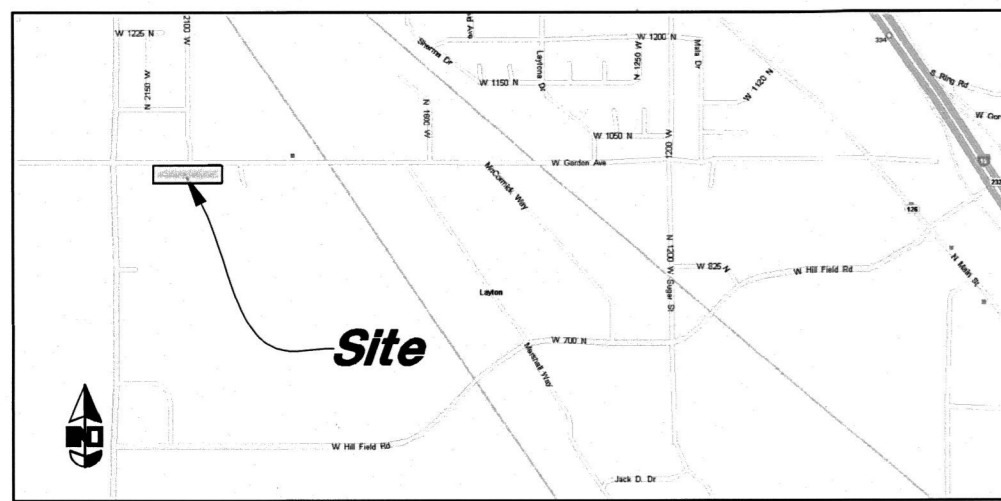
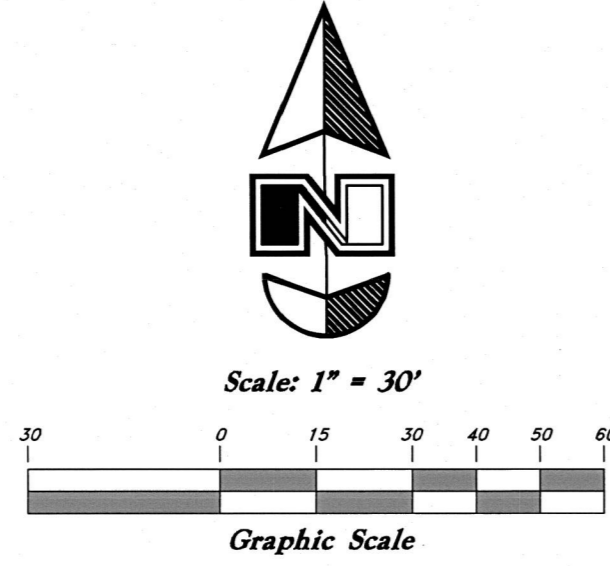


# The Park PRUD - Phase 5

A part of the Northwest Quarter of Section 19, T4N, R1W, SLB&M, U.S. Survey  
Layton City, Davis County, Utah  
August 2020



VICINITY MAP  
Not to Scale



### NARRATIVE

This Subdivision Plat was requested by Taylor Spendlove of Park Layton Townhomes, LLC for the purpose of subdividing this property into one (1) Lot and two (2) Common Area Parcels. Section Monuments were found in the Northwest Corner and the North Quarter Corner of Section 19, and a line bearing North 89°50'40" East between these monuments was used as the Basis of Bearings for this Plat. Property Corners were monumented as depicted on this Plat.

### NOTES:

- All areas designated as Open Space/Common Areas and/or Lots are Public Utility and Drainage Easement, (P.U.&D.E.). Area contained within the Buildable Footprints Area are excluded from the Easement Area.
- All open space parcels, common area, alleys, landscape buffers, detention basin(s), trails, Sanitary Sewer, Land Drain, Storm Drain, all utilities with the exception of Culinary Water Master Meters, and/or other amenities shall be owned and maintained by the Homeowners Association with the specific maintenance responsibilities outlined within the CC&R's.
- As a Private Development, the Homeowner's Association shall have fire hydrants annually maintained and a 5-year flow test shall be performed in accordance with NFPA 24 and 25. All records shall be provided and submitted through the Compliance Engine found at <http://www.thecomplianceengine.com>.

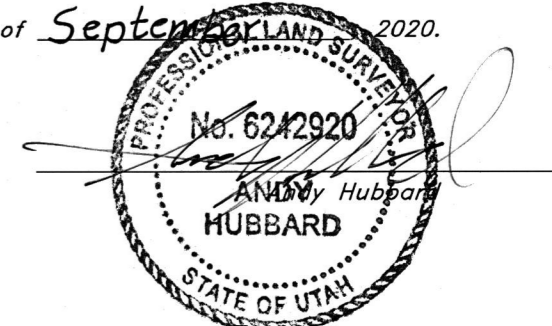
Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	90°09'20"	15.00'	23.60'	S 45°04'40" E	21.24'
C2	90°00'00"	15.00'	23.56'	S 45°00'00" W	21.21'
C3	89°50'40"	15.00'	23.52'	N 44°55'20" E	21.18'
C100	90°00'00"	5.00'	7.85'	N 45°00'00" E	7.07'
C101	90°00'00"	5.00'	7.85'	N 45°00'00" W	7.07'
C102	90°00'00"	5.00'	7.85'	S 45°00'00" W	7.07'
C103	90°00'00"	5.00'	7.85'	N 45°00'00" W	7.07'

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that this plat of The Park PRUD - Phase 5 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 in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.

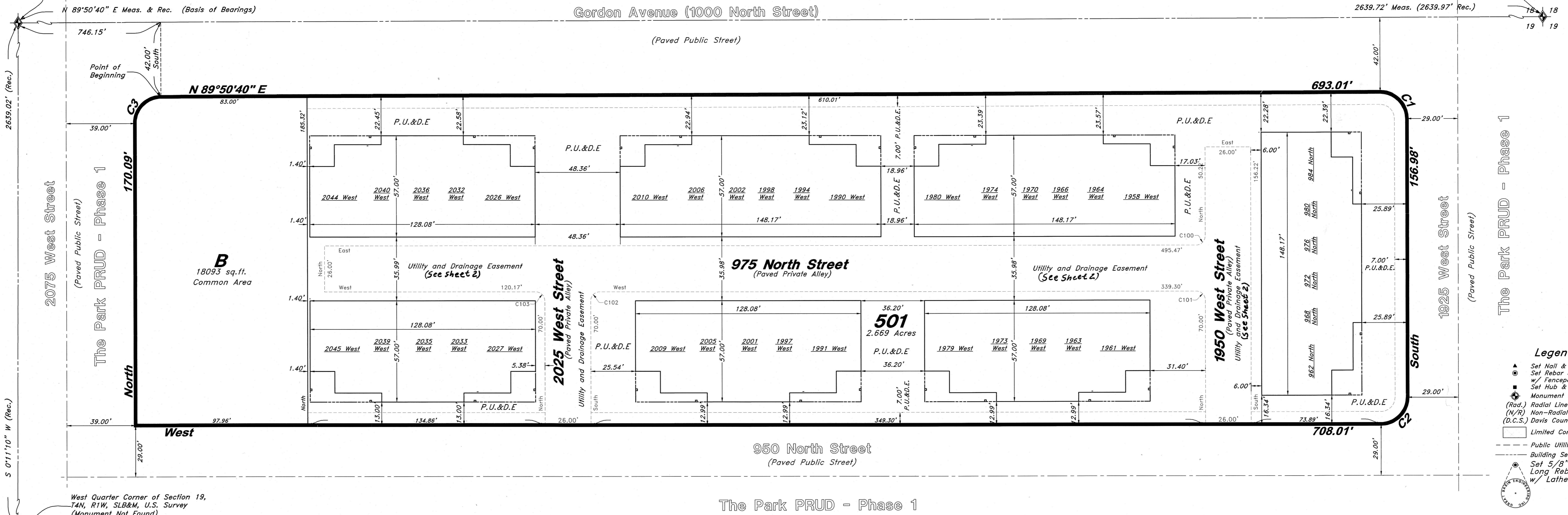
Signed this 1st day of September, 2020.

6242920  
License No.



North Quarter Corner of Section 19,  
T4N, R1W, SLB&M, U.S. Survey  
(Found Brass Cap Monument)

Northwest Corner of Section 19,  
T4N, R1W, SLB&M, U.S. Survey  
(Found Brass Cap Monument)



### Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- (D.C.S.) Davis County Surveyor
- Limited Common Area
- Public Utility Easement
- Building Setback Line
- Set 5/8" x 24"
- Long Rebar & Cap w/ Lathe

### DESCRIPTION

A part of the Northwest Quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Layton City, Davis County, Utah:  
Beginning at a point on the Southerly Right-of-Way Line of Gordon Avenue (1000 North Street), said point being 746.15 feet North 89°50'40" East along the Quarter Section Line and 42.00 feet South from the Northwest Corner of said Section 19; and running thence North 89°50'40" East 693.01 feet along said Southerly Right-of-Way Line to the Westerly Right-of-Way Line of 1925 West Street and a point of curvature; thence along said Westerly Right-of-Way Line the following three (3) courses: (1) Southeasterly along the arc of a 15.00 foot Radius curve to the right a distance of 23.60 feet (Central Angle equals 90°09'20" and Long Chord bears South 45°04'40" East 21.24 feet) to a point of Tangency; (2) thence South 156.98 feet to a point of curvature; and (3) Southwesterly along the arc of a 15.00 foot Radius curve to the right a distance of 23.56 feet (Central Angle equals 90°00'00" and Long Chord bears South 45°00'00" West 21.21 feet) to the Northerly Right-of-Way Line of 950 North Street; thence West 708.01 feet along said Northerly Right-of-Way Line to the Easterly Right-of-Way Line of 2125 West Street; thence along said Easterly Right-of-Way Line the following two (2) courses: (1) North 170.09 feet to a point of curvature; and (2) Northeasterly along the arc of a 15.00 foot Radius curve to the right a distance of 23.52 feet (Central Angle equals 89°50'40" and Long Chord bears North 44°55'20" East 21.18 feet) Southerly Right-of-Way Line of Gordon Avenue (1000 North Street) and the Point of Beginning.  
Contains 3.084 Acres, More or Less

### OWNER'S DEDICATION

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 name said tract The Park PRUD - Phase 5, 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 designated as Public Utility and Drainage Easements, and/or Common Area for public utility and drainage purposes over and across said tract of land 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. We also dedicate grant and convey to The Park Master Association, Inc. all those parts or portions of said tract of land designated as open space, and or Common Area the same to be used for Utilities, drainage and storm water detention purposes and other uses as may be authorized by the Association.  
Signed this 8 day of SEPTEMBER, 2020.

Park Layton Townhomes, LLC  
a Utah limited liability company  
*Nathan W. Pugsley*  
Nathan W. Pugsley - Manager

### 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 23rd day of September, 2020.

Kimberly Read  
City Recorder  
Jay Peters  
Mayor  
Layton City Planning Commission  
this 22nd day of Sept 2020  
Nancy D...  
Vice-Chairman

### ACKNOWLEDGMENT

State of Utah, ss  
County of DAVIS  
On the 8 day of SEPTEMBER, 2020, personally appeared before me, the undersigned notary, in and for the County of DAVIS, in said State of Utah, NATHAN W. PUGSLEY, who after being duly sworn, acknowledged to me that he/she is the MANAGER of PARK LAYTON TOWNHOMES, LLC, and that he/she signed the Owner's Dedication for the purposes therein mentioned and that said MANAGER executed the same.  
Residing At: 2152 W 800 W LAYTON, UT 84041  
Commission Expires: JULY 31, 2022  
Commission # 701507  
*Jared McCarty*  
Notary Public Commissioned in Utah  
JARED MCCARTY  
Print Name

**GREAT BASIN ENGINEERING INC.**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C. (801)521-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

LAYTON CITY ENGINEER  
Approved by the Layton City Engineer  
this 22nd day of September, 2020.  
*[Signature]*  
Signature

LAYTON CITY ATTORNEY  
Approved by the Layton City Attorney  
this 23rd day of Sep 2020.  
*[Signature]*  
Signature

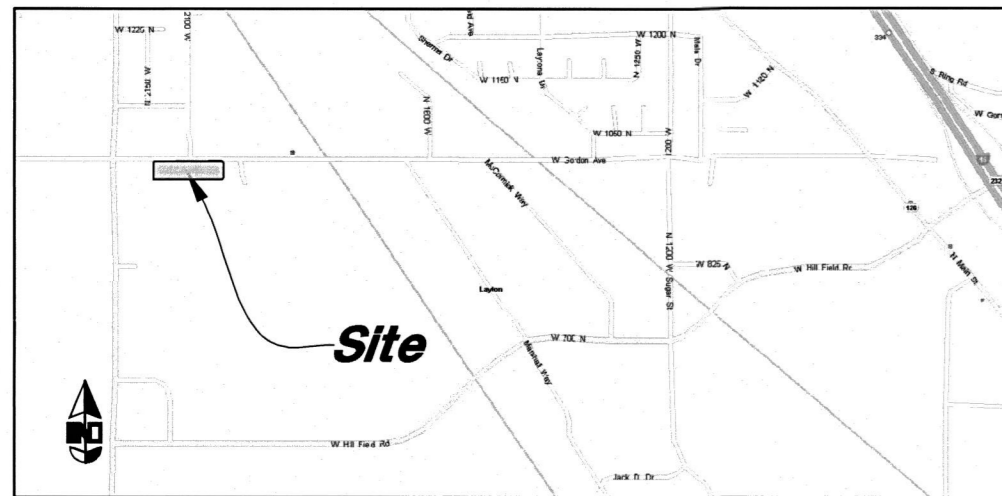
DEVELOPER:  
Park Layton Townhomes, LLC  
c/o Taylor Spendlove  
45 E. Center Street #103  
North Salt Lake City, 84054

ENGINEER:  
Great Basin Engineering Inc.  
5746 South 1475 East Suite  
200 Ogden, Utah 84403  
(801) 394-4515

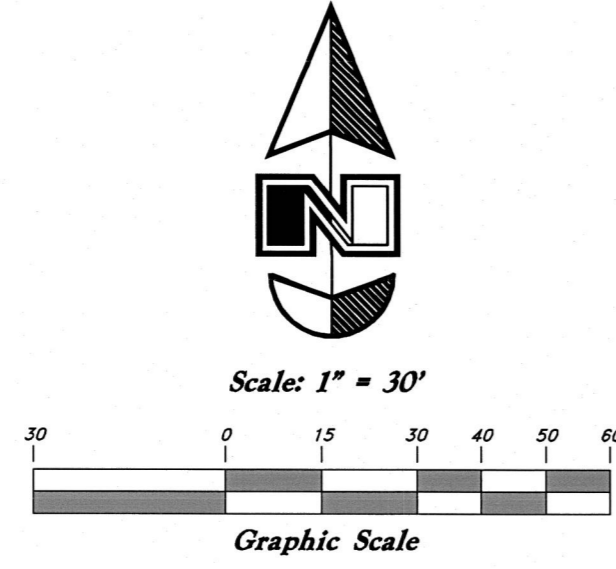
Sheet 1 of 2  
DAVIS COUNTY RECORDER  
ENTRY NO. 3305314 FEE PAID  
\$104.00 FILED FOR RECORD AND  
RECORDED 10-19-2020 AT  
8:59 IN BOOK 7619 OF OFFICIAL  
RECORDS, PAGE 220 RECORDED  
FOR Layton City  
*[Signature]*  
DAVIS COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

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A part of the Northwest Quarter of Section 19, T4N, R1W, SLB&M, U.S. Survey  
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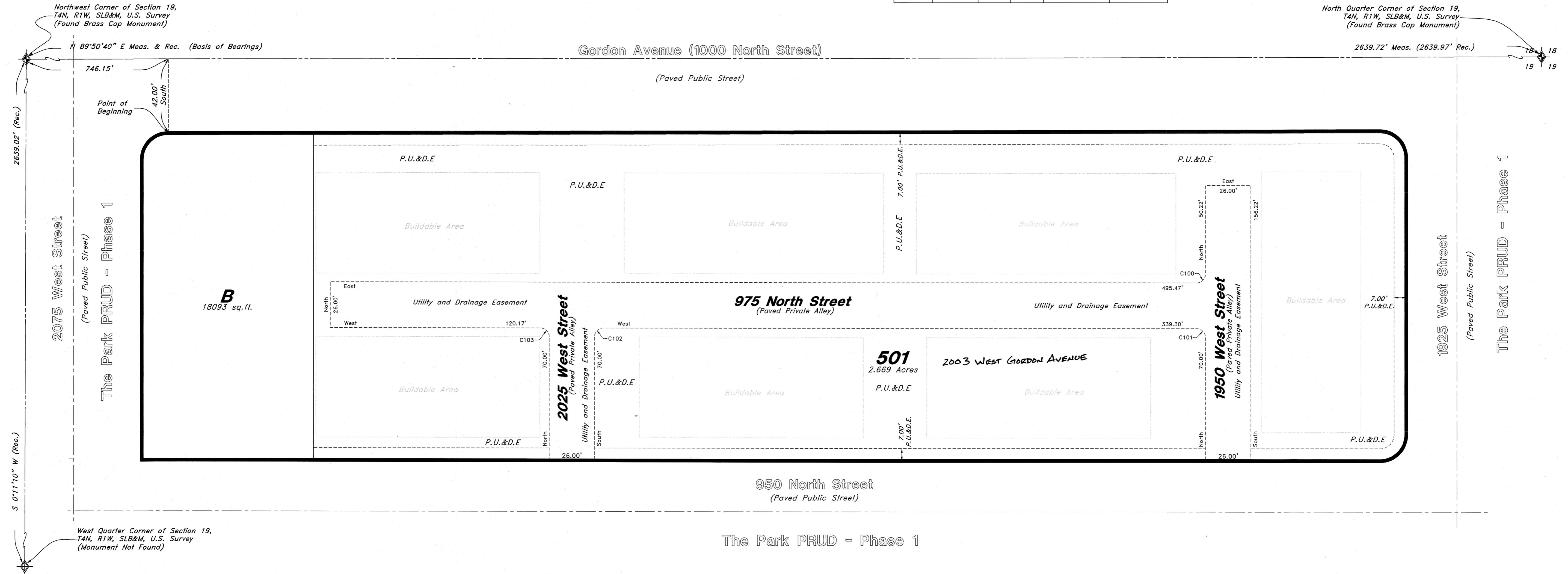


VICINITY MAP  
Not to Scale



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  - (D.C.S.) Davis County Surveyor
  - ▨ Limited Common Area
  - - - Public Utility Easement
  - - - Building Setback Line
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Sheet 2 of 2

DAVIS COUNTY RECORDER

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DAVIS COUNTY RECORDER

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