A PLANNED UNIT DEVELOPMENT, (P.U.D.)**

do hereby create Private Lots for Private Ownership, a Private Street and Common Area Open Space to be owned and maintained by the Heritage Square Townhome Homeowner's Association, and dedicate to the public all easements on the parcels of land created by this plat as shown hereon as intended for Public Utilities, and Public Use.

In witness whereof I have hereunto set our hand this 18 day of January, A.D. 2022.

*[Signature]*  
JUSTIN BENNETT  
MANAGER  
Heritage Square Townhomes HOA, SB  
LLC. ACKNOWLEDGMENT

STATE OF UTAH  
County of Davis  
On the 18 day of January, A.D. 2022, JUSTIN BENNETT personally appeared before me, the undersigned Notary Public, in and for said County of Davis in said State of Utah, who after being duly sworn, acknowledged to me that he is the Manager of Heritage Square Holdings, L.L.C., and signed the Owner's Dedication, ONE in number, freely and voluntarily for said Heritage Square Holdings, L.L.C. for the purposes therein mentioned.

MY COMMISSION EXPIRES: November 17, 2024  
*[Signature]* RESIDING IN Davis COUNTY.  
NOTARY PUBLIC

**HERITAGE SQUARE TOWNHOMES - FIRST AMENDED  
A PLANNED UNIT DEVELOPMENT, (P.U.D.)**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH

**DAVIS COUNTY RECORDER**

ENTRY NO. 345424 FEE PAID \$60.00 FILED FOR RECORD AND RECORDED THIS 3rd DAY OF Feb. 2022 AT 3:29 PM IN BOOK 7737 OF OFFICIAL RECORDS PAGE 524

SHEET 1 OF 1

PROJECT NUMBER: L2018  
MANAGER: KRUSSELL  
DRAWN BY: ASHELBY  
CHECKED BY: KRUSSELL  
DATE: 1/4/22

*[Signature]*  
DAVIS COUNTY RECORDER

*[Signature]*  
DEPUTY RECORDER

**HERITAGE SQUARE TOWNHOMES - FIRST AMENDED  
A PLANNED UNIT DEVELOPMENT, (P.U.D.)**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH

**DAVIS COUNTY RECORDER**

ENTRY NO. 345424 FEE PAID \$60.00 FILED FOR RECORD AND RECORDED THIS 3rd DAY OF Feb. 2022 AT 3:29 PM IN BOOK 7737 OF OFFICIAL RECORDS PAGE 524

SHEET 1 OF 1

PROJECT NUMBER: L2018  
MANAGER: KRUSSELL  
DRAWN BY: ASHELBY  
CHECKED BY: KRUSSELL  
DATE: 1/4/22

*[Signature]*  
DAVIS COUNTY RECORDER

*[Signature]*  
DEPUTY RECORDER