

301d

NARRATIVE:

This Survey and Subdivision plat was requested by Mr. John Thackeray for purposes of platting two (2) lots. Brass Cap Monuments were found at the Northwest corner of and the North 1/4 corner of Section 20, T4N, R1W. A line bearing S 89°54'50" W between these two monuments was used as the basis of bearings. Lot corners were monumented as depicted on this plat.

NOTES

- 1. All lots contain cross easements for vehicle and pedestrian traffic access and surface storm water.
2. All lots contain an easement for accessing and reading water meters.
3. All sewer, water and storm drainage facilities within the subdivision are private.

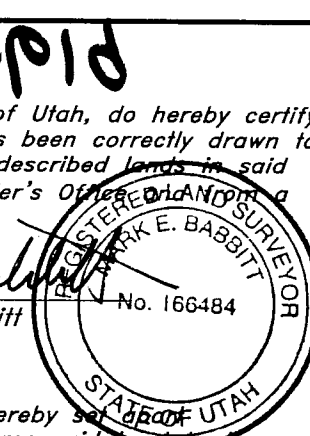
Layton Crossing North
A part of the North 1/2 of Section 20, T4N, R1W, SLB&M, U.S. Survey
Layton City, Davis County, Utah

SURVEYOR'S CERTIFICATE

I, Mark E. Babbitt, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Layton Crossing North in Layton City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the herein described subdivision based on data compiled from records in the Davis County Recorder's Office. Signed this 16th day of November 2001.

166484 License No.

Mark E. Babbitt



OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby dedicate and subdivide the same into lots, and streets as shown on this plat, and name said Layton Crossing North, and hereby dedicate, grant and convey to Layton City, Davis County, Utah, all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Layton City those certain strips as easements for public utility and drainage purposes over and across the portions of the lots designated as public utility and drainage easements 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 Layton City. Signed this 26th day of November, 2001.

Edith D. Green Family Protection Trust dated November 5, 1990

Val Allen Green, Co-Trustee; Edith D. Green, Co-Trustee

Laura Allen and Parley Green Charitable Remainder Trust dated January 28, 2001

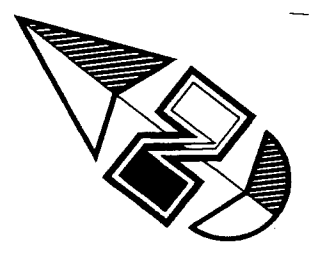
Johnny E. Willis, Trustee

J. T. Layton Crossing North, L.C.

Armand D. Johanson, Manager

ACKNOWLEDGMENTS

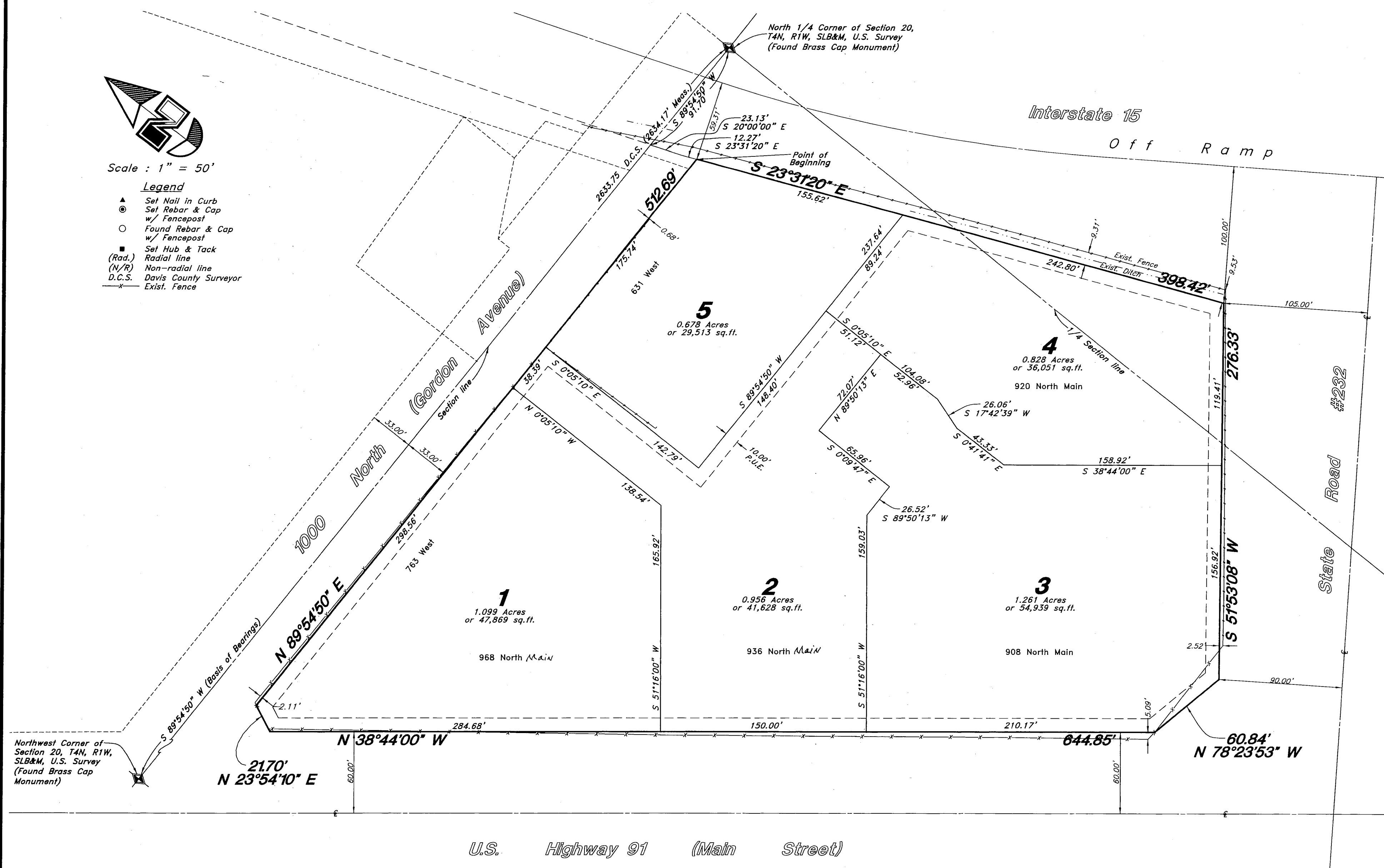
State of Utah County of } ss
The foregoing instrument was acknowledged before me this 26th day of Nov., 2001, by Val Allen Green, Co-Trustee of the Edith D. Green Family Protection Trust dated November 5, 1990. My Commission: Notary Public Raelyn H. Reynolds, 437 Wasatch Dr., Layton, Utah 84041, My Commission Expires March 3, 2004. Residing at: Davis County, Utah.
The foregoing instrument was acknowledged before me this 26th day of Nov., 2001, by Edith D. Green, Co-Trustee of the Edith D. Green Family Protection Trust dated November 5, 1990. My Commission: Notary Public Raelyn H. Reynolds, 437 Wasatch Dr., Layton, Utah 84041, My Commission Expires March 3, 2004. Residing at: Davis County, Utah.
The foregoing instrument was acknowledged before me this 26th day of Nov., 2001, by Johnny E. Willis, Trustee of the Laura Allen and Parley Green Charitable Remainder Trust dated January 31, 2001. My Commission: Notary Public Raelyn H. Reynolds, 437 Wasatch Dr., Layton, Utah 84041, My Commission Expires March 3, 2004. Residing at: Davis County, Utah.
The foregoing instrument was acknowledged before me this 19th day of Nov., 2001, by Armand D. Johanson, Manager of the J. T. Layton Crossing North, L.C. My Commission: Notary Public Gayle C. Thompson, 419 2003, My Commission Expires: 2003. Residing at: Davis County, Utah.



Scale: 1" = 50'

Legend

- Set Nail in Curb
Set Rebar & Cap w/ Fencepost
Found Rebar & Cap w/ Fencepost
Set Hub & Tack (Rad.) Radial line
(N/R) Non-radial line
D.C.S. Davis County Surveyor
Exist. Fence



BOUNDARY DESCRIPTION

A part of the North Half of Section 20, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at the intersection of the Southerly right-of-way line of 1000 North Street (Gordon Avenue) and the Westerly right-of-way line of Interstate 15, said point being 91.70 feet South 89°54'50" West along the Section line and 23.13 feet South 20°00'00" East and 12.27 feet South 23°31'20" East from the North Quarter corner of said section; running thence South 23°31'20" East 398.42 feet along said Westerly right-of-way line to the Northerly right-of-way line of State Road #232; thence South 51°53'08" West 276.33 feet along said Northerly right-of-way line; thence North 78°23'53" West 60.84 feet to the Easterly right-of-way line of U.S. Highway 91 (Main Street); thence North 38°44'00" West 644.85 feet along said Easterly right-of-way line; thence North 23°54'10" East 21.70 feet to the Southerly right-of-way line of 1000 North Street (Gordon Avenue); thence North 89°54'50" East 512.69 feet along said Southerly right-of-way line to the point of beginning. Contains 4.821 Acres 5 Lots

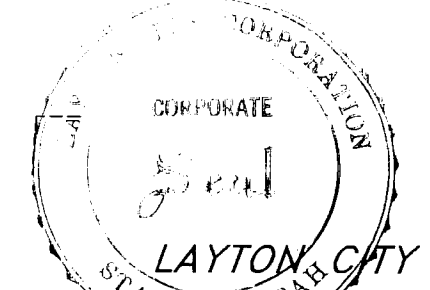
NOTE: 10' Utility and Drainage Easements each side of property lines as indicated by dashed lines, except as otherwise shown.

GREAT BASIN ENGINEERING, NORTH
4774 South 1300 West - Suite 102
Riverdale, Utah 84405
P.O. Box 9307, Ogden, Utah, 84409

LAYTON CITY ENGINEER
I hereby certify that I have carefully investigated the foregoing plat and legal description of the land embraced therein and find them to be correct and to conform to the lines and monuments on record in this office. Signed this 27th day of November, 2001. Dan Decker, City Engineer

LAYTON CITY ATTORNEY
Approved by the Layton City Attorney this 26th day of November, 2001.

LAYTON CITY PLANNING COMMISSION
Approved by the Layton City Planning Commission on the 10th day of July, 2001.



LAYTON CITY APPROVAL

This is to certify that this plat and dedication of this land were duly approved and accepted by the City Council of Layton City, Utah this 19th day of July, 2001. Attest: Steve M. Ashley, City Recorder; Amy Stromson, Mayor

DAVIS COUNTY RECORDER
ENTRY NO. 1710323
35.00 FEE PAID
RECORDED 12-7-2001
2:01pm IN BOOK 2910
OF OFFICIAL RECORDS, PAGE 835
RECORDED FOR LAYTON CITY CORP.
Sherid L. White, DAVIS COUNTY RECORDER
By: James Sheen, DEPUTY

3619

DUDE

PIJE