

# WHEAT FIELD ESTATES

A PART OF THE SE 1/4 OF SECTION 23, T.4N., R.2W., S.L.B.&M., U.S. SURVEY  
LAYTON CITY, DAVIS COUNTY, UTAH  
MAY, 2004

**Sheet 1 of 2**  
**Basin of Bearings**  
THE BASIS OF BEARINGS FOR THIS PLAT IS THE DAVIS COUNTY COORDINATE SYSTEM. BEARINGS SHALL BE MEASURED FROM THE LINE BETWEEN THE SOUTHEAST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 23, T.4N., R.2W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: N89°53'55"W

**Boundary Description**  
A PART OF THE SOUTHEAST QUARTER OF SAID SECTION 23, T.4N., R.2W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 23 (BASIS OF BEARINGS BEING N89°53'55"W ALONG THE SECTION LINE BETWEEN THE SAID SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 23), SAID POINT BEING ON THE CENTERLINE OF GENTLE STREET; THENCE N89°53'55"W ALONG THE SECTION LINE AND THE SAID CENTERLINE 660.00 FEET; THENCE N00°09'50"E 1287.00 FEET; THENCE S89°53'55"E 600.00 FEET TO THE SECTION LINE AND THE CENTERLINE OF 3200 WEST STREET; THENCE S00°09'50"W ALONG SAID SECTION LINE AND CENTERLINE 1287.00 FEET TO THE POINT OF BEGINNING.

**Narrative**  
THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS BELOW REALITY. THE EAST LINE WAS FIXED BY THE CENTERLINE OF 3200 WEST STREET. THE SOUTH LINE WAS FIXED BY THE CENTERLINE OF GENTLE STREET. ALL OTHER BOUNDARY LINES WERE DETERMINED BY DEED. ALL BOUNDARY LINES ARE TO BE SET WITH A 5/8" REBAR AND RED CAP STAMPED 'REEVE & ASSOC.' ALL FRONT LOT CORNERS TO BE SET WITH A LEAD PLUG AND TACK IN THE TOP OF CURB AT THE EXTENSION OF LOT SIDELINES.

**Notes:**  
1. THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE OPERATION IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN APPLIED TO SAID REALITY. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED IN THE AREA IN WHICH THE AGRICULTURAL OPERATION IS BEING CARRIED ON. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ADVERSE OR UNDESIRABLE CONSEQUENCES WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.  
2. FARM ANIMALS ARE NOT PERMITTED ON ANY OF THE LOTS WITHIN THIS SUBDIVISION.  
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW THE SURFACE OF THE REALITY. THE EAST LINE WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

**Easement & Set-back Detail**  
SCALE: NONE  
10' FRONT & REAR LOT UTILITY & DRAINAGE EASEMENT (TYP)  
12' BUILDING ENVELOPE  
12' BUILDING ENVELOPE  
12' BUILDING ENVELOPE

**DAVIS AND WEBER COUNTIES CANAL COMPANY**  
APPROVED THIS DAY OF 20 BY THE DAVIS AND WEBER COUNTIES CANAL COMPANY  
De Page 2  
DAVIS AND WEBER COUNTIES CANAL COMPANY

**LAYTON CITY PLANNING COMMISSION**  
APPROVED THIS 28th DAY OF Sept 20 BY THE LAYTON CITY PLANNING COMMISSION.  
CHAIRMAN, LAYTON CITY PLANNING COMMISSION

**LAYTON CITY ENGINEER**  
I HEREBY CERTIFY THAT THIS OFFICIAL PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
LAYTON CITY ENGINEER

**LAYTON CITY COUNCIL**  
PRESENTED TO THE LAYTON CITY COUNCIL THIS 7 DAY OF October 2002 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
LAYTON CITY MAYOR

**LAYTON CITY ATTORNEY**  
APPROVED BY THE LAYTON CITY ATTORNEY THIS 1st DAY OF 2016.  
LAYTON CITY ATTORNEY

### Curve Table

NUMBER	DELTA	LENGTH	RADIUS	TANGENT	CHORD	ON LENGTH
C1	04°36'37"	149.92	1849.73	75.00	N02°02'29"W	149.86
C2	04°34'52"	149.02	1874.89	75.00	N02°11'21"W	149.88
C3	03°12'43"	102.01	1819.73	51.02	N01°26'32"W	102.00
C4	02°53'54"	65.07	1819.73	22.74	N01°45'36"W	65.47
C5	02°32'54"	63.61	1879.23	41.81	N01°06'37"W	63.60
C6	02°05'43"	68.74	1879.23	34.37	N03°25'56"W	68.74
C7	01°51'17"	59.77	1804.89	29.89	N03°34'52"W	59.76
C8	02°47'01"	89.55	1904.89	46.29	N01°17'29"W	89.54
C9	01°26'40"	46.51	1844.89	23.26	N03°45'28"W	46.51
C10	03°08'13"	101.01	1844.89	50.52	N01°28'01"W	101.00
C11	34°33'37"	15.68	25.00	7.79	N02°49'16"W	14.85
C12	31°01'56"	39.50	60.00	16.68	N07°03'26"E	32.10
C13	60°00'00"	62.83	60.00	34.64	S63°25'36"E	60.00
C14	68°09'04"	71.57	60.00	40.59	S00°39'35"W	67.23
C15	34°33'37"	15.68	25.00	7.79	S17°29'39"W	14.60
C16	90°03'45"	31.44	20.00	20.02	S44°52'02"E	28.30
C17	34°33'37"	15.68	25.00	7.79	S17°06'59"E	14.85
C18	43°09'17"	45.07	60.00	28.68	S12°52'39"E	44.02
C19	60°00'00"	62.83	60.00	34.64	S38°38'30"W	60.00
C20	56°00'11"	59.66	60.00	31.82	N83°20'54"W	56.36
C21	34°33'37"	15.68	25.00	7.79	N72°37'06"W	14.85
C22	89°56'15"	31.39	20.00	19.98	S45°07'52"W	28.91

MAXIMUM BASEMENT FLOOR DEPTH BELOW TOP BACK OF CURB

LOT #	MAK. BASEMENT FLOOR DEPTH	TBC	LOWEST BASEMENT FLOOR ELEVATION
101	5.5	73.3	67.8
102	5.5	73.3	67.8
103	5.5	73.3	67.8
104	5.5	73.3	67.8
105	5.5	73.3	67.8
106	5.5	73.3	67.8
107	5.5	73.3	67.8
108	5.5	73.3	67.8
109	5.5	73.3	67.8
110	5.5	73.3	67.8
111	6.0	83.1	77.1
112	6.5	84.9	78.4
113	6.5	84.9	78.4
114	6.5	84.9	78.4
115	7.5	85.3	78.9
116	7.5	85.3	78.9
117	7.5	84.1	76.6
118	7.0	85.3	78.3
119	6.5	83.9	77.4
120	6.0	82.2	76.2
121	5.5	80.2	74.5
122	5.5	78.9	73.4
123	5.5	78.9	73.4
124	5.5	78.0	72.5
125	5.5	77.4	71.9
126	5.5	76.3	69.8
127	5.5	74.2	68.7
128	5.0	74.7	69.7
129	5.0	78.2	70.2
130	5.5	76.8	71.3
131	5.5	78.8	73.3
132	6.0	80.7	74.2
133	7.0	81.4	74.4
134	7.5	82.7	75.2
135	7.5	85.1	77.5
136	7.5	87.7	79.2
137	7.0	81.5	74.5
138	6.5	80.4	73.9
139	6.0	78.1	72.1
140	5.5	77.3	71.8
141	4.5	75.4	70.9
142	4.0	74.9	70.8
143	4.5	74.4	69.5
144	4.5	73.9	68.4
145	4.0	72.5	68.5

THIS TABLE IS PROVIDED FOR REFERENCE ONLY TO GROUNDWATER CONDITIONS THAT MAY BE ENCOUNTERED. THE INFORMATION FOR THIS TABLE WAS DETERMINED BY EARTHTEC TESTING & ENGINEERING P.C. WHEREAS REEVE & ASSOCIATES ASSUMES NO LIABILITY FOR ACCURACY OR CONTENT.



**REBAR & CAP ATZEC**  
10' DAVIS & WEBER COUNTIES CANAL COMPANY IRRIGATION EASEMENT  
10' FRONT & REAR LOT UTILITY & DRAINAGE EASEMENT (TYP)  
10' PUBLIC UTILITY & DRAINAGE EASEMENT BETWEEN LOTS (TYP)  
10' LANDSCAPE BUFFER  
15'x15' TRIANGULAR TRANSIT LIGHT EASEMENT  
SOUTHEAST CORNER OF SECTION 23, T.4N., R.2W., S.L.B.&M., U.S. SURVEY, FOUND DAVIS COUNTY MONUMENT, LOWEST ELEVATION = 4258.52  
REBAR & CAP ATZEC  
SOUTH QUARTER CORNER OF SECTION 23, T.4N., R.2W., S.L.B.&M., U.S. SURVEY, FOUND DAVIS COUNTY MONUMENT, ELEVATION = 4258.17

**SURVEYOR'S CERTIFICATE**  
I, ROBERT D. KUNZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF WHEATFIELD ESTATES 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 A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF LAYTON CITY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.  
SIGNED THIS 18th DAY OF April, 2016.  
150228  
UTAH R.L.S. LICENSE NUMBER  
RECORDED  
KUNZ  
150228-2016

**OWNER'S DEDICATION AND CERTIFICATE**  
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 HAVE SAID TRACT OF LAND WELLS, ESTATES, 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 FOR TRAFFIC, AND ALSO DEDICATE TO LAYTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, 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.  
THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL REQUIREMENTS OF LAYTON CITY ORDINANCES.  
SIGNED THIS 14th DAY OF April, 2016.  
MANAGING MEMBER  
PRESIDENT  
VICE PRESIDENT  
SECRETARY  
TREASURER

**ACKNOWLEDGMENT**  
ON THE 14th DAY OF APRIL, 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, STUART A SMITH BEING DULY SWORN AND ACKNOWLEDGED TO ME THAT HE IS THE BENEFICIARY OF THE STUART A SMITH CHARITABLE REMAINDER TRUST, AND THAT HE IS ALSO THE MANAGING MEMBER OF PERPETUAL DEVELOPMENT COMPANY, INC. A UTAH LIMITED LIABILITY CO. AND THAT HE SIGNED THE ABOVE OWNERS DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID TRUST AND CORPORATION FOR THE PURPOSES THEREIN MENTIONED.  
GAIL E. THOMPSON  
NOTARY PUBLIC

**ACKNOWLEDGMENT**  
ON THE 20th DAY OF April, 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, STEVE D. RAYMOND, AND BEING DULY SWORN AND ACKNOWLEDGED TO ME THAT THEY ARE SURE LANDS AND DEVELOPMENT OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.  
STEVE D. RAYMOND  
NOTARY PUBLIC

**ACKNOWLEDGMENT**  
ON THE 20th DAY OF April, 2016, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND BEING DULY SWORN AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.  
NOTARY PUBLIC

**ACKNOWLEDGMENT**  
ON THE DAY OF 20, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND BEING DULY SWORN AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.  
NOTARY PUBLIC

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NOTARY PUBLIC

**DAVIS COUNTY RECORDER**  
JOB NO. 150228-2016 SURVEYOR: B. KUNZ  
DATE: 5-12-16 DRAFTER: N. JOHNSON  
SCALE: 1"=100' CHECKED:  
REVISION: 1/12/16 REVISION:  
ENTRY NO. 216430 FEE PAID \$105.00  
FILED FOR RECORD AND RECORDED, MAY 11 2016 10:41 AM '16 IN BOOK 4629 OF THE OFFICIAL RECORDS, PAGE 1491  
RECORDED FOR: LAYTON CITY  
BY: William T. Maclean DAVIS COUNTY RECORDER DEPUTY

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.

SHEET  
2 of 2

# WHEATFIELD ESTATES

A PART OF THE SE 1/4 OF SECTION 23, T.4N., R.2W., S.L.B.&M., U.S. SURVEY  
LAYTON CITY, DAVIS COUNTY, UTAH  
MAY, 2004

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### DAVIS AND WEBER COUNTIES CANAL COMPANY EASEMENT STIPULATION AND RESTRICTIONS POLICY

EFFECTIVE SEPTEMBER 20, 2005

EASEMENT STIPULATIONS: DWCCC SHALL HAVE THE ABILITY TO MAINTAIN, OPERATE, REPAIR AND REPLACE THE PIPELINE AS WELL AS THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENT.

EASEMENT RESTRICTIONS: A) NO PERMANENT STRUCTURES, INCLUDING SHEDS, ANIMAL RUNS, OR OTHER SIMILAR FACILITIES. B) NO PLANTING OF TREES OR LARGE SHRUBS WITH POTENTIAL ROOT STRUCTURES IN EXCESS OF 1.5 FEET BELOW THE PLANTING SURFACE. C) NO SWIMMING POOLS, SPAS, OR SIMILAR FACILITIES. D) NO EXCAVATION OR CUTS OR SOIL REMOVAL IN EXCESS OF 0.5 FEET. E) NO FILLS OR PLACEMENT OF SOIL OR OTHER MATERIAL IN EXCESS OF 2 FEET ABOVE THE EXISTING GRADE. F) NO INSTALLATION OF POLES, BASKETBALL STANDARDS, POSTS OR OTHER SUCH INSTALLMENTS WHICH WOULD REQUIRE SUPPORTS OR PLACEMENT OF CONCRETE BELOW 1.5 FEET BELOW THE EXISTING GRADE. G) NO TRENCHING, TUNNELING OR SIMILAR EXCAVATION IN EXCESS OF 1.5 FEET BELOW EXISTING GRADE.

**EASEMENTS IN FAVOR OF DAVIS & WEBER CANAL COMPANY**

Date GENERAL MANAGER

Cheryl Ann Carter,  
Notary Public  
My Commission Expires  
July 12, 2009



### MORTGAGEE AGREEMENT

STATE OF UTAH )  
COUNTY OF DAVIS )

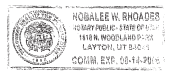
THIS IS TO CERTIFY THAT First Horizon Home Loan Corporation MORTGAGEE TO A PORTION OF THE ABOVE DESCRIBED SUBDIVISION, DOES HEREBY CONSENT TO SAID LAND BEING SUBDIVIDED AS SHOWN ON THIS PLAT.

First Horizon Home Loan Corporation  
BANK NAME  
By: Rick Draper  
Rick Draper  
Its: Vice President

STATE OF UTAH )  
COUNTY OF DAVIS )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Rick Draper of First Horizon Home Loan Corporation THIS 24 DAY OF April, 2006.

WITNESS MY HAND AND OFFICIAL SEAL  
Abbae W. Pheadis  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8-14-06



JOB NO. 3371-04 SURVEYOR: R. KUNZ  
DATE: 5-17-04 DRAFTER: N. JOHNSON  
SCALE: 1"=100' CHECKED:  
REVISION: REVISION:

### DAVIS COUNTY RECORDER

ENTRY NO. 2166420 FEE PAID \$105.00  
FILED FOR RECORD AND RECORDED  
May 2, 2006 AT 11:30 AM  
IN BOOK 4623 OF THE OFFICIAL  
RECORDS, PAGE 1497

RECORDED FOR:  
LAYTON CITY  
11/16/06  
BY: DAVIS COUNTY RECORDER DEPUTY.

**REEVE & ASSOCIATES, INC.**  
Civil Engineering \* Structural Engineering  
Surveying \* Land Planning \* Landscape Architecture  
EXECUTIVE BLDG. 4155 S. HARRISON BLVD. #310  
OGDEN, UTAH 84403  
(801) 621-3100 FAX (801) 621-2666