

# Condominium Plat Davis County Conference Center Condominiums - 1st Amendment

All of Lot 1, and a part of Lot 2, Davis County Conference Center Subdivision  
A part of the Northwest Quarter of Section 17, T4N, R1W, SLB&M, U.S. Survey, Layton City, Davis County, Utah  
Layton Market Center Subdivision Phase III

**SURVEYOR'S CERTIFICATE**  
I, Mark E. Bobbitt, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Davis County Conference Center Condominiums - 1st Amendment in Layton City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office and of a survey made on the ground.

Signed this 16<sup>th</sup> day of Dec, 2008

166484  
License No.

Mark E. Bobbitt

### OWNER'S CONSENT TO RECORD

Know all men by these presents, that the undersigned Owner of the tract of land described hereon, Davis County Conference Center Condominiums - 1st Amendment a condominium project located on said tract of land, do hereby make this Certificate that said owner has caused a survey to be made, and this Condominium Plat Consisting of eight (8) sheets to be prepared, that said owner has consented to and do hereby consent to the recordation of this Condominium Plat in accordance with the provisions in Section 57-8-13(1) of the "Utah Condominium Ownership Act", creating units, common areas, limited common areas and convertible space, and also grant and dedicate unto all owners of units upon which private sanitary sewer lines are constructed or which are otherwise dependent upon such sanitary sewer lines, an easement over such sanitary sewer lines for the purpose of perpetual maintenance and operation, all as set forth herein.

Signed this 2nd day of January, 2009.  
Davis County  
Louenda H. Downs  
Davis County Commissioner + Chairman  
AKA Summit Lodging Davis, LLC  
Summit Lodging LLC  
Kevin S. Garr, Managing Member

### ACKNOWLEDGMENT

State of Utah } ss  
County of }  
On the 2nd day of January, 2009, personally appeared before me, Louenda H. Downs, who being by me duly sworn did say that he is a Notary Public Commissioned in Utah and that said instrument was signed in behalf of said County by a resolution of its Board of Directors and Kevin S. Garr acknowledged to me that said County Commission executed the same.  
Residing At: Davis County, UT  
Commission Expires: Jan 30, 2011  
Julie K. Jewell  
A Notary Public Commissioned in Utah  
Print Name

### ACKNOWLEDGMENT

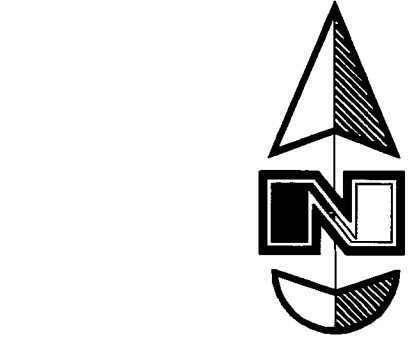
State of Utah } ss  
County of }  
On the 7th day of January, 2009, personally appeared before me, Kevin S. Garr, who being by me duly sworn did say that he is a Notary Public Commissioned in Utah and that said instrument was signed in behalf of said Limited Liability Company by a resolution of its Board of Directors and Kevin S. Garr acknowledged to me that said Corporation executed the same.  
Residing At: Davis Co., UT  
Commission Expires: 1-9-2011  
Marie Bodensteidt  
A Notary Public Commissioned in Utah  
Print Name

### BOUNDARY DESCRIPTION

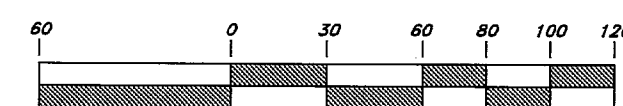
All of Lot 1 and a part of Lot 2, Davis County Conference Center Subdivision, Layton City, Davis County, Utah, according to the official plat thereof; more particularity described as follows:

Beginning at the Northwest corner of the Davis County Conference Center Subdivision, Layton City, Davis County, Utah, which is 1322.82 feet North 0'09'50" East and 910.83 feet South 89°54'56" West from the Center of Section 17, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey; running thence North 89°54'56" East 210.00' along the North boundary line of said subdivision; thence South 0'16'59" West 293.30 feet; thence South 54°16'25" East 92.67 feet; thence East 149.89 feet; thence South 27°38'59" East 115.40 feet; thence South 74°16'25" East 55.07 feet; thence South 15°43'35" West 314.90 feet; thence North 74°16'25" West 178.19 feet; thence South 15°43'35" West 71.00 feet; thence North 74°16'25" West 149.73 feet; thence North 15°43'35" East 125.98 feet; thence North 74°16'25" West 49.18 feet; thence North 15°43'48" East 91.02 feet; thence North 74°16'12" West 139.09 feet to the West boundary line of said Davis County Conference Center Subdivision, Layton City, Davis County, Utah; thence North 0'16'59" East 486.92 feet along said West boundary line to the point of beginning.

Contains 242,659 sq.ft  
or 5.571 Acres



Scale: 1" = 60'



### Legend

- Centerline
- Found Monument
- Found Rebar & Cap
- Set Rebar & Cap w/ Fence post
- Set Hub & Tick
- Existing Fence
- Section Corner
- D.C.S. Davis County Surveyor

### Note:

10' Wide Public Utility and Drainage Easements each side of Property line as indicated by dashed lines, except as otherwise shown.

### Project Address:

Conference Center (Unit 1, 3 & 4) - 1651 North 700 West  
Hotel (Unit 2) - 762 West Heritage Park Boulevard

### Narrative:

This Plat of the Davis County Conference Center Condominiums - 1st Amendment was prepared at the request of Mr. Barry Burton of Davis County. There are platted Subdivisions on the North and West sides and public streets on the South and East sides. Centerline monuments were found in Heritage Park Boulevard (1600 North Street) which checked within several hundredths of the recorded subdivision plat of "Heritage Park at Layton Hills Phase Two". The basis of bearing was established from the Brass Cap Monuments found at the Center of Section 17, and the South 1/4 corner of Section 17, T4N, R1W, SLB&M a line bearing North 0°09'50" East between said monuments was used to establish the basis of bearing.

### Benchmark

Layton City Street Monument at the intersection of 700 West street and 1600 North Street.  
Elevation = 67.90

### NOTE:

- Construction of this project was not complete at the time this Condominium Plat was prepared. Upon completion of construction, this Map may require amendment in the event of any material change in the final location.
- Each condominium unit contained within the project is as shown and is designated by a number. (See sheets 2 thru 8)
- All patios, decks, or balconies contained within the project are considered Limited Common Areas. They are set aside and reserved for the use of the respective condominium unit to which they are attached and/or appurtenant.
- All other area contained within the project, but not shown with diagonal stripe or cross hatched lines are considered Common Area, including covered and uncovered parking, storm water detention and drainage easement area.
- Dimensions on Sheet 1 of 8 are to exterior foundation only.
- All Common Area is considered to be an easement for public utility and drainage purposes. (Sheet 1 of 8 Only)
- All utilities are private and are to be owned and maintained by an Owner's Association.

### LAYTON CITY ENGINEER

I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the land embraced therein and find them to be correct and to agree with the lines and monuments on record in this office.  
Signed this 11th day of Dec, 2008.

Signature

Heritage Park at Layton Hills  
Phase II  
Lot 203

### LAYTON CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Layton City, Utah this 15th day of January, 2009.

Attest: *Judith Hillman*  
City Recorder

Signature  
Mayor

### LAYTON CITY PLANNING COMMISSION

Approved by the Layton City Planning Commission on the 23rd day of December, 2008.

Signature  
Chairperson

### LAYTON CITY ATTORNEY

Approved by the Layton City Attorney this 14 day of January, 2009.

Signature

### GREAT BASIN ENGINEERING NORTH

CONSULTING ENGINEERS AND SURVEYORS  
5746 South 1475 East - Suite 200  
Ogden, Utah 84403  
P.O. Box 150046, Ogden, Utah 84415  
Ogden (801)334-4515 Salt Lake City (801)321-0222 Fax (801)392-7544

### DAVIS COUNTY RECORDER

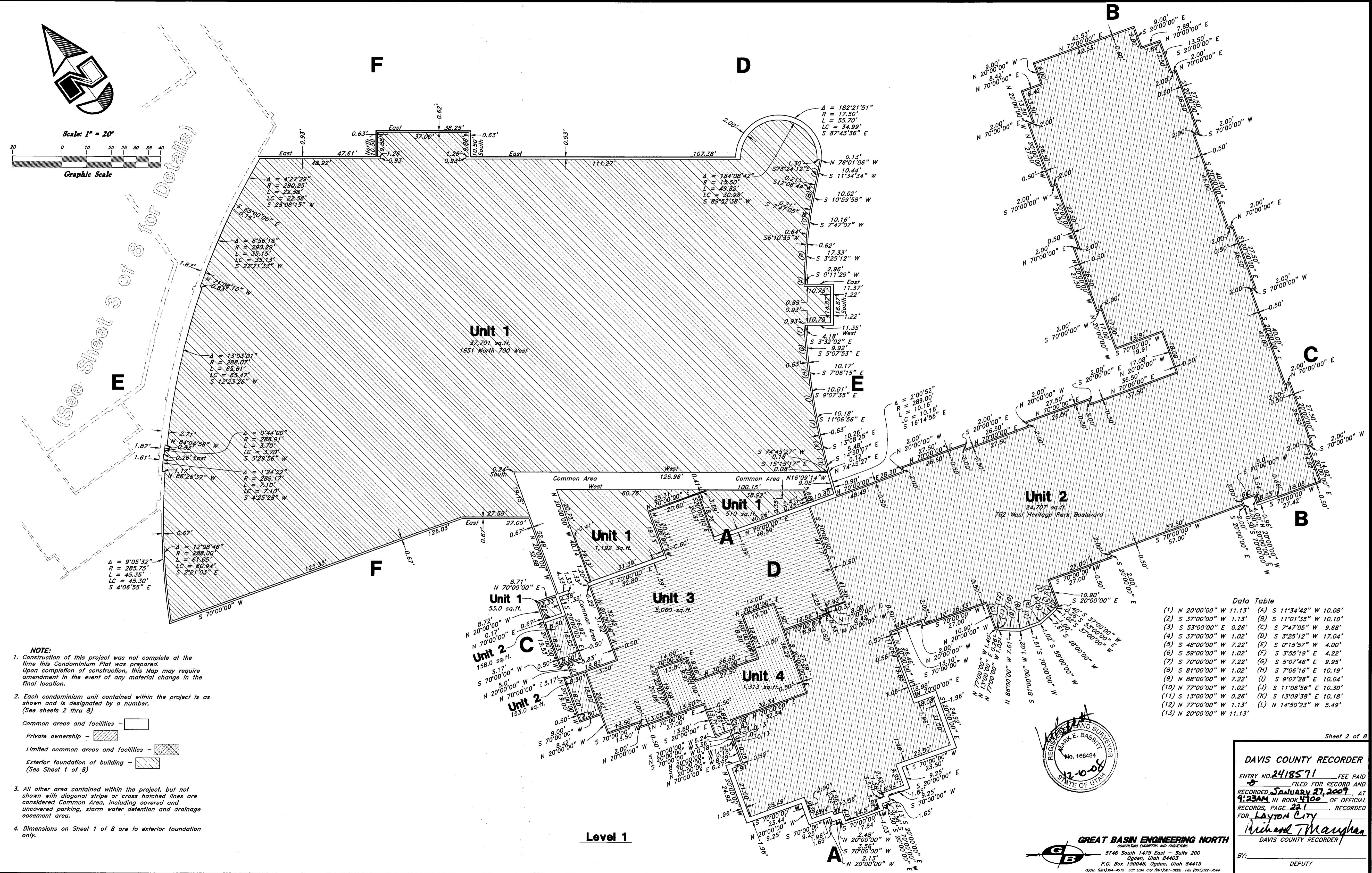
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FILED FOR RECORD AND  
RECORDED JANUARY 27 2009  
9:23 AM IN BOOK 1700 OF OFFICIAL  
RECORDS, PAGE 241 RECORDED  
FOR Layton City

Signature  
DAVIS COUNTY RECORDER

Signature  
DEPUTY

4901-1

4901-2

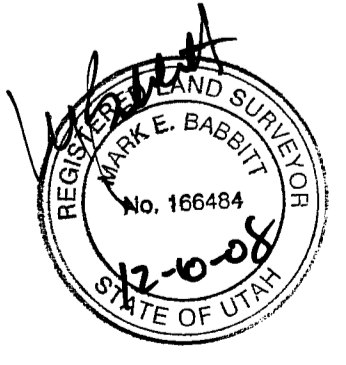


(See Sheet 3 of 8 for Details)

- NOTE:**
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  - Each condominium unit contained within the project is as shown and is designated by a number. (See sheets 2 thru 8)
- Common areas and facilities - [Symbol]  
 Private ownership - [Symbol]  
 Limited common areas and facilities - [Symbol]  
 Exterior foundation of building - [Symbol] (See Sheet 1 of 8)
- All other area contained within the project, but not shown with diagonal stripe or cross hatched lines are considered Common Area, including covered and uncovered parking, storm water detention and drainage easement area.
  - Dimensions on Sheet 1 of 8 are to exterior foundation only.

**Data Table**

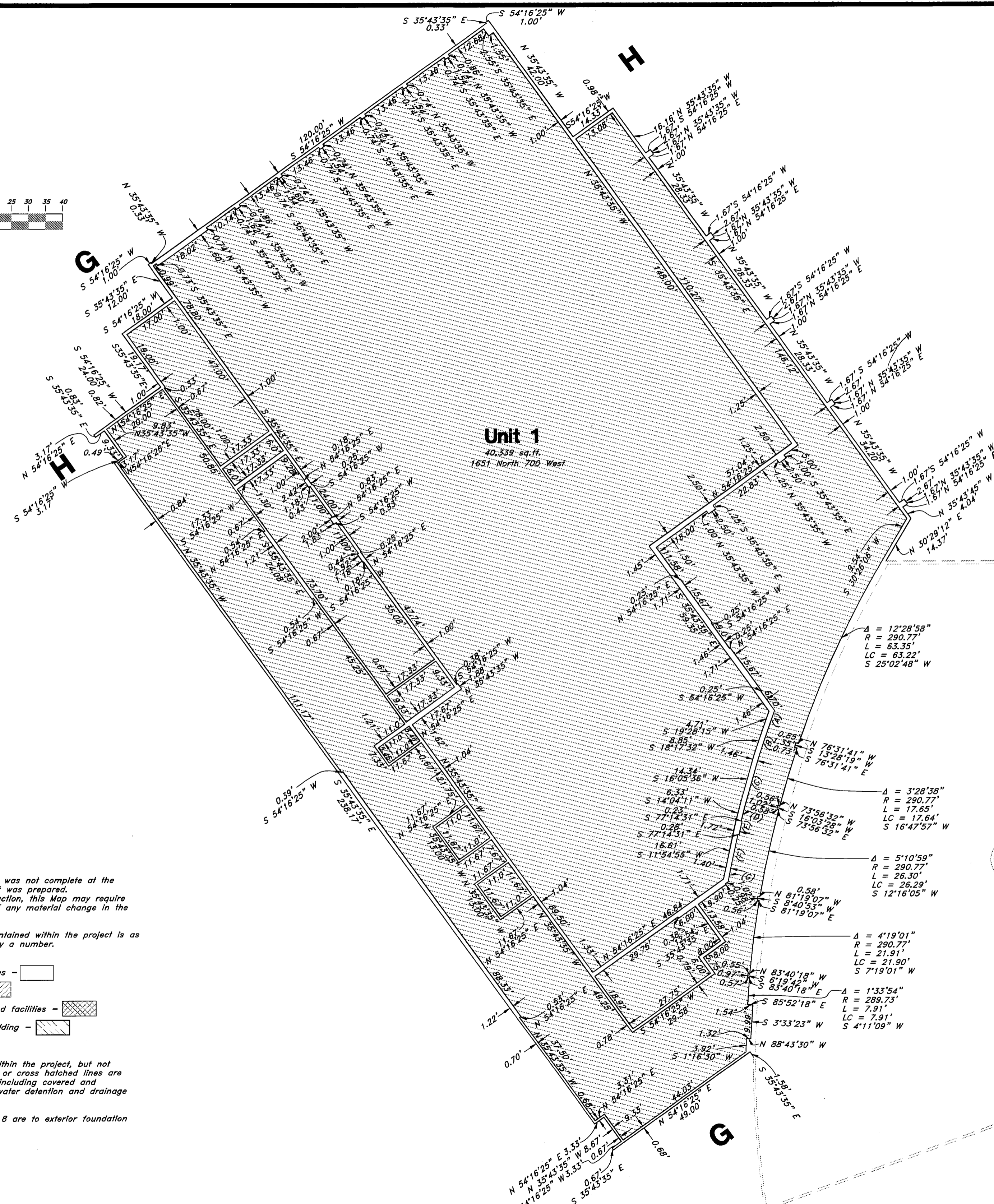
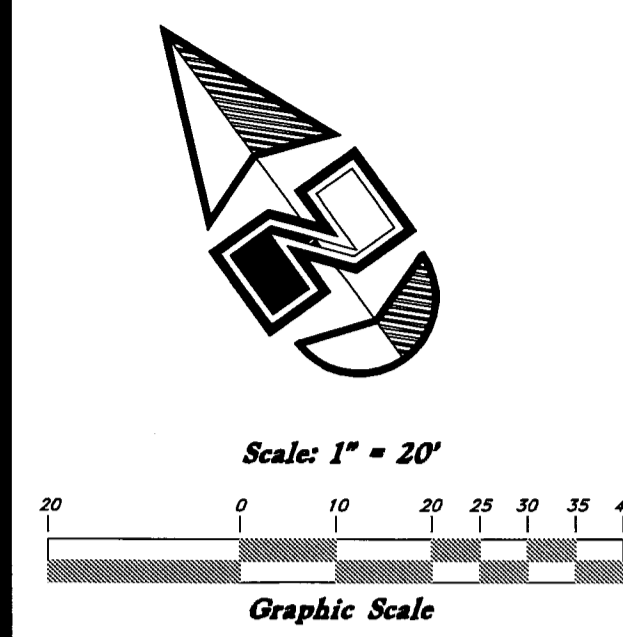
(1) N 20°00'00" W 11.13'	(A) S 11°34'42" W 10.08'
(2) S 37°00'00" W 1.13'	(B) S 11°01'35" W 10.10'
(3) S 53°00'00" E 0.26'	(C) S 7°47'05" W 9.68'
(4) S 37°00'00" W 1.02'	(D) S 3°25'12" W 17.04'
(5) S 48°00'00" W 7.22'	(E) S 0°15'52" W 4.00'
(6) S 59°00'00" W 1.02'	(F) S 3°55'19" E 4.22'
(7) S 70°00'00" W 7.22'	(G) S 5°07'46" E 9.95'
(8) S 81°00'00" W 1.02'	(H) S 7°06'16" E 10.19'
(9) N 88°00'00" W 7.22'	(I) S 9°07'28" E 10.04'
(10) N 77°00'00" W 1.02'	(J) S 11°06'56" E 10.30'
(11) S 13°00'00" W 0.26'	(K) S 13°09'38" E 10.18'
(12) N 77°00'00" W 1.13'	(L) N 14°50'23" W 5.49'
(13) N 20°00'00" W 11.13'	



**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND SURVEYORS  
 5746 South 1475 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 150048, Ogden, Utah 84415  
 Ogden (801)334-6515 Salt Lake City (801)521-0222 Fax (801)392-2544

**DAVIS COUNTY RECORDER**  
 ENTRY NO. 2418571 FEE PAID  
 FILED FOR RECORD AND  
 RECORDED **JANUARY 27, 2007** AT  
**9:23AM** IN BOOK **4700** OF OFFICIAL  
 RECORDS, PAGE **241** RECORDED  
 FOR **LAYTON CITY**  
*Richard J. Marjahan*  
 DAVIS COUNTY RECORDER  
 BY: DEPUTY

4901-3



- NOTE:**
1. Construction of this project was not complete at the time this Condominium Plat was prepared. Upon completion of construction, this Map may require amendment in the event of any material change in the final location.
  2. Each condominium unit contained within the project is as shown and is designated by a number. (See sheets 2 thru 8)
- Common areas and facilities -
- Private ownership -
- Limited common areas and facilities -
- Exterior foundation of building - (See Sheet 1 of 8)
3. All other area contained within the project, but not shown with diagonal stripe or cross hatched lines are considered Common Area, including covered and uncovered parking, storm water detention and drainage easement area.
  4. Dimensions on Sheet 1 of 8 are to exterior foundation only.

(See Sheet 2 of 8 for Details)

Data Table

(A)	N 19°33'15" E	5.47'
(B)	N 18°15'31" E	8.83'
(C)	N 15°57'47" E	15.38'
(D)	S 13°28'00" W	4.01'
(E)	S 12°45'29" W	4.00'
(F)	N 12°03'47" E	10.26'
(G)	S 10°50'32" W	4.01'



DAVIS COUNTY RECORDER

ENTRY NO. 2418571 FEE PAID

FILED FOR RECORD AND

RECORDED JANUARY 27, 2009, AT

9:23 IN BOOK 4700 OF OFFICIAL

RECORDS, PAGE 221, RECORDED

FOR LAYTON CITY

Richard T. Maughan

DAVIS COUNTY RECORDER

**GREAT BASIN ENGINEERING NORTH**

CONSULTING ENGINEERS AND SURVEYORS

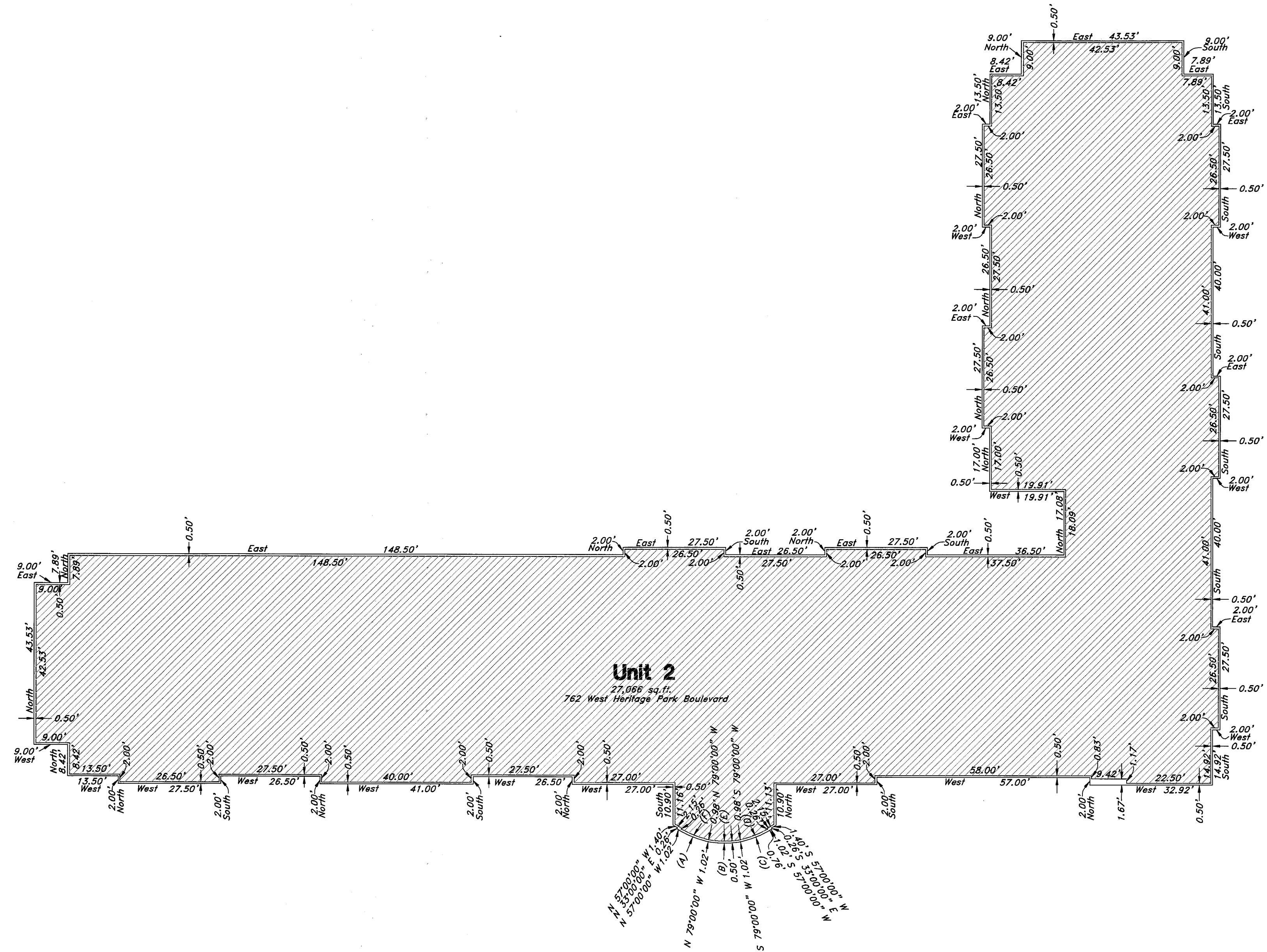
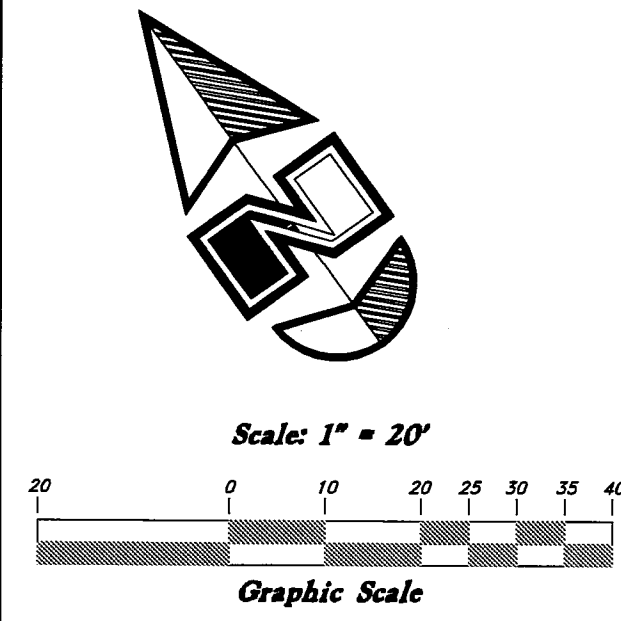
5746 South 1475 East - Suite 200

P.O. Box 150048, Ogden, Utah 84415

Phone: (801)294-4516 Fax: (801)292-7544



4901-5



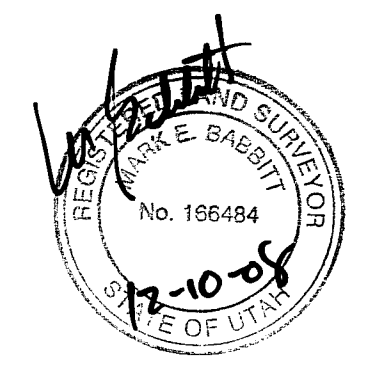
**Unit 2**  
 27,066 sq. ft.  
 762 West Heritage Park Boulevard

**Level 3**

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**Curve Data Table**

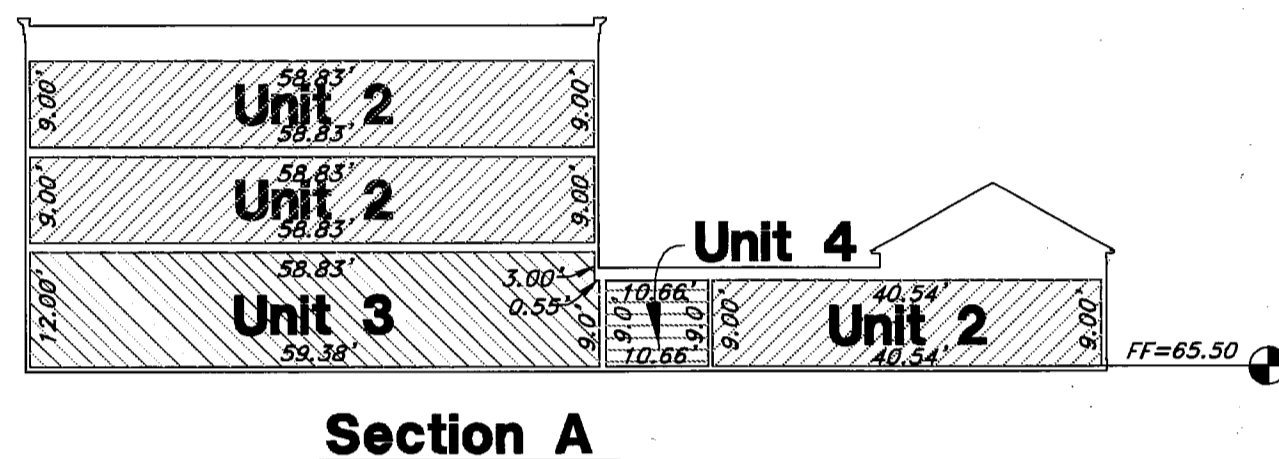
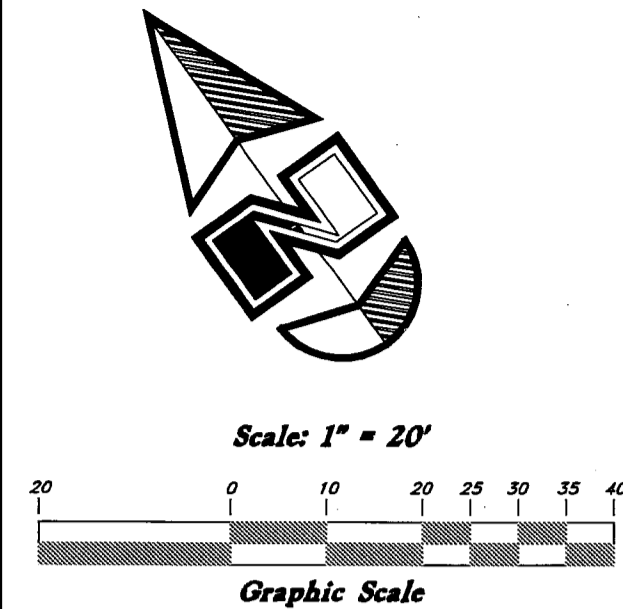
(A) Δ = 17°06'57" R = 25.56' L = 7.64' LC = 7.61' S 67°59'55" E	(B) Δ = 17°07'14" R = 25.56' L = 7.64' LC = 7.61' N 89°59'57" E	(C) Δ = 17°07'06" R = 25.56' L = 7.64' LC = 7.61' N 67°59'54" E
(D) Δ = 17°04'05" R = 25.06' L = 7.47' LC = 7.44' N 68°01'23" E	(E) Δ = 17°07'03" R = 25.06' L = 7.49' LC = 7.46' East	(F) Δ = 17°07'06" R = 25.56' L = 7.64' LC = 7.44' S 68°01'24" E



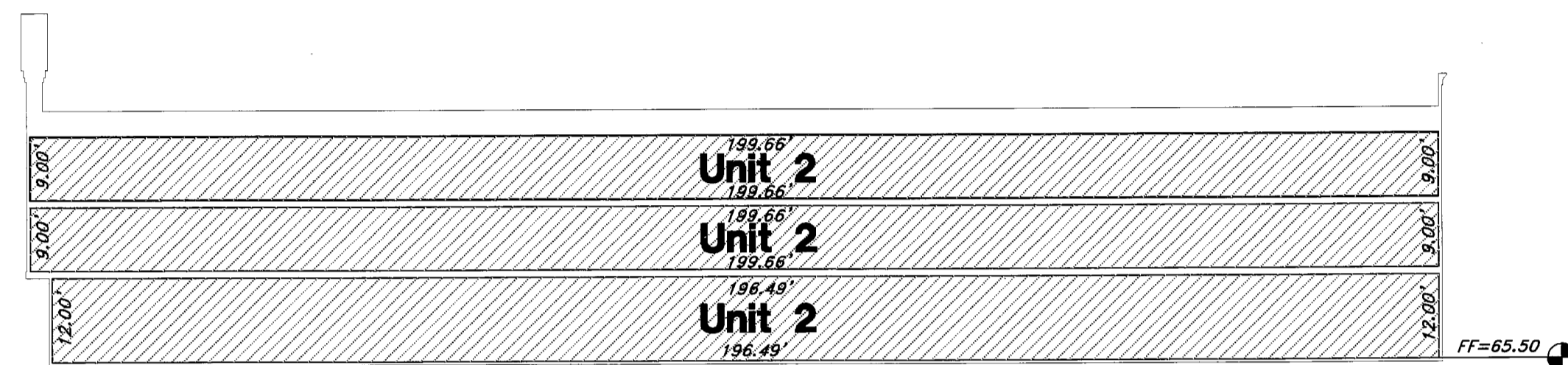
**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND SURVEYORS  
 5746 South 1475 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 150048, Ogden, Utah 84415  
 Ogden (801)384-4515 Salt Lake City (801)321-0222 Fax (801)382-7544

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 RECORDS, PAGE 221 - RECORDED  
 FOR LAYTON CITY  
*Richard J. Maughan*  
 DAVIS COUNTY RECORDER  
 BY: \_\_\_\_\_ DEPUTY

4901-6

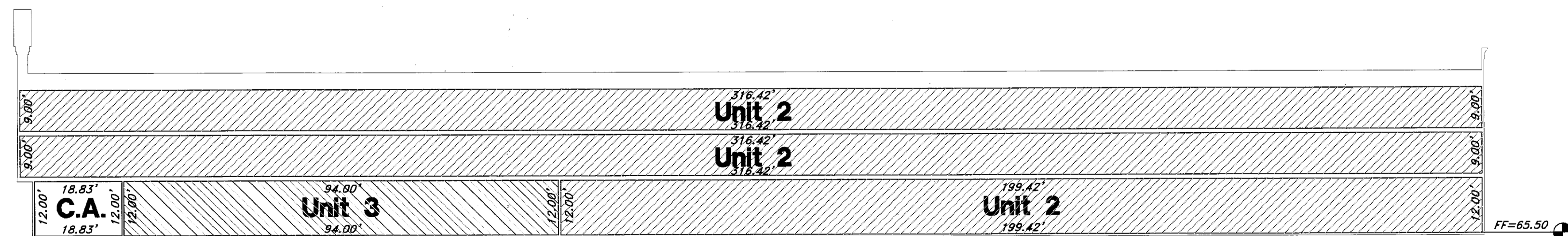


Section A

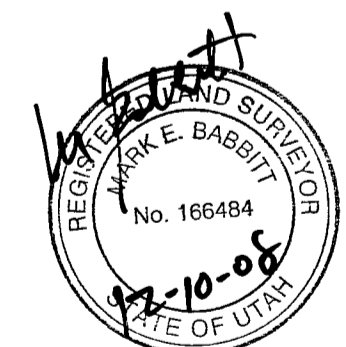


Section B

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- (See Sheet 1 of 8)
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Section C



Sheet 6 of 8

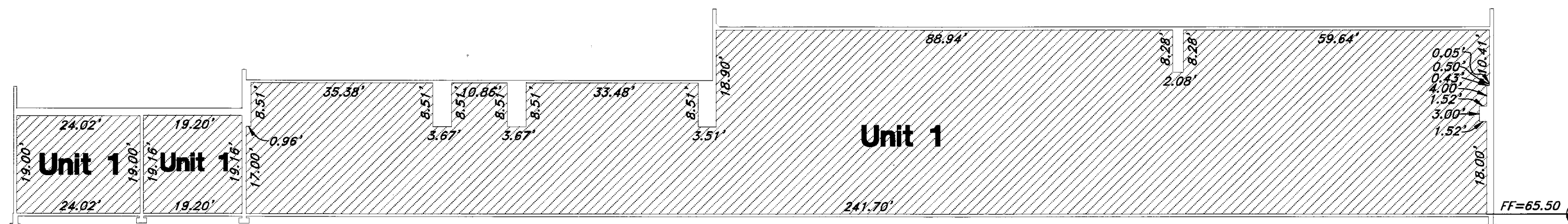
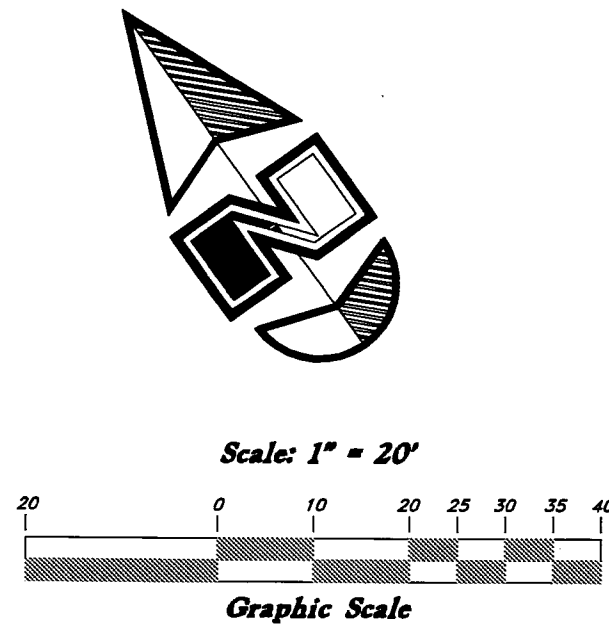
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 RECORDED JANUARY 27, 2009, AT  
 9:23AM IN BOOK 4700 OF OFFICIAL  
 RECORDS, PAGE 231. RECORDED  
 FOR LAYTON CITY  
 Richard J. Maughan  
 DAVIS COUNTY RECORDER

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 CONSULTING ENGINEERS AND SURVEYORS  
 5746 South 1475 East - Suite 200  
 Ogden, Utah 84403  
 P.O. Box 130048, Ogden, Utah 84415  
 Ogden (801)324-4313 Salt Lake City (801)321-0222 Fax (801)322-7244

BY: DEPUTY

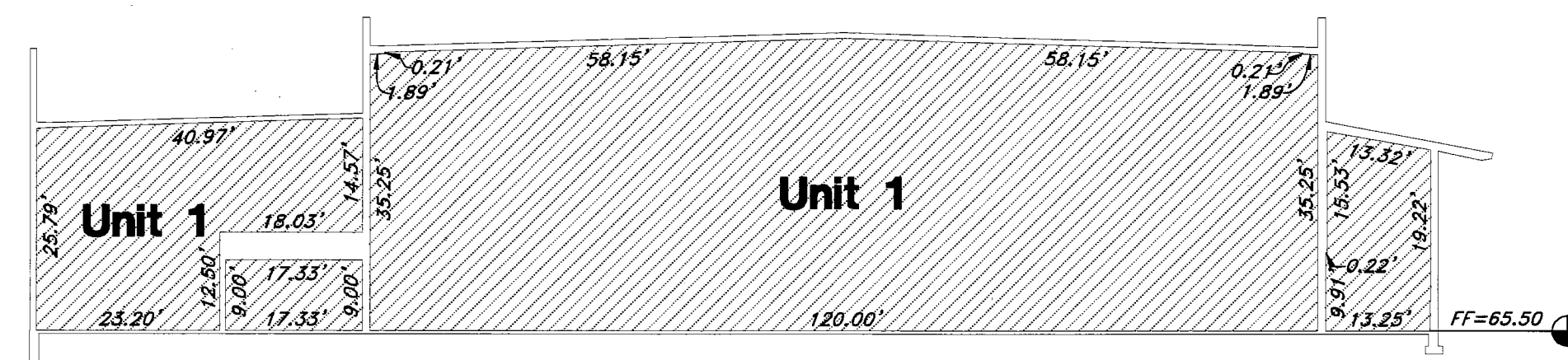


4901-8

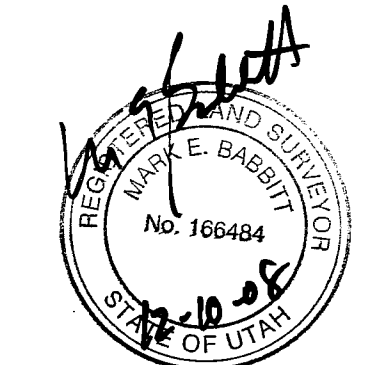


**Section G**

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- (See Sheet 1 of 8)
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**Section H**



Sheet 8 of 8

**DAVIS COUNTY RECORDER**

ENTRY NO. 2418571 FEE PAID 8-0

8-0 FILED FOR RECORD AND RECORDED JANUARY 27, 2009, AT 9:23AM IN BOOK 1760 OF OFFICIAL RECORDS, PAGE 221. RECORDED FOR RAYTON CITY

*Michael J. Mangham*  
DAVIS COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY

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5746 South 1475 East - Suite 200  
Ogden, Utah 84403  
P.O. Box 150048, Ogden, Utah 84415  
Ogden (801)394-4515 Salt Lake City (801)531-0222 Fax (801)392-7544