

VICINITY MAP
N.T.S.

- NOTES**
- #5 REBAR AND CAP (FOCUS ENGINEERING) TO BE SET AT ALL PROPERTY CORNERS.
 - PARCEL C, D, E AND F ARE TO BE 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 ROW IS 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 BASEMENTS ARE NOT PERMITTED WITHIN DEVELOPMENT.
 - UNITS 267-269 TO BE ADDRESSED OFF GENTILE STREET.

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

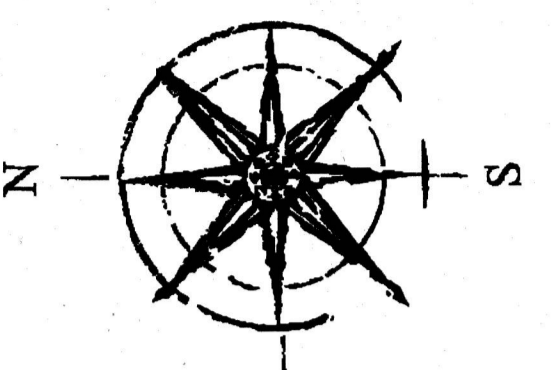
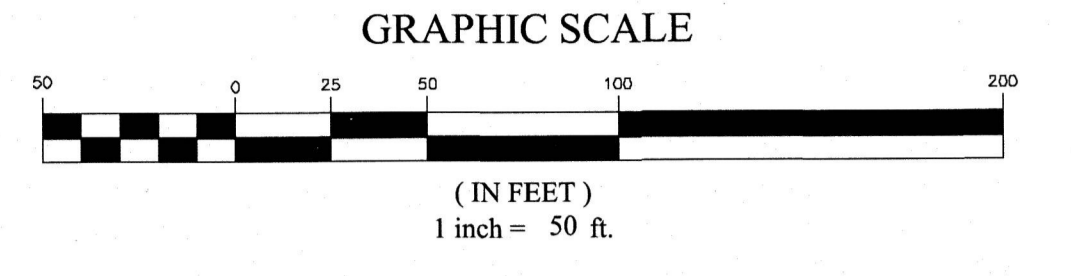
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- WITNESS CORNER
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- PRIVATE STREETS
- CROSS ACCESS EASEMENT

STONEBROOK TOWNS PHASE 2

FINAL PLAT
LOCATED IN THE SE 1/4 OF SECTION 21, T4N, R1W,
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH
SHEET 1 OF 2



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 2, 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 Urzich
Print Name: Wayne Urzich
Title: Vice President

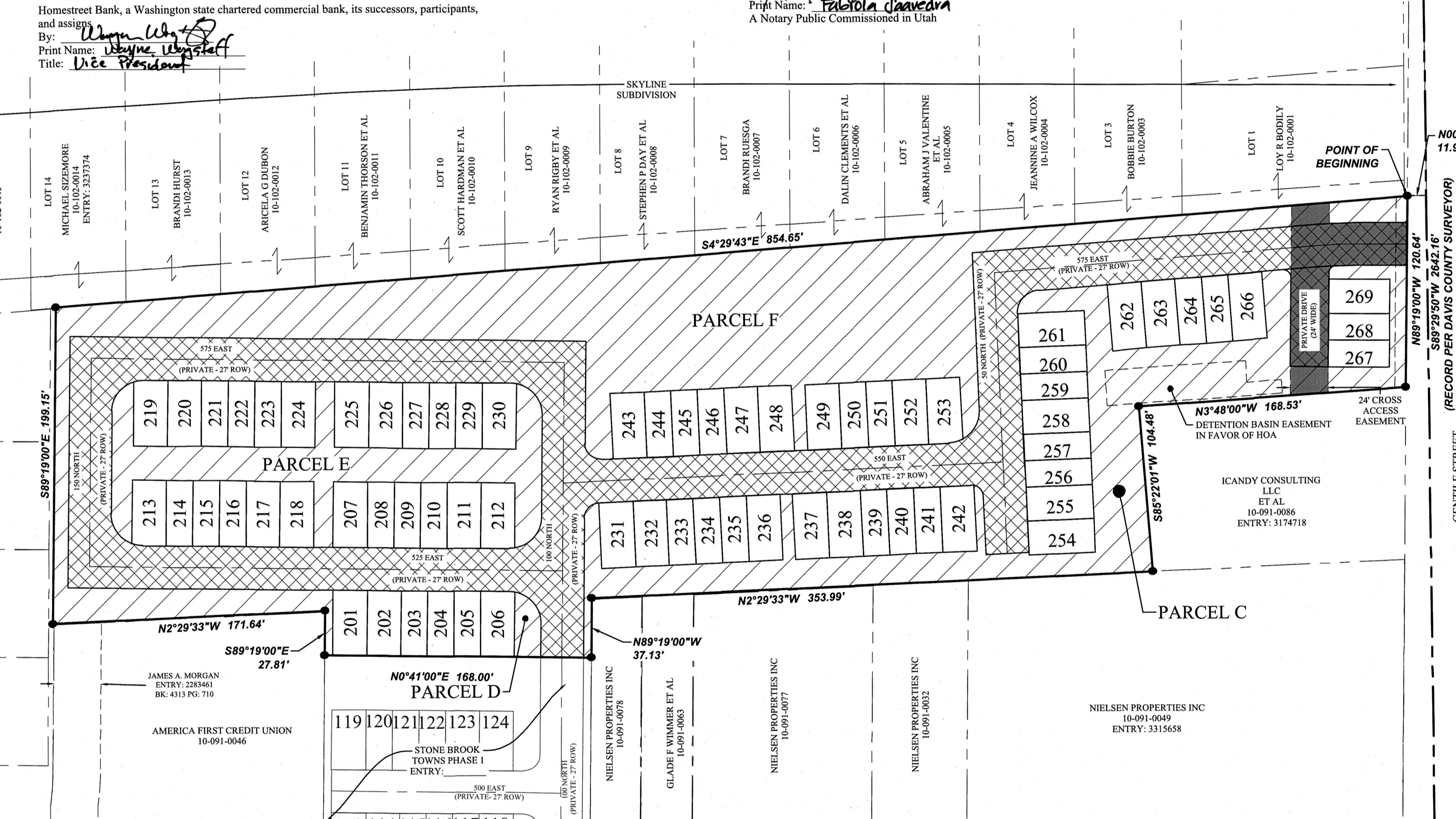
Notary Acknowledgment

STATE OF UTAH)
) ss
COUNTY OF DAVIS)

On this 7th day of July, in the year 2022, before me Fabiola Chaves, a notary public, personally appeared Wayne Urzich 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 2 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 715525
My Commission Expires 12/1/24

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



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 2, 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 VP 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 2 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 102096
My Commission Expires 9/4/2022

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

PLANNING COMMISSION
APPROVED AS TO FORM THIS 19th DAY OF JULY 2022 BY THE LAYTON CITY PLANNING COMMISSION.

Chris Nielson
CHAIRMAN, PLANNING COMMISSION

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

Justin [Signature]
LAYTON CITY ENGINEER

CITY ATTORNEY
APPROVED AS TO FORM THIS 15th DAY OF JULY A.D., 2022.

Doreen Curtis
LAYTON CITY ATTORNEY

CITY COUNCIL
PRESENTED TO THE LAYTON CITY COUNCIL ON THIS 15th DAY OF JULY 2022 AND WAS APPROVED AND ACCEPTED.

Jon [Signature] MAYOR
Yori Campbell Deputy CITY RECORDER

RECORDED # 3491203
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
Layton City

DATE 8-4-2022 TIME 11:43 a.m. BOOK 8064 PAGE 286
FEE \$ 228⁰⁰
Richard [Signature] COUNTY RECORDER

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH)
) ss
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. PUSLEY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED THAT HE/SHE IS THE MANAGER OF STONEBROOK TOWNS PHASE 2, A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: July 31, 2022

MY COMMISSION No. 701507

Jared McCarty
PRINTED FULL NAME OF NOTARY

BOUNDARY DESCRIPTION

A portion 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 on the North Line of Gentile Street, located S89°29'50"W along the Section line 1,580.75 feet and N00°30'10"W 11.99 feet from the Southeast Corner of Section 21, Township 4 North, Range 1 West, Salt Lake Base and Meridian; thence N89°19'00"W along the North Line of Gentile Street 120.64 feet; thence N03°48'00"W 168.53 feet to the extension of the Northerly wall of an existing building as described in Entry No. 3174718, Book 7311, Pages 404-405, recorded July 25, 2019 in the Office of the Davis County Recorder; thence S85°22'01"W to and along the said building line 104.48 feet to the Westerly line of that Real Property described in Entry No. 3315658, Book 7638, Page 3301-3305, recorded November 16, 2020 in the Office of the Davis County Recorder; thence N02°29'33"W along said deed 353.99 feet; thence N89°19'00"W 37.13 feet to and along that Real Property described in Entry No. 3048810, Book 6861, Pages 500-501, recorded October 2, 2017 in the Office of the Davis County Recorder; thence N00°41'00"E 168.00 feet to said deed; thence S89°19'00"E 27.81 feet to the Westerly line of that Real Property described in Entry No. 3315658, Book 7638, Page 3301-3305, recorded November 16, 2020 in the Office of the Davis County Recorder; thence N02°29'33"W along said deed 171.64 feet to a point 851.16 feet perpendicular distant from the North line of Gentile Street; thence S89°19'00"E 199.15 feet to the West line of that Real Property described in Entry No. 3237374, Book 7479, Page 285, recorded March 27, 2020 in the Office of the Davis County Recorder; thence S04°29'43"E 854.65 feet to the North line of Gentile Street and the point of beginning.

Contains: 170,307 square feet or 3.91 acres+/-

(Note: Rotate bearings 0°20'49" clockwise to convert bearings to NAD83)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS, COMMON AREA, AND PRIVATE STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

STONEBROOK TOWNS PHASE 2

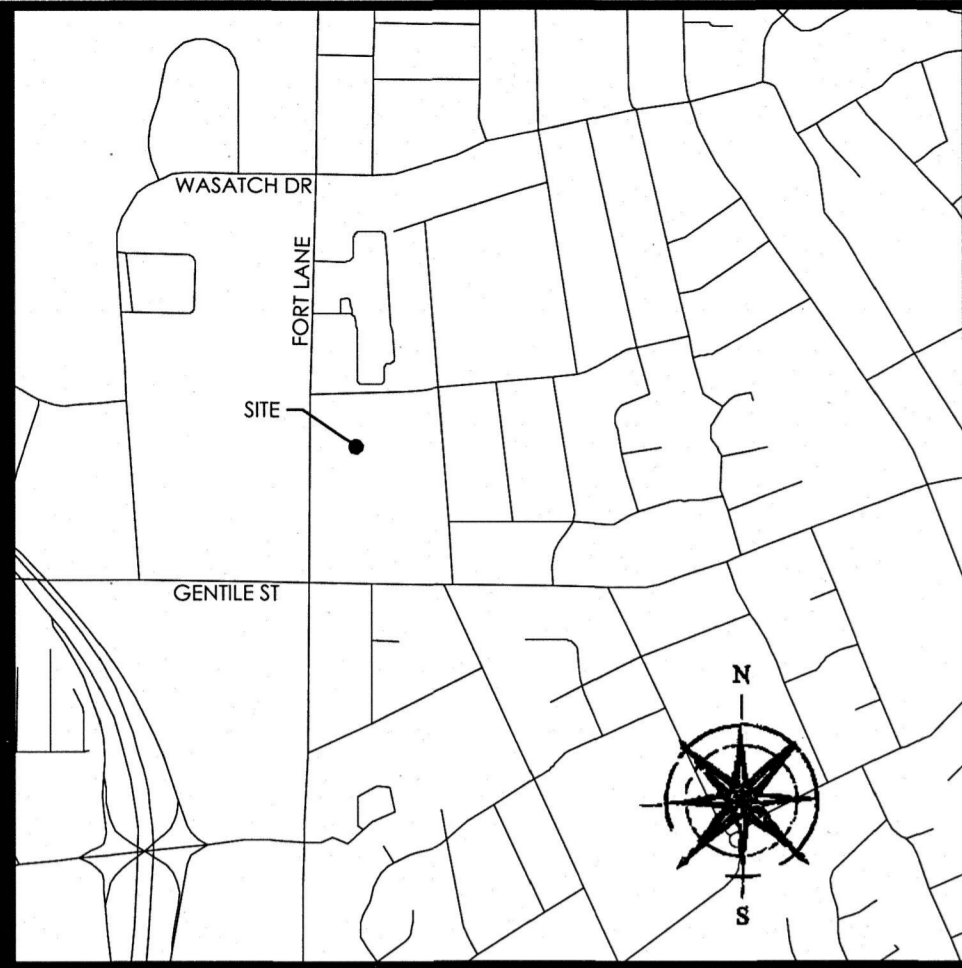
AND DO HEREBY DEDICATE, GRANT AND CONVEY TO LAYTON CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY LAYTON CITY, PURSUANT 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

Stacy [Signature]
Nathan W. Pusley, Manager
Stonebrook Townhomes Layton, LLC

STATE OF UTAH
COUNTY OF DAVIS

Richard McCarty
COUNTY RECORDER



VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- CROSS ACCESS EASEMENT

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	236.50	3°16'47"	13.54	N00°57'23"W	13.54
C2	20.00	9°03'05"	3.16	N03°50'30"W	3.16
C3	10.00	3°09'17"	0.55	S04°01'25"E	0.55
C4	20.00	89°59'58"	31.42	S45°41'04"W	28.28
C5	20.00	25°32'25"	8.92	N15°12'59"W	8.84
C6	20.00	10°04'27"	3.52	S05°43'14"W	3.51
C7	20.00	79°55'26"	27.90	S50°43'14"W	25.69
C8	263.50	5°10'43"	23.82	N01°54'22"W	23.81
C9	7.50	14°08'56"	1.85	S04°37'42"W	1.85
C10	10.00	93°07'50"	16.25	N44°07'09"E	14.52
C11	14.50	86°15'45"	21.83	N47°37'35"W	19.83
C12	20.00	10°05'10"	3.52	N05°43'38"E	3.52
C13	236.50	2°38'35"	10.91	S03°17'28"E	10.91
C14	7.50	90°00'01"	11.78	S42°33'14"W	10.61
C15	20.00	70°02'09"	24.45	N55°39'35"E	22.95
C16	20.00	71°07'12"	24.82	S53°45'33"E	23.26
C17	5.00	92°09'14"	8.04	S41°29'49"W	7.20
C18	10.00	86°52'13"	15.16	S45°52'53"E	13.75
C19	20.00	89°59'58"	31.42	N44°18'58"W	28.28
C20	236.50	5°10'45"	21.38	S01°54'22"E	21.37
C21	5.00	84°56'22"	7.42	N45°02'33"W	6.76
C22	250.00	5°10'45"	22.60	S01°54'22"E	22.59
C23	20.00	89°59'59"	31.42	N47°26'46"W	28.28
C24	14.50	1°41'18"	0.43	S88°23'53"W	0.43
C25	20.00	19°57'51"	6.97	S10°39'56"W	6.93
C26	20.00	18°53'10"	6.59	N08°45'31"W	6.56
C27	14.50	87°57'03"	22.26	S48°28'14"E	20.14
C28	20.00	64°27'35"	22.50	S60°12'58"E	21.33
C29	7.50	75°51'04"	9.93	N49°37'42"E	9.22
C30	10.00	83°42'56"	14.61	N47°27'32"W	13.35
C31	20.00	90°00'00"	31.42	N45°41'00"E	28.28
C32	20.00	90°00'00"	31.42	N45°41'00"E	28.28
C33	20.00	90°00'04"	31.42	S44°18'58"E	28.28
C34	20.00	79°54'52"	27.90	N50°43'37"E	25.69
C35	20.00	80°56'51"	28.26	S48°50'31"E	25.96

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C36)	263.50	3°58'13"	18.26	S01°18'06"E	18.25

NOTES

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STONEBROOK TOWNS PHASE 2

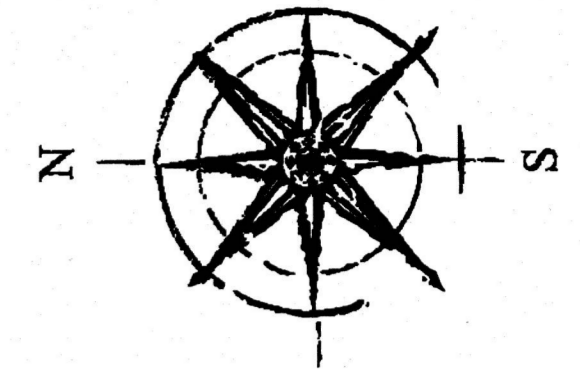
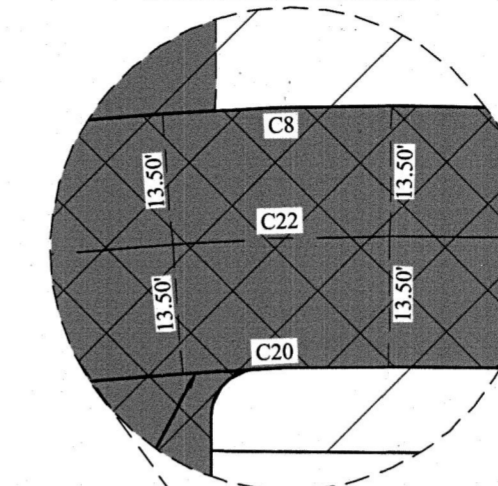
FINAL PLAT

LOCATED IN THE SE 1/4 OF SECTION 21, T4N, R1W,
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH
SHEET 2 OF 2

LINE	DIRECTION	LENGTH
(L20)	S89°19'00"E	75.34
(L21)	N89°19'00"W	13.11
(L22)	S89°19'00"E	119.75
(L23)	S86°12'00"W	22.25
(L24)	N86°12'00"E	8.42
(L25)	N86°12'00"E	13.83
(L26)	N03°48'00"W	21.50

LINE	DIRECTION	LENGTH
L1	S58°24'45"W	25.33
L2	S57°43'34"E	25.15
L3	S51°42'45"E	27.04
L4	S52°29'16"W	27.26
L5	S00°41'00"W	30.56
L6	N01°43'08"E	19.94
L7	N89°19'00"W	40.69
L8	S00°41'00"W	38.21
L9	N00°41'00"E	38.21
L10	N71°18'38"W	19.95
L11	S02°26'46"E	7.71
L12	S22°04'05"W	6.23
L13	S02°26'46"E	8.44
L14	S54°52'37"W	31.08
L15	S50°44'12"W	16.51
L16	S00°41'00"W	12.21
L17	N00°41'04"E	12.21
L18	S87°33'14"W	41.19
L19	N02°26'46"W	27.00

DETAIL SCALE 1:20

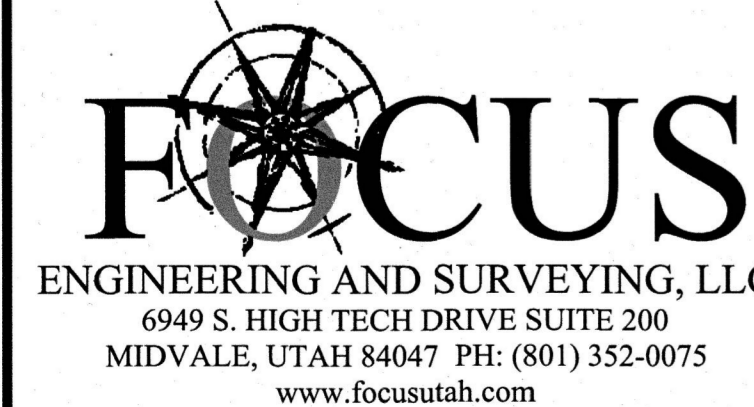
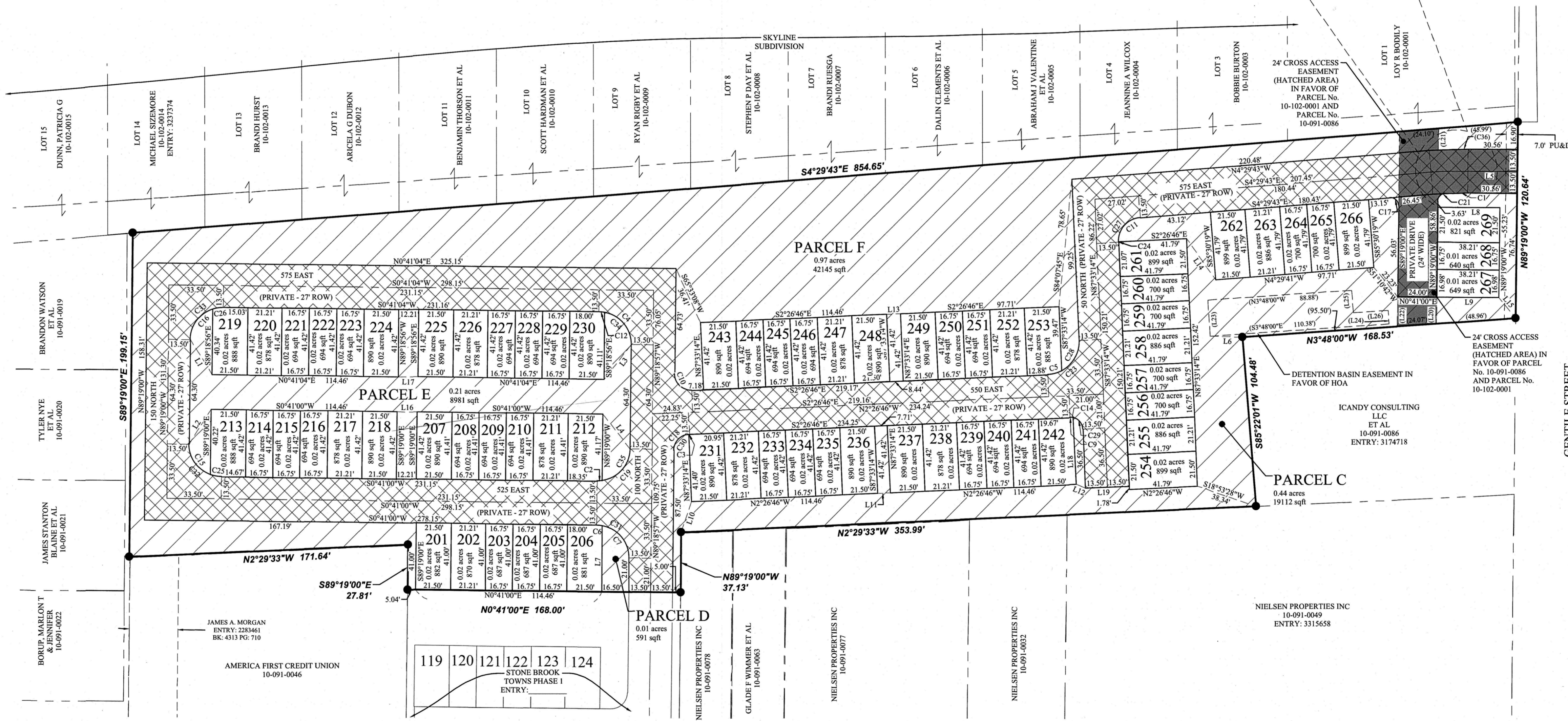


GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

ADDRESS TABLE

Unit	Address
201	127 N 525 E
202	121 N 525 E
203	117 N 525 E
204	115 N 525 E
205	111 N 525 E
206	109 N 525 E
207	128 N 525 E
208	124 N 525 E
209	120 N 525 E
210	118 N 525 E
211	114 N 525 E
212	110 N 525 E
213	148 N 525 E
214	144 N 525 E
215	142 N 525 E
216	140 N 525 E
217	136 N 525 E
218	132 N 525 E
219	149 N 575 E
220	145 N 575 E
221	143 N 575 E
222	141 N 575 E
223	139 N 575 E
224	135 N 575 E
225	129 N 575 E
226	125 N 575 E
227	121 N 575 E
228	119 N 575 E
229	113 N 575 E
230	107 N 575 E
231	97 N 550 E
232	93 N 550 E
233	89 N 550 E
234	87 N 550 E
235	85 N 550 E
236	81 N 550 E
237	75 N 550 E
238	71 N 550 E
239	67 N 550 E
240	65 N 550 E
241	61 N 550 E
242	59 N 550 E
243	96 N 550 E
244	92 N 550 E
245	88 N 550 E
246	86 N 550 E
247	82 N 550 E
248	78 N 550 E
249	72 N 550 E
250	70 N 550 E
251	66 N 550 E
252	62 N 550 E
253	58 N 550 E
254	540 E 50 N
255	544 E 50 N
256	548 E 50 N
257	552 E 50 N
258	556 E 50 N
259	560 E 50 N
260	562 E 50 N
261	566 E 50 N
262	39 N 575 E
263	35 N 575 E
264	31 N 575 E
265	29 N 575 E
266	27 N 575 E
267	557 E GENTILE STREET
268	561 E GENTILE STREET
269	563 E GENTILE STREET



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



RECORDED # 349203
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
Layton City
DATE 8-4-2022 TIME 11:43 a.m. BOOK 8064 PAGE 286
FEE \$ 288.00
Richard M. MacFarlane
COUNTY RECORDER