

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.

HILL FARMS PHASE 4

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) LOCATED IN THE WEST 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH

NOTES:
1. OPEN SPACE PARCELS ALSO KNOWN AS COMMON AREAS ARE TO BE DEDICATED AS PUBLIC UTILITY EASEMENTS AS NOTED IN THE OWNERS DEDICATION.
2. 20' INGRESS/EGRESS CROSS ACCESS EASEMENT AND PUE & DE.

SURVEYOR'S CERTIFICATE

I, STEPHEN J. JACKRELL DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 191517 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, HEREAFTER TO BE KNOWN AS HILL FARMS PHASE 4 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 THE NORTHEAST CORNER OF SCHICK CLUSTER FARM PHASE 1 AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER AND ROTATED TO THE BASIS OF BEARING, SAID POINT BEING LOCATED NORTH 00°05'30" EAST ALONG SECTION LINE 1943.13 FEET AND EAST 872.52 FEET FROM THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; SAID POINT ALSO BEING ON A BOUNDARY LINE AGREEMENT LOCATED AT BOOK 3316 PAGE 689, AND RUNNING THENCE NORTH 50°26'41" EAST ALONG THE SOUTH LINE OF THE PROPOSED 200 NORTH STREET RIGHT OF WAY (AS POSITIONED BY PLACING THE NORTHEAST CORNER OF THE CHARLY'S ACRES #2 SUBDIVISION AMENDED AT THE FIELD LOCATED CENTERLINE MONUMENT LOCATED FOR SCHICK LANE AND PROJECTING SAID SOUTH LINE WESTERLY) 568.51 FEET TO THE WEST LINE OF SAID CHARLY'S ACRES #2 SUBDIVISION AMENDED; THENCE SOUTH 39°28'06" EAST 807.76 FEET ALONG SAID WEST LINE AND THE WEST LINE OF CHARLY'S ACRES #1 AMENDED AS RE-ESTABLISHED IN THE FIELD RELATIVE TO PHASE 2, TO A POINT ON A LINE RECORDED AS A SPECIAL WARRANTY DEED WITH ENTRY NUMBER 2438516 AT BOOK 4747 AND PAGE 1475-1476; THENCE SOUTHWESTERLY ALONG SAID DEED THE FOLLOWING THREE CALLS: SOUTH 51°29'06" WEST 177.68 FEET; SOUTH 47°31'51" WEST 198.59 FEET; SOUTH 51°30'42" WEST 190.18 FEET TO THE SOUTHEAST CORNER OF SAID SCHICK CLUSTER FARM PHASE 1 AND A POINT ON SAID BOUNDARY LINE AGREEMENT; THENCE NORTH 39°38'15" WEST ALONG THE EAST LINE OF SAID SUBDIVISION AND BOUNDARY LINE AGREEMENT 811.13 FEET TO SAID SOUTH LINE AND THE POINT OF BEGINNING.

CONTAINS: 459,317 SQ. FT./10.54 ACRES

DATE: 4/24/2017
STEPHEN J. JACKRELL LICENSE NO. 191517

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT Kami F. Marriott THE UNDERSIGNED OWNER() OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND OPEN SPACE PARCELS AS SHOWN ON THIS PLAT, HEREAFTER KNOWN AS HILL FARMS PHASE 4, DO HEREBY DEDICATE, GRANT AND CONVEY FOR PERPETUAL USE OF THE PUBLIC ALL PUBLIC STREETS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO THE HILL FARMS HOMEOWNERS ASSOCIATION ALL OPEN SPACE PARCELS AS SHOWN HEREON, AND DESIGNATE SAID PARCELS AS COMMON AREA, THE SAME TO BE USED FOR THE COMMON USE AND ENJOYMENT OF THE LOT OWNERS AND DEDICATE SAID PARCELS AS PUBLIC UTILITY EASEMENTS, AND DO DEDICATE THOSE ALLEY EASEMENTS AS SHOWN HEREON AS COMMON DRIVEWAYS AND PUBLIC UTILITY AND DRAINAGE CORRIDORS.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY SIGNATURE THIS 26 DAY OF April A.D. 20 17

Kami F. Marriott, manager
Golden Hand Management, Inc.

ACKNOWLEDGMENT

STATE OF UTAH)
ON THE 26 DAY OF April A.D., 20 17, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER () OF THE ABOVE OWNER'S DEDICATION, 1 IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT Kami F. Marriott SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 3-8-2021
Christy J. Coe
NOTARY PUBLIC RESIDING IN DAVIS COUNTY

HILL FARMS PHASE 4

A PLANNED RESIDENTIAL UNIT DEVELOPMENT (PRUD) LOCATED IN THE WEST 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH

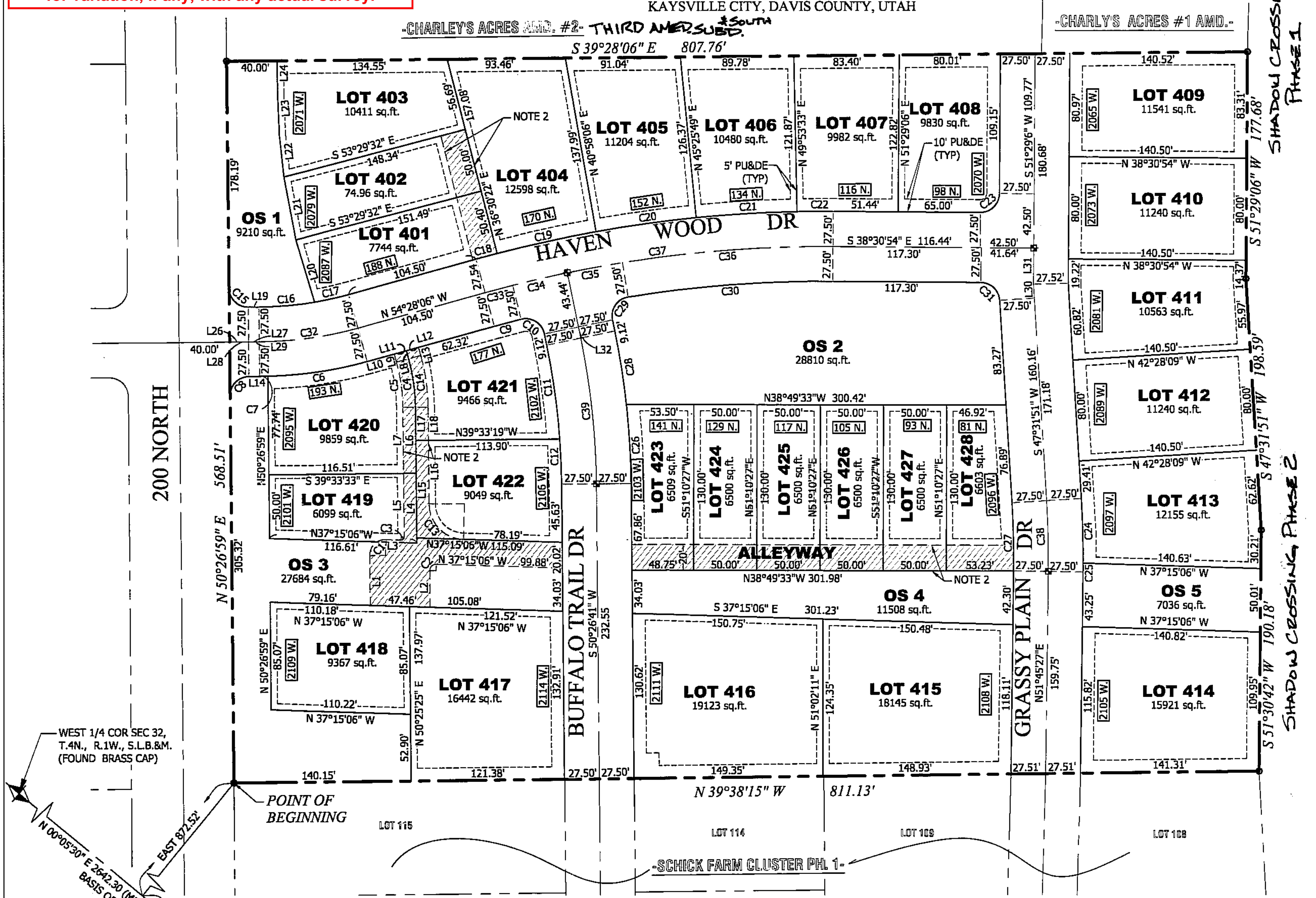
PINNACLE
Engineering & Land Surveying, Inc.
327 West, Suite #3 LAYTON, UT 84041
Phone: (801) 773-1910 Fax: (801) 773-1925

DAVIS COUNTY RECORDER

ENTRY NO. 3034844
PAID \$65.00 FILED FOR RECORD AND RECORDED THIS 27th DAY OF July, 2017 AT 1:08 PM IN BOOK 6815 OF OFFICIAL RECORDS PAGE 538

Richard M. Manshawn
DAVIS COUNTY RECORDER
BY: _____ DEPUTY RECORDER

5795



LINE	BEARING	LENGTH
L1	N 50°24'18" E	39.02
L2	N 50°26'41" E	28.82
L3	S 37°15'06" E	11.86
L4	N 50°26'41" E	54.69
L5	N 50°26'41" E	49.69
L6	N 50°26'41" E	52.06
L7	N 50°26'41" E	52.06
L8	N 35°31'54" E	6.56
L9	N 35°31'54" E	6.56
L10	S 54°28'06" E	22.18
L11	S 54°28'06" E	10.00
L12	S 54°28'06" E	10.00
L13	S 35°31'54" W	6.56
L14	S 39°39'30" E	8.44
L15	N 50°26'41" E	76.48
L16	N 50°26'41" E	49.99
L17	N 50°26'41" E	26.27
L18	N 50°26'41" E	26.27
L19	S 39°39'30" E	8.42
L20	N 34°17'31" E	51.48
L21	N 40°06'52" E	50.10
L22	N 44°51'07" E	32.56
L23	N 48°35'01" E	32.56
L24	N 50°26'59" E	26.00
L26	S 39°39'30" E	15.08
L27	S 39°39'30" E	8.35
L28	S 39°39'30" E	14.92
L29	S 39°39'30" E	8.51
L30	N 47°31'51" E	11.32
L31	N 51°29'06" E	28.58
L32	S 39°21'47" W	9.12

CURVE TABLE					CURVE TABLE					CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING	CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	20.15	12.50	92°20'36"	18.04	N 83°25'24" W	C14	41.65	160.00	14°54'47"	41.53	N 42°59'17" E	C27	53.30	722.50	4°13'35"	53.28	N 49°38'39" E
C2	8.06	5.00	92°18'13"	7.21	N 83°24'13" W	C15	23.59	15.00	90°06'28"	21.23	S 05°23'44" W	C28	59.08	627.50	5°23'39"	59.06	N 42°03'36" E
C3	4.03	2.50	92°18'13"	3.61	S 83°24'13" E	C16	44.28	272.50	9°18'41"	44.24	S 44°00'58" E	C29	24.23	15.00	92°32'38"	21.68	S 85°38'06" W
C4	39.04	150.00	14°54'47"	38.93	N 42°59'17" E	C17	27.57	272.50	5°47'48"	27.56	S 51°34'12" E	C30	162.57	972.50	9°34'41"	162.38	N 43°18'14" W
C5	36.44	140.00	14°54'47"	36.34	N 42°59'17" E	C18	17.48	1029.82	0°58'21"	17.48	N 53°57'19" W	C31	22.53	15.00	86°02'45"	20.47	N 04°30'29" E
C6	79.62	327.50	13°55'47"	79.43	S 47°30'13" E	C19	80.02	1029.82	4°27'08"	80.00	N 51°14'35" W	C32	79.03	300.00	15°05'38"	78.80	S 46°55'17" E
C7	6.59	327.50	1°09'08"	6.59	S 39°57'46" E	C20	80.02	1029.82	4°27'07"	80.00	N 46°47'27" W	C33	22.47	1000.00	1°17'15"	22.47	N 53°49'29" W
C8	23.53	15.00	89°53'32"	21.19	N 84°36'16" W	C21	80.02	1035.17	4°25'44"	80.00	N 42°20'19" W	C34	44.40	1000.00	2°32'38"	44.40	N 51°54'32" W
C9	21.85	972.50	1°17'15"	21.85	N 53°49'29" W	C22	28.56	1045.98	1°33'52"	28.56	N 39°18'40" W	C35	44.40	1000.00	2°32'38"	44.40	N 49°21'54" W
C10	24.23	15.00	92°32'38"	21.68	N 06°54'32" W	C23	23.56	15.00	90°00'00"	21.21	S 83°30'54" E	C36	167.17	1000.00	9°34'41"	166.98	N 43°18'14" W
C11	75.23	572.50	7°31'45"	75.18	N 43°07'39" E	C24	50.60	777.50	3°43'43"	50.59	N 49°23'43" E	C37	278.44	1000.00	15°57'13"	277.54	N 46°29'30" W
C12	35.50	572.50	3°33'10"	35.49	N 48°40'06" E	C25	6.76	777.50	0°29'52"	6.76	N 51°30'31" E	C38	55.32	750.00	4°13'35"	55.31	N 49°38'39" E
C13	42.86	28.00	87°42'21"	38.79	S 06°35'47" W	C26	62.29	627.50	5°41'15"	62.26	N 47°36'03" E	C39	116.05	600.00	11°04'54"	115.87	N 44°54'14" E

- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - CENTER / SECTION LINE
 - STREET RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - ADJACENT PROPERTY LINE
 - NEW CENTERLINE MONUMENT
 - SECTION CORNER
 - PUE&DE PUBLIC UTILITY & DRAINAGE EASEMENT
 - SET 5/8" REBAR WITH AN ORANGE PLASTIC CAP, OR NAIL & WASHER STAMPED PINNACLE 191517

CITY ATTORNEY'S APPROVAL
APPROVED THIS 19th DAY OF July, 2017, BY THE KAYSVILLE CITY ATTORNEY.
John King
KAYSVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS 9th DAY OF June, 2016, BY THE KAYSVILLE CITY PLANNING COMMISSION.
[Signature]
KAYSVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
APPROVED THIS 21st DAY OF July, 2017, BY THE KAYSVILLE CITY ENGINEER.
[Signature]
KAYSVILLE CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS 16th DAY OF June, 2016, BY THE KAYSVILLE CITY COUNCIL.
[Signature]
KAYSVILLE CITY RECORDER
[Signature]
KAYSVILLE CITY MAYOR

