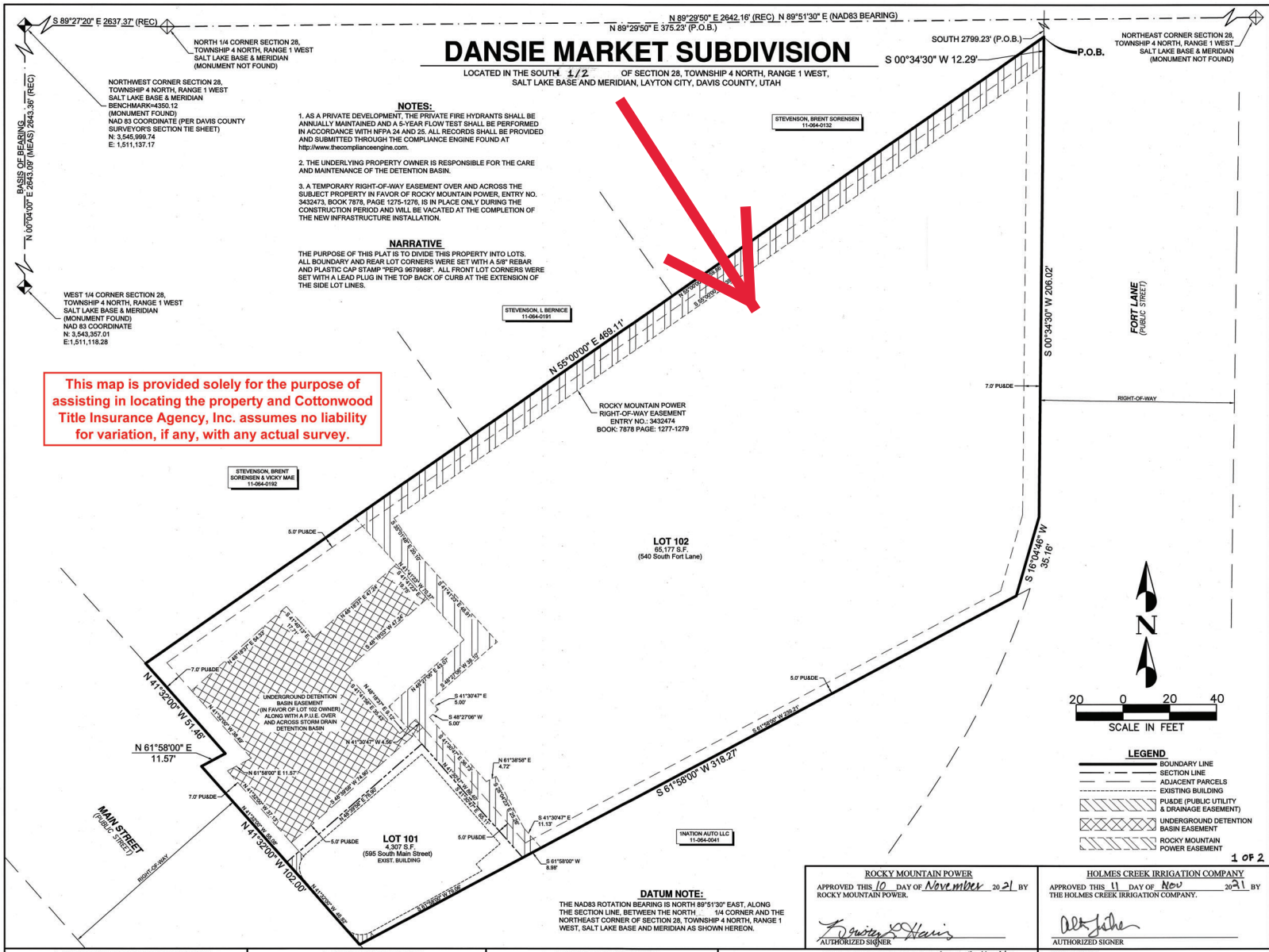
DANSIE MARKET SUBDIVISION

LOCATED IN THE SOUTH 1/2 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN, LAYTON CITY, DAVIS COUNTY, UTAH



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.

NOTES:

1. AS A PRIVATE DEVELOPMENT, THE PRIVATE FIRE HYDRANTS SHALL BE ANNUALLY MAINTAINED AND A 5-YEAR FLOW TEST SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24 AND 25. ALL RECORDS SHALL BE PROVIDED AND SUBMITTED THROUGH THE COMPLIANCE ENGINE FOUND AT http://www.thecomplianceengine.com.

2. THE UNDERLYING PROPERTY OWNER IS RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE DETENTION BASIN.

3. A TEMPORARY RIGHT-OF-WAY EASEMENT OVER AND ACROSS THE SUBJECT PROPERTY IN FAVOR OF ROCKY MOUNTAIN POWER, ENTRY NO. 3432473, BOOK 7878, PAGE 1275-1276, IS IN PLACE ONLY DURING THE CONSTRUCTION PERIOD AND WILL BE VACATED AT THE COMPLETION OF THE NEW INFRASTRUCTURE INSTALLATION.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMP "PEPG 9679988". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

DATUM NOTE:

THE NAD83 ROTATION BEARING IS NORTH 89°51'30" EAST, ALONG THE SECTION LINE, BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- ADJACENT PARCELS
- EXISTING BUILDING
- PU&DE (PUBLIC UTILITY & DRAINAGE EASEMENT)
- UNDERGROUND DETENTION BASIN EASEMENT
- ROCKY MOUNTAIN POWER EASEMENT

1 OF 2

SURVEYOR'S CERTIFICATE

I, Robert Law, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 9679988 as prescribed under the laws of the State of Utah in accordance with Title 58, Chapter 22, Professional Land Surveyors Licensing Act. I further certify by authority of the owner(s), I have made a survey of the tract of land shown on this plat and described below in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat, and the plat is DANSIE MARKET SUBDIVISION in Layton City, Davis County, Utah, has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records in the Davis County Recorder's Office and from said survey made by me on the ground. I further certify that the requirements of all applicable statutes and ordinances of Layton City, Davis County, concerning zoning requirements regarding lot measurements, have been complied with

BOUNDARY DESCRIPTION

Beginning at a point on the westerly right-of-way line of a road conveyed in Book 2486 at Page 803 as Entry No. 1507040; said point being North 89°29'50" East, (NAD83 Bearing is North 89°51'30" East), along the section line, 375.23 feet and South 2799.23 feet from the North Quarter corner of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian; said North Quarter corner being South 89°27'20" East, 2637.37 feet from the Northwest corner of said Section 28; (Basis of Bearing is North 00°04'00" East between the West Quarter Corner and Northwest Corner of said Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian); and running thence along said westerly right-of-way line the following two (2) courses: South 00°34'30" West, 206.02 feet; thence South 16°04'46" West, 35.16 feet; thence South 61°58'00" West, 318.27 feet to a point on the easterly right-of-way line Main Street; thence along said easterly right-of-way line the following three (3) courses: North 41°32'00" West, 102.00 feet; thence North 61°58'00" East, 11.57 feet; thence North 41°32'00" West, 51.46 feet; thence North 55°00'00" East, 469.11 feet to the point of beginning.

Contains: 1.60 Acres (or 69,484 sq. ft.)

ROBERT LAW — 11/09/2021 DATE

OWNERS DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat and name said plat DANSIE MARKET SUBDIVISION, and do hereby dedicate to Layton City, Utah and all Public Utility Companies, a perpetual non-exclusive easement over the public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines, fiber optics, and drainage; and those parcels designated as public open space, parks, trail or easements, or of similar designation.

The undersigned hereby certify that this subdivision has met all requirements of Layton City Ordinances
In witness whereof, I have hereunto set my hand this 11 day of November, 2021.

CW THE CLARA QOZB, LLC
By: _____
Print Name: Colin H. Wright
Its: Manager

NOTARY ACKNOWLEDGEMENT

State of Utah
County of Davis } S.S.

On this 11 day of November, in the year 2021, personally appeared before me, the undersigned notary public, Colin H Wright being by me duly sworn, acknowledged to me that he/she is the manager of CW THE CLARA QOZB, LLC and that he/she signed the above Owners Dedication freely, voluntarily, and in behalf of said CW THE CLARA QOZB, LLC for the purposes therein mentioned.

Commission Number #704554
My Commission Expires 02/11/2023
Print Name: Stephanie Heiner
A Notary Public Commissioned in Utah

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TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
LAYTON CITY, DAVIS COUNTY, UTAH

ROCKY MOUNTAIN POWER

APPROVED THIS 10 DAY OF November 2021 BY ROCKY MOUNTAIN POWER.

AUTHORIZED SIGNER

HOLMES CREEK IRRIGATION COMPANY

APPROVED THIS 11 DAY OF Nov 2021 BY THE HOLMES CREEK IRRIGATION COMPANY.

AUTHORIZED SIGNER

LAYTON CITY PLANNING COMMISSION

APPROVED THIS 22 DAY OF November 2021 BY THE LAYTON CITY PLANNING COMMISSION.

CHAIRMAN, LAYTON CITY PLANNING COMMISSION

LAYTON CITY ENGINEER

APPROVED AS TO FORM BY LAYTON CITY ENGINEER THIS 18TH DAY OF NOVEMBER 2021.

LAYTON CITY ENGINEER

LAYTON CITY ATTORNEY

APPROVED AS TO FORM BY LAYTON CITY ATTORNEY THIS 19TH DAY OF November 2021.

LAYTON CITY ATTORNEY

LAYTON CITY ~~COUNCIL~~ Land Use Authority

PRESENTED TO THE LAYTON CITY ~~COUNCIL~~ THIS 30TH DAY OF November 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

LAYTON CITY MAYOR — ATTEST: CITY RECORDER

PREPARED BY:

PEPG CONSULTING LLC
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

DATE: NOVEMBER 5, 2021 | FILE: p:\1257.2015\dwg\west\fplat_2_lot

RECORDER # 3444041
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF Layton City
DATE 12-20-2021 TIME 10:33 am BOOK 7909 PAGE 604
FEE PAID $54.00
DAVIS COUNTY RECORDER