

VICINITY MAP
N.T.S

Line Table

LINE	DIRECTION	LENGTH
L1	S58°55'29"W	32.73
L2	S58°39'11"E	32.36
L3	S58°55'26"W	32.73
L4	N59°09'00"W	10.79
L5	S36°59'26"W	3.90

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	10.00	90°00'03"	15.71	N44°18'58"W	14.14
C3	10.00	89°59'57"	15.71	S45°41'02"W	14.14
C6	10.00	90°00'03"	15.71	N44°18'58"W	14.14
C7	10.00	89°59'57"	15.71	S45°41'02"W	14.14

ADDRESS TABLE

Unit	Address
101	142 N
102	136 N
103	130 N
104	124 N
105	118 N
106	112 N
107	144 N
108	138 N
109	132 N
110	126 N
111	120 N
112	114 N
113	143 N
114	137 N
115	131 N
116	125 N
117	119 N
118	113 N
119	146 N
120	140 N
121	134 N
122	128 N
123	122 N
124	116 N

- NOTES**
- #3 REBAR AND CAP (FOCUS ENGINEERING) TO BE SET AT ALL PROPERTY CORNERS.
 - PARCEL A AND B ARE HEREBY DEDICATED AS COMMON AREA AND PUBLIC UTILITY EASEMENTS AND TO BE MAINTAINED BY THE HOA.
 - AS A PRIVATE DEVELOPMENT, THE HOME OWNERS ASSOCIATION SHALL HAVE THE FIRE HYDRANTS ANNUALLY MAINTAINED AND A 5-YR FLOW TEST SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24 & 25. ALL RECORDS SHALL BE PROVIDED AND SUBMITTED THROUGH THE COMPLIANCE ENGINE FOUND AT [HTTP://WWW.THECOMPLIANCEENGINE.COM](http://www.thecomplianceengine.com)
 - PRIVATE ROWS ARE A FIRE LANE AND NO STREET PARKING IS ALLOWED. SIGNS SHALL BE PROVIDED CONTINUALLY AND AT EACH ENTRANCE.
 - ALL PRIVATE ROADS/ALLEYS AND UTILITIES WITH THE EXCEPTION OF THE MASTER METERS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE MASTER METERS AND VAULTS WILL BE OWNED AND MAINTAINED BY LAYTON CITY.
 - ALL COMMON AREA AND PRIVATE STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
 - ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING.
 - EASEMENTS ARE NOT PERMITTED WITHIN DEVELOPMENT.
 - UNITS 101 TO 106 ARE ADDRESSED OFF FORT LANE.
 - UNITS 107 TO 112 ARE ADDRESSED OFF 475 EAST.
 - UNITS 113 TO 124 ARE ADDRESSED OFF 500 EAST.

CONSENT TO RECORD

On 13 day of July, 2021, the Stonebrook Townhomes Layton, LLC, a Utah limited liability company, entered into a DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, ASSIGNMENT OF PERMITS, CONTRACTS AND PLAN AND FIXTURE FILING ("Deed of Trust") with Homestreet Bank, a Washington state chartered commercial bank, its successors, participants, and assigns, which Deed of Trust is secured by the property more particularly described in the above identified Deed of Trust. Said Deed of Trust was recorded on July 20, 2021, Entry No. 3401753 in Book 7805 at Page(s) 1910, in the official records of the Davis County Recorder's Office.

Homestreet Bank, a Washington state chartered commercial bank, its successors, participants, and assigns, is fully aware that Stonebrook Townhomes Layton, LLC, a Utah limited liability company, is in the process of recording a Plat creating a project known as STONEBROOK TOWNS PHASE 1, and Homestreet Bank, a Washington state chartered commercial bank, its successors, participants, and assigns, hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this 7th day of July, 2022

Homestreet Bank, a Washington state chartered commercial bank, its successors, participants, and assigns
By: Wayne W. Kistner
Print Name: Wayne W. Kistner
Title: Vice President

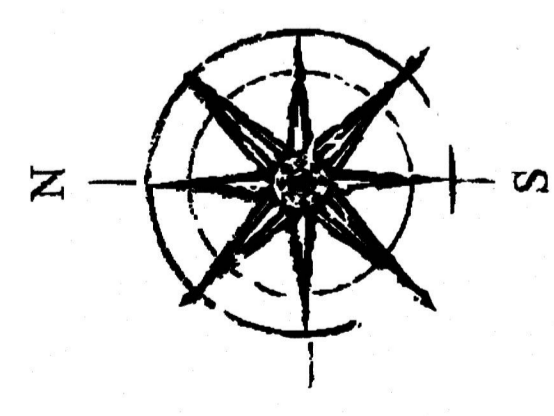
Notary Acknowledgment

STATE OF UTAH)
)SS
COUNTY OF DAVIS)

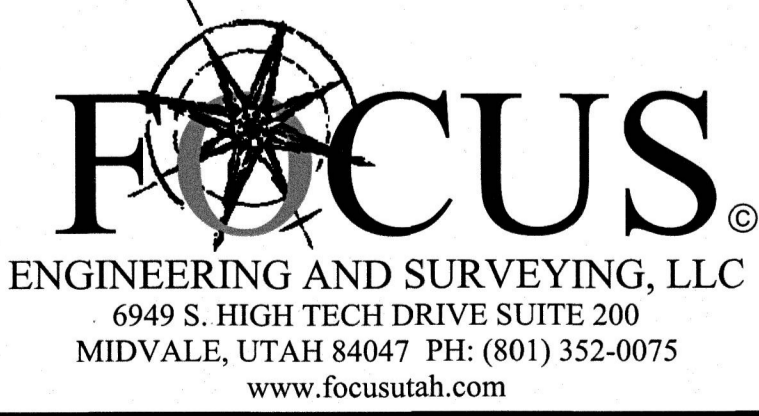
On this 7th day of July, in the year 2022, before me Fabiola Claveria notary public, personally appeared Wayne W. Kistner VP of Homestreet Bank, a Washington state chartered commercial bank, its successors, participants, and assigns, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record regarding the STONEBROOK TOWNS PHASE 1 and was signed by him/her on behalf of said Homestreet Bank, a Washington state chartered commercial bank, its successors, participants, and assigns, and acknowledged that he/she/they executed the same.

Commission Number 71552E
My Commission Expires 12/11/24

Fabiola Claveria
Print Name: Fabiola Claveria
A Notary Public Commissioned in Utah



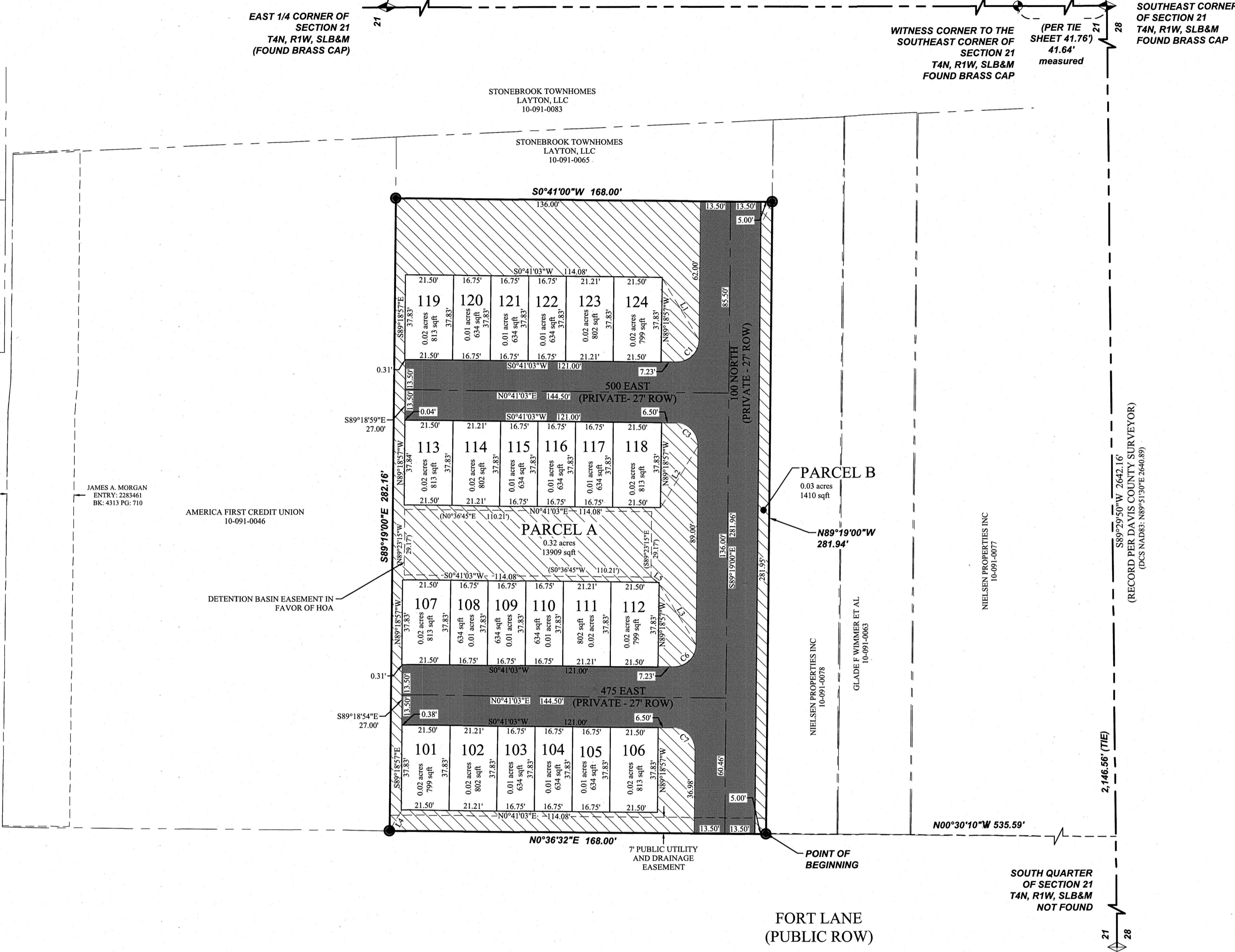
OWNER/DEVELOPER
STONEBROOK TOWNHOMES LAYTON, LLC
45 E. CENTER STREET #103
NORTH SALT LAKE CITY, UTAH 84054
(801)-397-9755
CONTACT: TAYLOR SPENDLOVE



STONEBROOK TOWNS PHASE 1

FINAL PLAT
LOCATED IN THE SE 1/4 OF SECTION 21, T4N, R1W,
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH

BASIS OF BEARING: N0°20'20"E 2616.11 (MEASURED)
(DCS: N0°20'20"E 2615.10)
(DCS NAD83: N0°41'09"E 2615.54)



CONSENT TO RECORD

On 13 day of July, 2021, the Stonebrook Townhomes Layton, LLC, a Utah limited liability company, entered into a DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, ASSIGNMENT OF PERMITS, CONTRACTS AND PLAN AND FIXTURE FILING ("Deed of Trust") with American Secure Title Insurance Agency of Utah, which Deed of Trust is secured by the property more particularly described in the above identified Deed of Trust. Said Deed of Trust was recorded on July 20, 2021, Entry No. 3401753 in Book 7805 at Page(s) 1910, in the official records of the Davis County Recorder's Office.

American Secure Title Insurance Agency of Utah, is fully aware that Stonebrook Townhomes Layton, LLC, a Utah limited liability company, is in the process of recording a Plat creating a project known as STONEBROOK TOWNS PHASE 1, and American Secure Title Insurance Agency of Utah, hereby consents to the recording of the Plat for all purposes shown thereon.

Dated this 7th day of July, 2022

American Secure Title Insurance Agency of Utah
By: Adam Phillips
Print Name: Adam Phillips
Title: V.P.

Notary Acknowledgment

STATE OF UTAH)
)SS
COUNTY OF DAVIS)

On this 7th day of July, in the year 2022, before me Emily Munford, a notary public, personally appeared Adam Phillips the V.P. of American Secure Title Insurance Agency of Utah, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record regarding the STONEBROOK TOWNS PHASE 1 and was signed by him/her on behalf of said American Secure Title Insurance Agency of Utah, and acknowledged that he/she/they executed the same.

Commission Number 70209U
My Commission Expires 9/14/2022

Emily Munford
Print Name: Emily Munford
A Notary Public Commissioned in Utah

PLANNING COMMISSION
APPROVED AS TO FORM THIS 19 DAY OF July 2022 BY THE LAYTON CITY PLANNING COMMISSION.
C. Stuart Jensen
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER
APPROVED AS TO FORM THIS 14th DAY OF JULY A.D., 2022.
[Signature]
LAYTON CITY ENGINEER

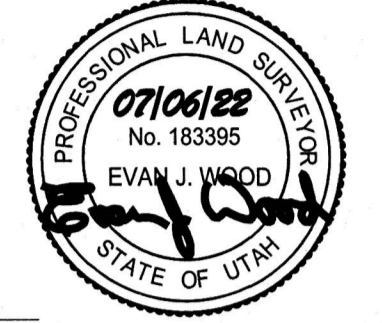
CITY ATTORNEY
APPROVED AS TO FORM THIS 15th DAY OF July A.D., 2022.
Dann Curtis
LAYTON CITY ATTORNEY

LAND USE AUTHORITY
PRESENTED TO THE LAYTON LAND USE AUTHORITY THIS 21st DAY OF July, 2022 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Jay Peters
MAYOR
ATTEST: Vori Campbell
Deputy CITY RECORDER

DAVIS COUNTY RECORDER
RECORDED # 3491202
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
Layton City
DATE 8-4-2022 TIME 11:42 am BOOK 8064 PAGE 285
Richard M. Vaughan
COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 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, have verified all measurements, and have subdivided said tract of land into lots, and streets, together with easements, and the same has, or will be correctly surveyed, and monumented on the ground as shown on this Plat.



Evan J. Wood
Evan J. Wood
Professional Land Surveyor
Certificate No. 183395
Date 07/06/2022

BOUNDARY DESCRIPTION

A part of the SE1/4 of Section 21, Township 4 North, Range 1 West, Salt Lake Base and Meridian, more particularly described:
Beginning at a point located at the Southwesterly corner of a Parcel of Property described in Entry No. 3048810, Book 6861, Pages 500-501, recorded October 2, 2017 in the Office of the Davis County Recorder, said point being on the Easterly line of Fort Lane, said point being located S89°29'50"W 2,146.56 feet along the Section Line and N00°30'10"W 535.59 feet from the Southeast Corner of said Section 21, Township 4 North, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing being N0°20'20"E along the Section line between Southeast Corner and the East Quarter Corner of said Section 21); thence along said deed and the East line of Fort Lane N00°36'32"E 168.00 foot to the Northwesterly corner of said deed; thence along the Northerly line of said deed S89°19'00"E 282.16 feet; thence S00°41'00"W 168.00 foot to a point on the Southerly line of said deed; thence along the Southerly line of said deed N89°19'00"W 281.94 feet to the point of beginning.
Contains: 47,385 square feet or 1.09 acres+/-
(Note: Rotate bearings 0°20'49" clockwise to convert bearings to NAD83)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS, COMMON AREA, PARCELS, AND PRIVATE STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT
STONEBROOK TOWNS PHASE 1
AND DO HEREBY DEDICATE, GRANT AND CONVEY TO LAYTON CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY LAYTON CITY, PURSUANT TO UTAH CODE 10-9A-604(D) THE OWNER HEREBY DEDICATES THE COMMON AREA AND PRIVATE STREETS, AS INDICATED HEREON, TO THE STONEBROOK TOWNHOMES HOMEOWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 45 E. CENTER STREET, NORTH SALT LAKE, UTAH 84037.

SIGNED THIS 11 DAY OF July, 2022
Nathan W. Fegley
Nathan W. Fegley, Manager
Stonebrook Townhomes Layton, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
S.S.
COUNTY OF DAVIS)
ON THE 11 DAY OF JULY, A.D. 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF DAVIS, IN SAID STATE OF UTAH, NATHAN W. FEGLEY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE MANAGER OF STONEBROOK TOWNHOMES L.L.C. A UTAH L.L.C. 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.
MY COMMISSION EXPIRES: July 31, 2022
Joanna McCarty
NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN DAVIS COUNTY
MY COMMISSION No. 70150A JARRED MCCARTY
PRINTED FULL NAME OF NOTARY