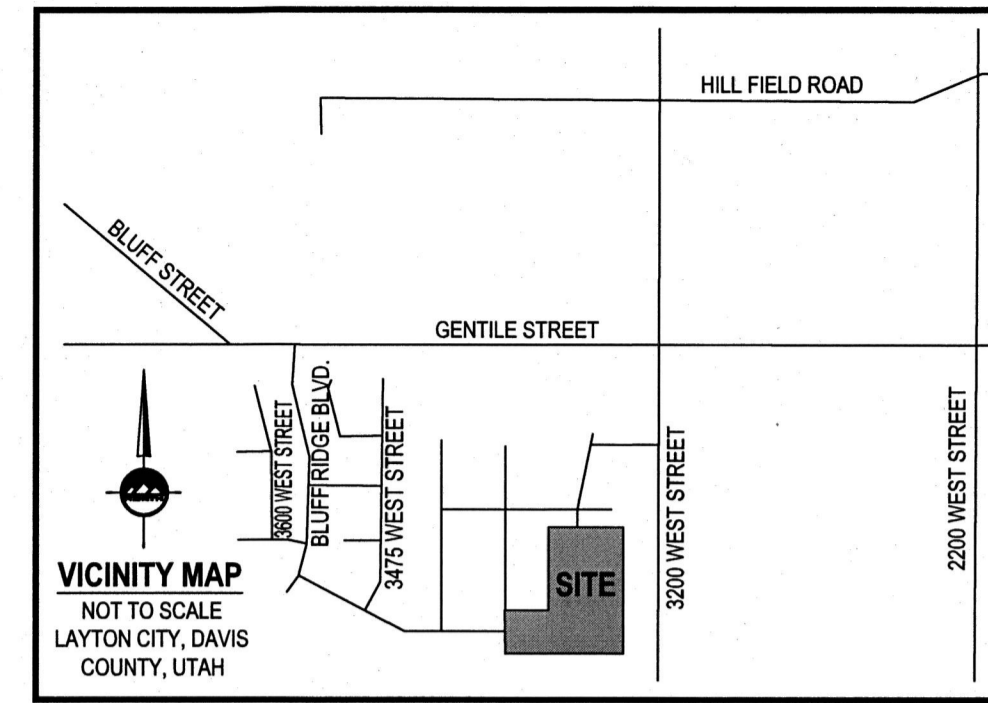


WINDMILL SUBDIVISION PHASE 3B

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 26
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH
OCTOBER 2021



SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

BOUNDARY DESCRIPTION

A PARCEL OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN LAYTON CITY, DAVIS COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WINDMILL SUBDIVISION PHASE 1, SAID POINT BEING SOUTH 0°11'56" WEST 1049.64 FEET ALONG THE SECTION LINE (NAD 83 BEARING IS S 0°32'44" W BETWEEN NORTHEAST CORNER AND THE EAST QUARTER CORNERS OF SAID SECTION 26) AND NORTH 89°48'04" WEST 358.67 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 26 AND RUNNING THENCE:
SOUTH 00°11'54" WEST 717.29 FEET;
THENCE NORTH 89°18'00" WEST 469.31 FEET TO THE SOUTH EAST CORNER OF LOT 218, WINDMILL SUBDIVISION PHASE 2B;
THENCE NORTH 00°42'45" EAST 160.06 FEET ALONG THE EAST LINE OF WINDMILL PHASE 2B;
THENCE NORTH 00°12'31" EAST 156.07 FEET TO THE EAST LINE OF WINDMILL PHASE 3A;
THENCE SOUTH 89°47'29" EAST 134.53 FEET ALONG THE SOUTH LINE OF WINDMILL PHASE 3A;
THENCE NORTH 00°12'31" EAST 397.08 FEET ALONG THE EAST LINE OF WINDMILL PHASE 3A TO THE SOUTH LINE OF WINDMILL PHASE 1;
THENCE SOUTH 89°47'29" EAST 5.50 FEET ALONG THE SOUTH LINE OF WINDMILL PHASE 1;
THENCE SOUTH 89°48'04" EAST 327.73 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

CONTAINS: 28140 SQUARE FEET OR 6.460 ACRES.



TRENT R. WILLIAMS, PLS
LICENSE NO. 8034679

Oct. 18, 2021
DATE

OWNER'S DEDICATION

We (I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-ways) as shown hereon and name said tract:

WINDMILL SUBDIVISION PHASE 3B

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility and drainage easements with no buildings or structures being erected within such easements.

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

In witness whereof I / we have hereunto set our hand (s) this 18th day of October A.D., 20 21.

By: Karl S. Bailey DISCOVER DEVELOPMENT, LLC.
DAVID S. BAILEY
By: Karl S. Bailey NOTHING BUT FLOWERS, LLC.
DAVID S. BAILEY
By: Howard Kent - Trustee SLI COMMERCIAL REAL ESTATES RETIREMENT SAVINGS PLAN
HOWARD KENT

GENERAL NOTES:

- PROPERTY IS ZONED R-S.
 - FRONT YARD SETBACK IS 25'
 - REAR YARD SETBACK IS 30' (INTERIOR AND CORNER LOT)
 - SIDE YARD SETBACK IS 8' AND A TOTAL OF 20' (INTERIOR LOT)
 - SIDE YARD SETBACK IS 8' AND 20' (CORNER LOT)
 - FRONT PORCH MAY ENCR OACH 8' INTO FRONT SETBACK
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 7' FRONT, 10' REAR, AND 5' SIDE YARD (CENTERED ON LOT LINE) UNLESS OTHERWISE NOTED HEREON.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE OPERATION IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AREA IN WHICH THE AGRICULTURAL OPERATION IS BEING CARRIED ON. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- 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 UTILITY 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 PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS
- 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.

| CURVE TABLE | | | | | |
|-------------|--------|---------|------------|-------------|--------|
| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
| C1 | 15.00' | 23.43' | 89°29'46" | S44°32'46"E | 21.12' |
| C2 | 15.00' | 23.70' | 90°30'14" | N45°27'20"E | 21.31' |
| C3 | 15.00' | 23.56' | 90°00'00" | N44°48'04"W | 21.21' |
| C4 | 15.00' | 23.56' | 90°00'00" | S45°11'56"W | 21.21' |
| C5 | 15.00' | 11.26' | 43°01'25" | S21°18'47"E | 11.00' |
| C6 | 50.00' | 23.20' | 28°35'16" | N29°31'51"W | 22.99' |
| C7 | 50.00' | 52.57' | 60°14'37" | N13°53'05"E | 50.18' |
| C8 | 50.00' | 46.09' | 52°49'15" | N70°25'01"E | 44.48' |
| C9 | 50.00' | 32.21' | 36°54'31" | S64°43'06"E | 31.65' |
| C10 | 50.00' | 154.07' | 176°33'39" | N45°27'20"E | 99.95' |
| C11 | 15.00' | 11.26' | 43°01'25" | N67°46'33"W | 11.00' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | S44°32'40"E | 5.00' |

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Davis-Weber J.S.S.

On the 19th day of October A.D., 20 21, David S. Bailey personally appeared before me, the undersigned Notary Public, in and for said County of Weber in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of Discovery Development LLC, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 2-11-2023 #704573
Amy Roskelley RESIDING IN Weber COUNTY.
NOTARY PUBLIC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Davis-Weber J.S.S.

On the 19th day of October A.D., 20 21, David S. Bailey personally appeared before me, the undersigned Notary Public, in and for said County of Weber in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of Nothing But Flowers LLC, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 2-11-2023 #704573
Amy Roskelley RESIDING IN Weber COUNTY.
NOTARY PUBLIC

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
County of Davis-Weber J.S.S.

On the 19th day of October A.D., 20 21, Howard Kent personally appeared before me, the undersigned Notary Public, in and for said County of Weber in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of SLI Commercial Real Estates Retirement Savings Plan and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 2-11-2023 #704573
Amy Roskelley RESIDING IN Weber COUNTY.
NOTARY PUBLIC

ALLRED EASEMENT APPROVAL

APPROVED THIS 19th DAY OF October, 20 21
Nathan Hugh Allred
NATHAN HUGH ALLRED
Clare Baugh Allred
CLARE BAUGH ALLRED

SURVEY RECORDING DATA

DATE:
DRAWING No.:

DEVELOPER
DESTINATION HOMES
67 SOUTH MAIN STREET, SUITE 300
LAYTON, UTAH 84041
AMY ROSKELLEY

WINDMILL SUBDIVISION PHASE 3B

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 26
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
LAYTON, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 3423954 FEE
PAID \$130.00 FILED FOR RECORD AND
RECORDED THIS 19th DAY OF Nov, 20 21
AT 12:29 IN BOOK 7883 OF OFFICIAL RECORDS
PAGE 524

SHEET 1 OF 2

PROJECT NUMBER: L2214E
MANAGER: T.WILLIAMS
DRAWN BY: J.MOSS
CHECKED BY: T.WILLIAMS
DATE: 10/15/21

Richard T. Madsen
DAVIS COUNTY RECORDER
BY: _____
DEPUTY RECORDER

ENSIGN
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0229
TOOLE
Phone: 435.843.2590
CEDAR CITY
Phone: 435.863.1653
RICHFIELD
Phone: 435.896.2983

CITY ATTORNEY'S APPROVAL

APPROVED THIS 26th DAY OF October, 20 21
LAYTON CITY ATTORNEY.

J. Mason
LAYTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 27th DAY OF October, 20 21
CITY PLANNING COMMISSION APPROVAL

Chris Jensen
CHAIRMAN, LAYTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS 26th DAY OF OCTOBER, 20 21
LAYTON CITY ENGINEER

Amy Roskelley
LAYTON CITY ENGINEER

Land Use Authority CITY COUNCIL APPROVAL

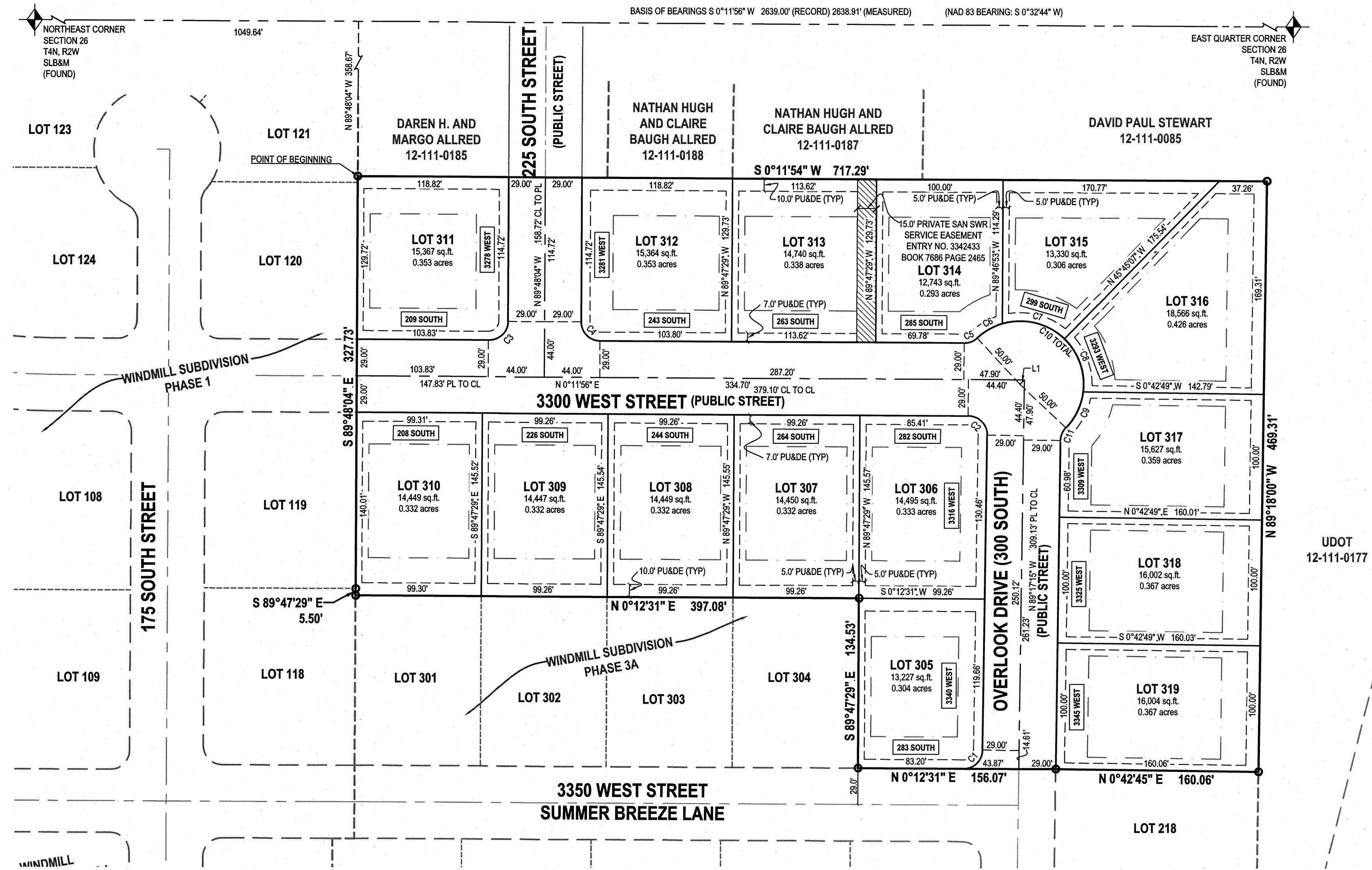
APPROVED THIS 28th DAY OF October, 20 21
LAYTON CITY COUNCIL Land Use Authority.

Kimberly Reed
CITY RECORDER
John Peters
CITY MAYOR

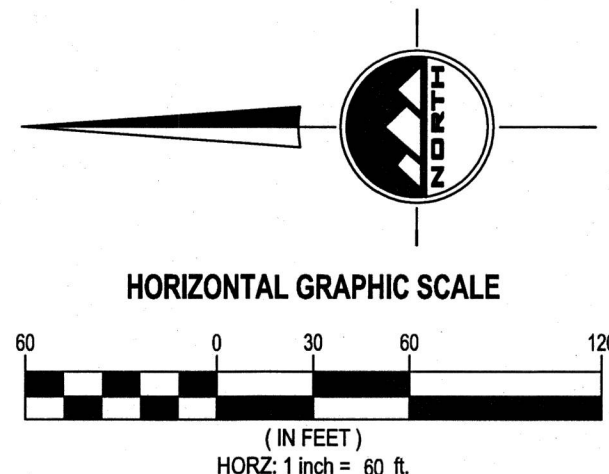
WINDMILL SUBDIVISION PHASE 3B

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SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH
OCTOBER 2021

BASIS OF BEARINGS S 0°11'56" W 2639.00' (RECORD) 2638.91' (MEASURED) (NAD 83 BEARING: S 0°32'44" W)



UDOT
12-111-0177



LAYTON
919 North 400 West
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WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
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Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1423
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WINDMILL SUBDIVISION PHASE 3B

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 26
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
LAYTON, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 343396 FEE PAID \$130.00 FILED FOR RECORD AND RECORDED THIS 9TH DAY OF Nov, 2021 AT 1:39 IN BOOK 7883 OF OFFICIAL RECORDS PAGE 526

SHEET 2 OF 2

PROJECT NUMBER: L2214E
MANAGER: C.PRESTON
DRAWN BY: J.MOSS
CHECKED BY: T.WILLIAMS
DATE: 10/28/21

Richard Maughan
DAVIS COUNTY RECORDER
DEPUTY RECORDER