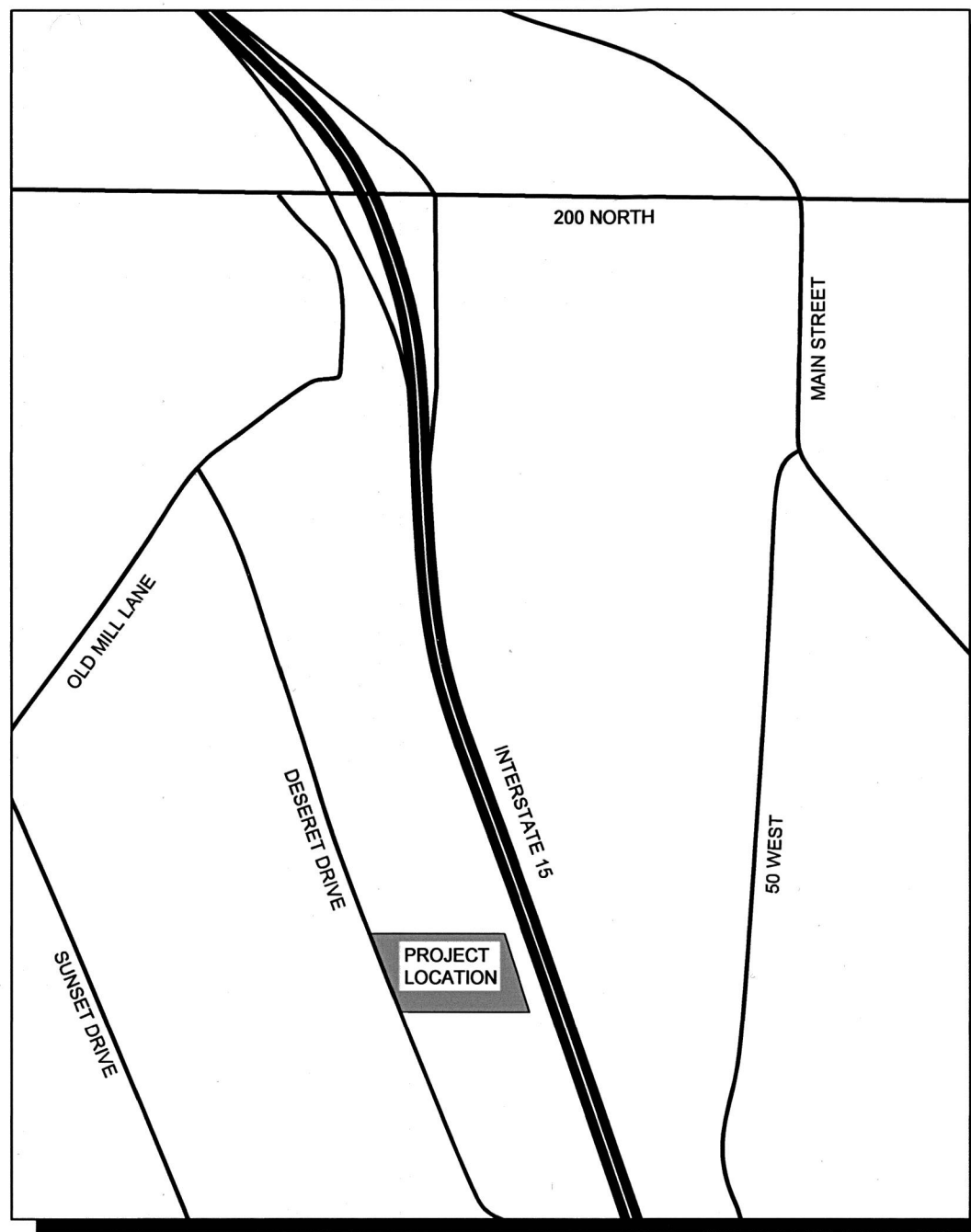
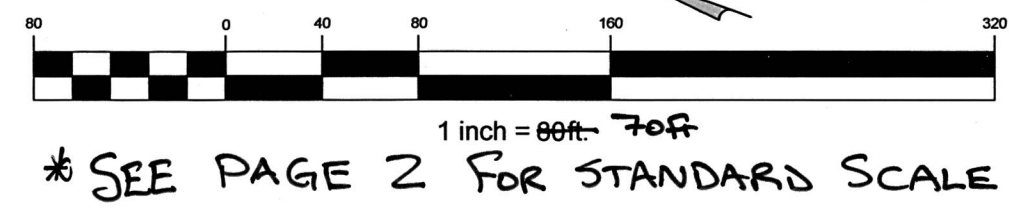


VICINITY MAP



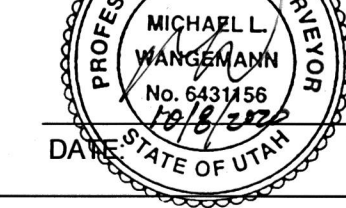
DESERET LANDING SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH
OCTOBER 2020
BLOCKS 405, PLAT G, KAYSVILLE TOWNSITE SURVEY



SURVEYOR'S CERTIFICATE:

I, **MICHAEL L. WANGEMANN**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. **6431156**, AS PRESCRIBED UNDER THE 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS **DESERET LANDING SUBDIVISION** AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.



Michael L. Wangemann
MICHAEL L. WANGEMANN
LICENSE NO. 6431156

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DESERET DRIVE, SAID POINT BEING SOUTH 88°08'30" EAST ALONG THE QUARTER SECTION LINE 424.30 FEET AND NORTH 22°18'40" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 437.41 FEET FROM THE WEST QUARTER CORNER, SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 22°18'40" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 437.41 FEET TO A POINT ON A 1000.00 FOOT RADIUS CURVE; THENCE NORTHERLY 116.75 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 06°41'21" (WHICH LONG CHORD BEARS NORTH 18°58'00" WEST 116.68 FEET); THENCE NORTH 15°37'20" WEST 255.97 FEET; THENCE NORTH 65°53'22" EAST 771.64 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 19°30'04" EAST ALONG SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE 1123.83 FEET; THENCE NORTH 88°08'30" WEST 708.61 FEET; THENCE SOUTH 67°41'20" WEST 106.29 FEET TO THE POINT OF BEGINNING.
CONTAINS 735,266.29 SQ/FT OR 16.88 ACRES

OWNERS 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:

DESERET LANDING SUBDIVISION

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS AND PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, DETENTION BASIN, AND SLOPE EASEMENTS FOREVER 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 KAYSVILLE CITY AND WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS. THE PARKWAY HOME OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL OPEN SPACE AND PRIVATE ROADWAYS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUT HANDS THIS 9th DAY OF

OCTOBER A.D. 2020.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED ALONG THE CENTERLINE OF DESERET DRIVE AND AT THE INTERSECTION OF DESERET DRIVE AND TREADING LANE AS SHOWN ON THIS SURVEY PLAT.

Owners Dedication Signature

Phil Holland

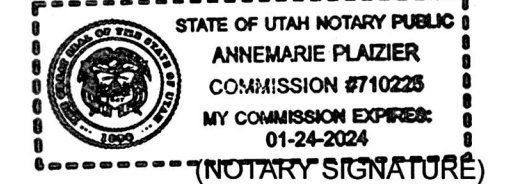
Phil Holland Privet Barrow LLC (manager)

SHEET
1 of 2

CORPORATE ACKNOWLEDGEMENT:

STATE OF UTAH) §
COUNTY OF DAVIS
ON THIS 9th DAY OF OCTOBER, IN THE YEAR 2020, PERSONALLY APPEARED BEFORE ME Phil Holland, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE Manager OF Privet Barrow AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID Phil Holland ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

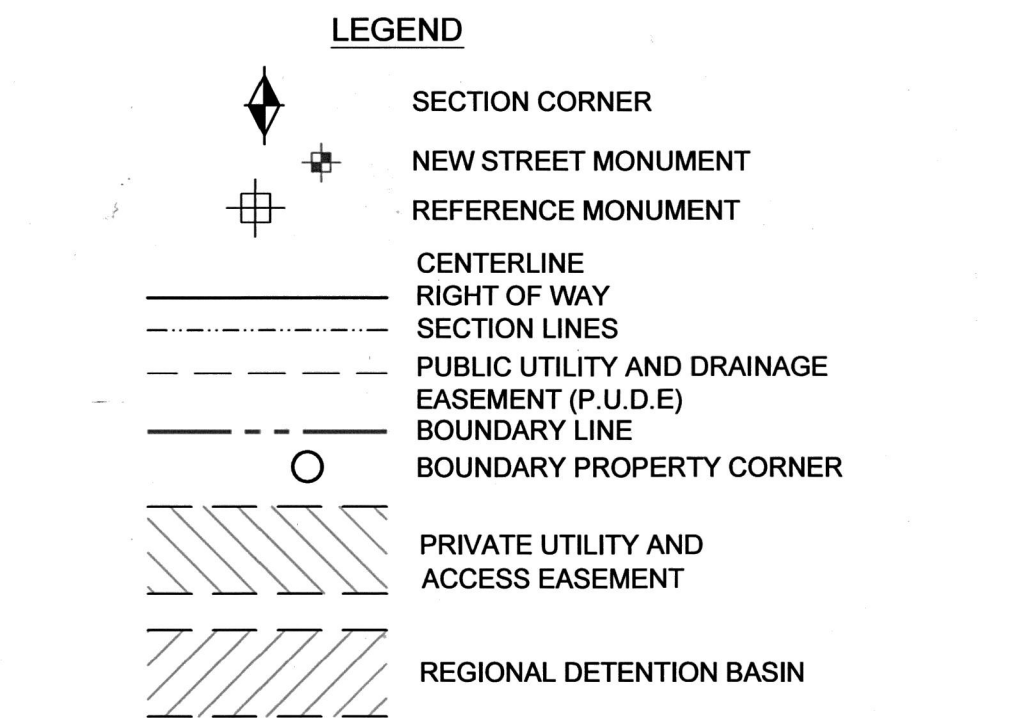


DAVIS COUNTY RECORDER

ENTRY NO. 3307639 FEE PAID \$108.00
FILED FOR RECORD AND RECORDED THIS 23rd DAY OF October, 2020
AT 2:24pm IN BOOK 7623 PAGE 2662

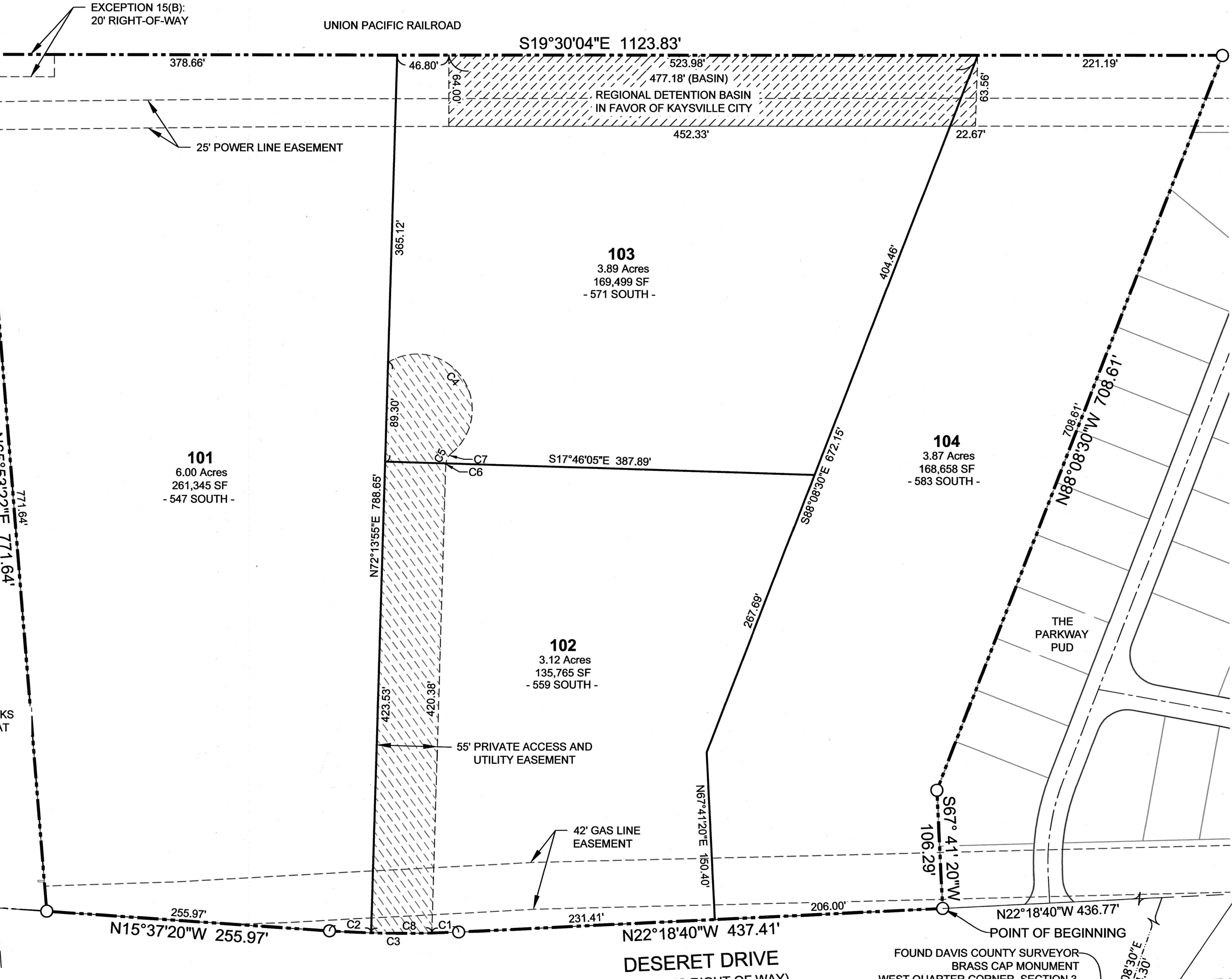
Richard T. Maudsland
DAVIS COUNTY RECORDER
Paula Thomas
DEPUTY RECORDER

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C1	79.29'	1000.00'	4°32'35"	39.67'	79.27'	S20°02'22"E
C2	37.45'	1000.00'	2°08'45"	18.73'	37.45'	S16°41'42"E
C3	116.75'	1000.00'	6°41'21"	58.44'	116.68'	S18°58'00"E
C4	150.57'	50.00'	172°32'05"	766.42'	99.79'	N35°07'56"E
C5	12.87'	15.00'	49°10'04"	6.86'	12.48'	S83°11'03"E
C6	1.64'	15.00'	6°15'59"	0.82'	1.64'	S75°21'54"W
C7	11.23'	15.00'	42°54'05"	5.89'	10.97'	N80°03'04"W
C8	55.03'	1000.00'	3°09'10"	27.52'	55.02'	S19°20'40"E



DOMINION ENERGY UTAH
- NOTE WITH AN EXISTING NATURAL GAS EASEMENT
QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH
APPROVED THIS 12th DAY OF October, 2020
BY: *C. B. [Signature]*
TITLE: PRE-CONSTRUCTION



CITY ENGINEER'S APPROVAL
APPROVED THIS 14th DAY OF OCTOBER, A.D., 2020
BY THE KAYSVILLE CITY ENGINEER.

CITY ATTORNEY APPROVAL
APPROVED THIS 1 DAY OF OCT, A.D., 2020
BY THE KAYSVILLE CITY ATTORNEY.

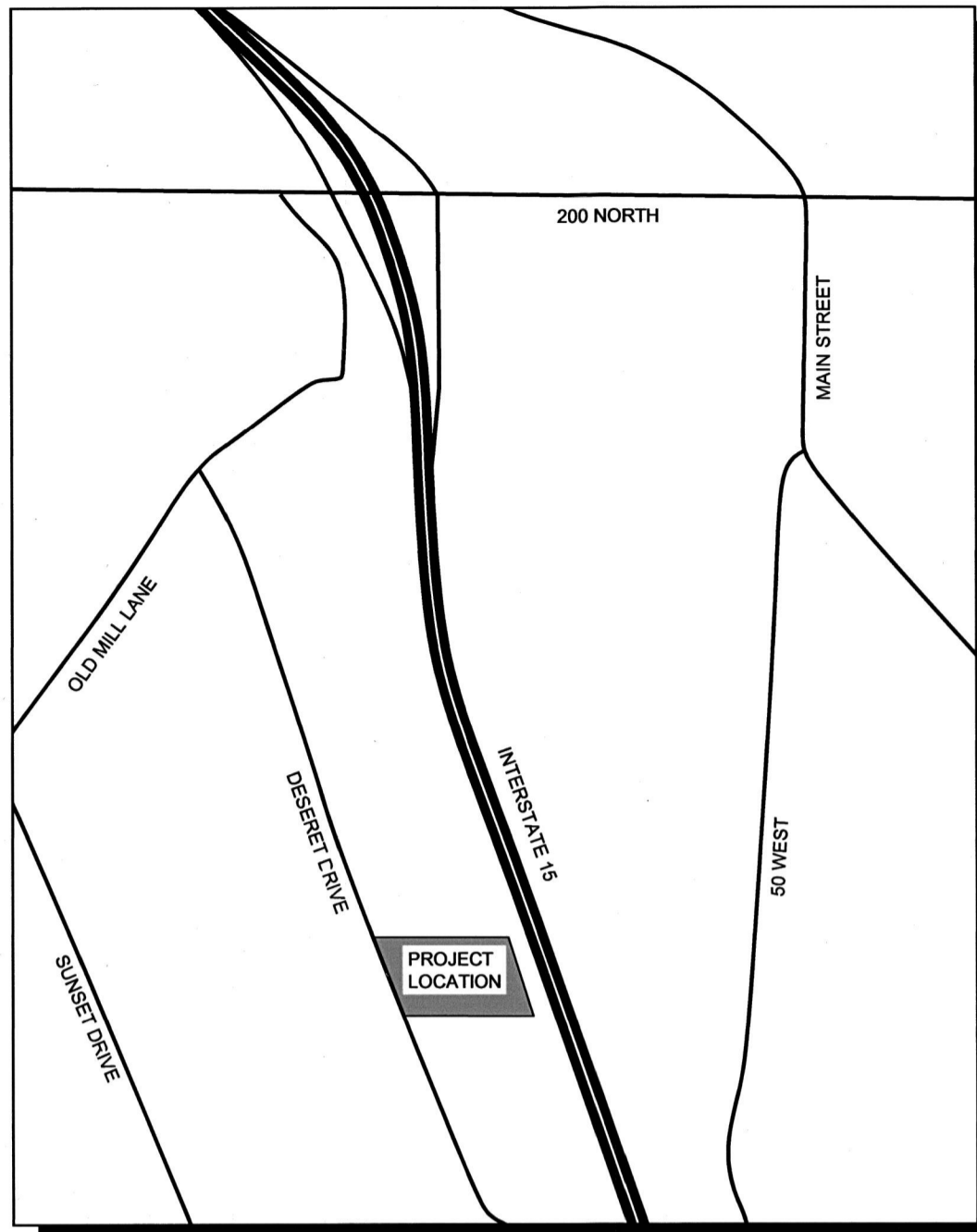
PLANNING COMMISSION
APPROVED THIS 10 DAY OF SEPT, A.D., 2020
BY THE KAYSVILLE CITY PLANNING AND ZONING COMMISSION.

CITY COUNCIL ACCEPTANCE
APPROVED THIS 1 DAY OF OCT, A.D., 2020
BY THE KAYSVILLE CITY COUNCIL.

DAVIS COUNTY RECORDER
APPROVED THIS 1 DAY OF OCT, A.D., 2020
BY THE KAYSVILLE CITY RECORDER.

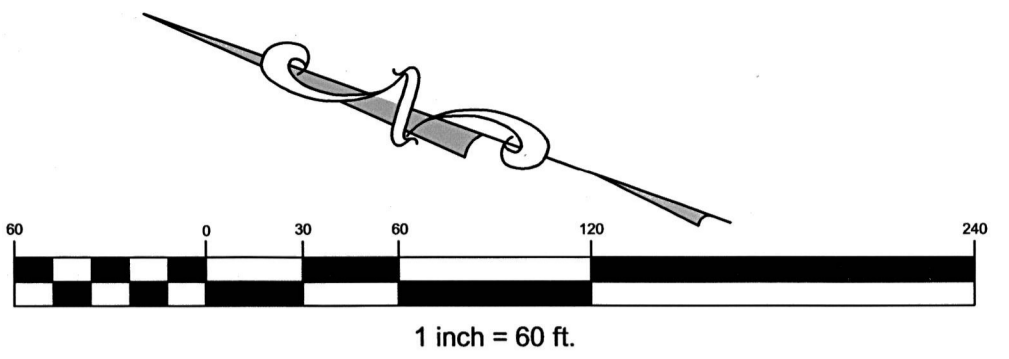
NOTARY PUBLIC
STATE OF UTAH NOTARY PUBLIC
MARIA TERESA DEVEREUX
COMMISSION #706702
MY COMMISSION EXPIRES: 06-10-2023

VICINITY MAP



DESERET LANDING SUBDIVISION

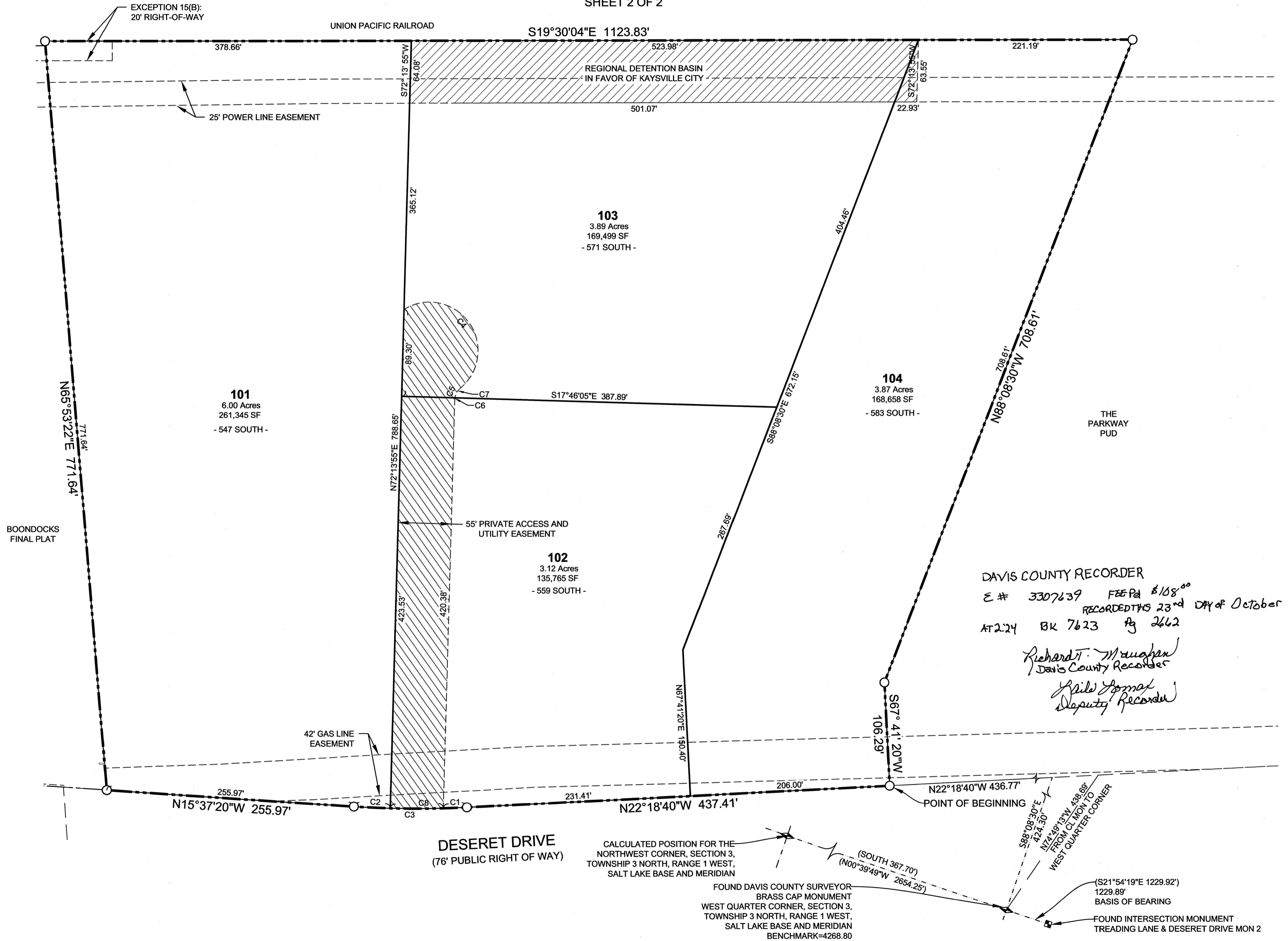
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BLOCKS 4 & 5, PLAT G, KAYSVILLE TOWNSITE SURVEY
KAYSVILLE CITY, DAVIS COUNTY, UTAH
OCTOBER 2020



SHEET 2 OF 2

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
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C8	55.03'	1000.00'	3°09'10"	27.52'	55.02'	S19°20'40"E

- LEGEND**
- SECTION CORNER
 - NEW STREET MONUMENT
 - REFERENCE MONUMENT
 - CENTERLINE
 - RIGHT OF WAY
 - SECTION LINES
 - PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.)
 - BOUNDARY LINE
 - BOUNDARY PROPERTY CORNER
 - PRIVATE UTILITY AND ACCESS EASEMENT
 - REGIONAL DETENTION BASIN EASEMENT



DAVIS COUNTY RECORDER
 E # 3307639 FEE Pd \$108⁰⁰
 RECORDED THIS 23rd DAY of October, 2020
 AT 2:24 BK 7623 Pg 2662
 Richard T. Mauopen
 Davis County Recorder
 Heidi Spina
 Deputy Recorder

CALCULATED POSITION FOR THE NORTHWEST CORNER, SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 (SOUTH 367.70')
 (N00°39'49"W 2654.25')

FOUND DAVIS COUNTY SURVEYOR BRASS CAP MONUMENT WEST QUARTER CORNER, SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN BENCHMARK=4268.80

(S21°54'19"E 1229.92')
 1229.89'
 BASIS OF BEARING

FOUND INTERSECTION MONUMENT TREADING LANE & DESERET DRIVE MON 2