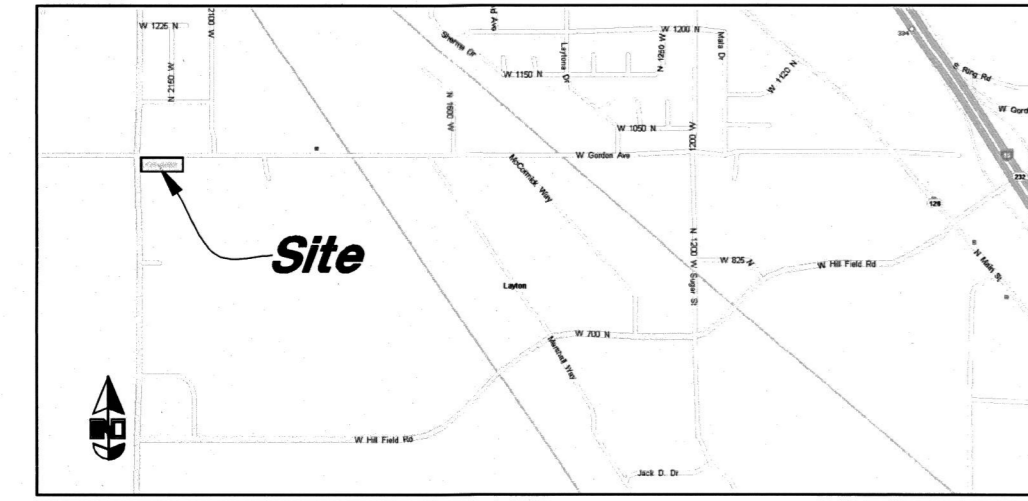


# The Park PRUD - Phase 8

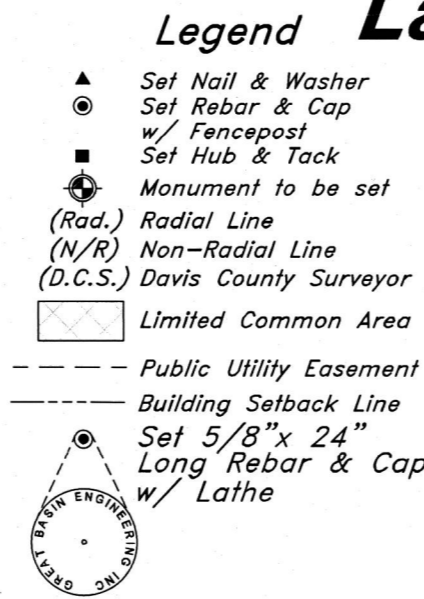
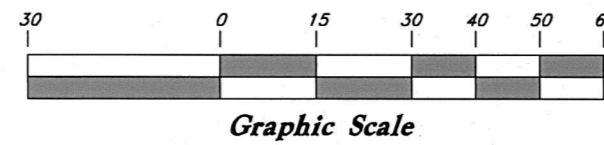
A part of the Northwest Quarter of Section 19, T4N, R1W, SLB&M, U.S. Survey  
Layton City, Davis County, Utah  
August 2020



VICINITY MAP  
Not to Scale



Scale: 1" = 30'



### NARRATIVE

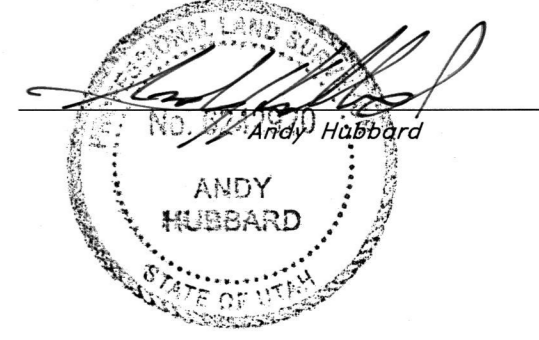
This Subdivision Plat was requested by Taylor Spendlove of Park Layton Townhomes, LLC for the purpose of subdividing this property into one (1) Lot and two (2) Common Area Parcels.  
Section Monuments were found in the Northwest Corner and the North Quarter Corner of Section 19, and a line bearing North 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.

### 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 8 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.



## Gordon Avenue (1000 North Street)

(Paved Public Street)

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

2639.72' Meas. (2639.97' Rec.)

18  
19

### 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 8, 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 Private Alleys, the same to be used as private thoroughfares forever, and 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 - Manager

### 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 (s)he is the MANAGER of PARK LAYTON TOWNHOMES LLC, and that (s)he signed the Owner's Dedication for the purposes therein mentioned and that said MANAGER executed the same.

Residing At: 2452 N 800 W LAYTON UT 84041  
Commission Number: 301507  
Commission Expires: JULY 31, 2022

Jared Magarity  
Notary Public commissioned in Utah  
Print Name

### 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 57.97 feet North 89°50'40" East along the Quarter Section Line and 42.00 feet South 0°09'20" East from the Northwest Corner of said Section 19; and running thence North 89°50'40" East 580.06 feet along said Southerly Right-of-Way Line to the Westerly Right-of-Way Line of 2125 West Street; 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) North 169.34 feet; and (3) South 9°42'03" East 15.60 feet to the Northerly Right-of-Way Line of 900 North Street; thence along said Northerly Right-of-Way Line the following two (2) courses: (1) Southwesterly along the arc of a 27.50 foot Radius curve to the right a distance of 7.73 feet (Central Angle equals 16°06'20" and Long Chord bears South 81°56'50" West 7.70 feet) to a point of tangency; and (2) West 612.60 feet to the Easterly Right-of-Way Line of 2200 West Street; thence along said Easterly Right-of-Way Line the following three (3) courses: (1) North 4°09'45" East 88.39 feet; (2) North 0°11'10" East 95.29 feet; and (3) North 45°00'00" East 22.30 feet to the Southerly Right-of-Way Line of said Gordon Avenue (1000 North Street) and the Point of Beginning.

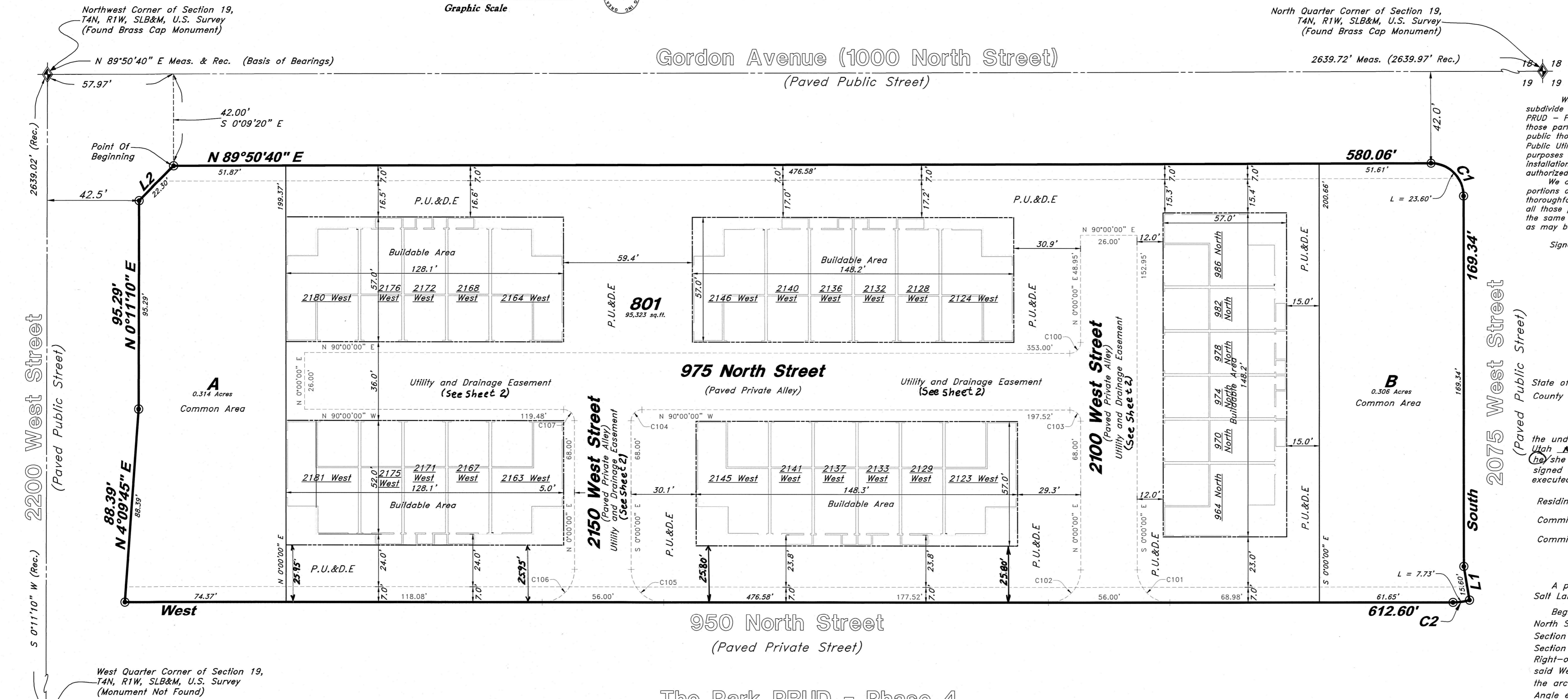
Contains 2.809 Acres, More or Less

Sheet 1 of 2

### DAVIS COUNTY RECORDER

ENTRY NO. 3305958 FEE PAID  
2104.00 FILED FOR RECORD AND  
RECORDED 10-20-2020 AT  
11:18 IN BOOK 2620 OF OFFICIAL  
RECORDS, PAGE 981. RECORDED  
FOR Layton City

Kimberly Read  
DAVIS COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY



### 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, ~~fees~~ water, 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>.

Line	Bearing	Length
L1	S 9°42'03" E	15.60
L2	N 45°00'00" E	22.30

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	90°09'20"	15.00'	23.60'	S 45°04'40" E	21.24'
C2	16°06'20"	27.50'	7.73'	S 81°56'50" W	7.70'
C100	90°00'00"	5.00'	7.85'	N 45°00'00" E	7.07'
C101	90°00'00"	15.00'	23.56'	S 45°00'00" E	21.21'
C102	90°00'00"	15.00'	23.56'	N 45°00'00" E	21.21'
C103	90°00'00"	5.00'	7.85'	N 45°00'00" W	7.07'
C104	90°00'00"	5.00'	7.85'	S 45°00'00" W	7.07'
C105	90°00'00"	15.00'	23.56'	S 45°00'00" E	21.21'
C106	90°00'00"	15.00'	23.56'	N 45°00'00" E	21.21'
C107	90°00'00"	5.00'	7.85'	N 45°00'00" W	7.07'

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 22nd day of September, 2020.

[Signature]  
Signature

LAYTON CITY PLANNING COMMISSION  
Approved by the Layton City Planning Commission  
this 22nd day of September, 2020.

[Signature]  
Vice-Chairman

CONSENT TO RECORD  
Approved as to form by Bank of Utah  
Signed this 9th day of September, 2020.

By: [Signature]  
Title: SVR Commercial Loans

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 13th day of September, 2020. Land Use Authority

Kimberly Read  
City Recorder



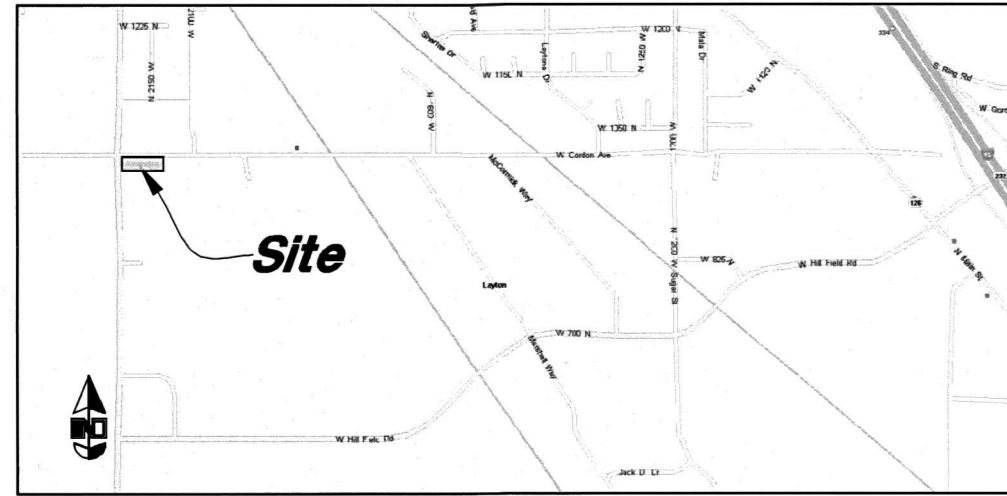
DEVELOPER:  
Park Layton Townhomes, LLC  
c/o Taylor Spendlove  
45 E. Center Street #103  
North Salt Lake City, 84054

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

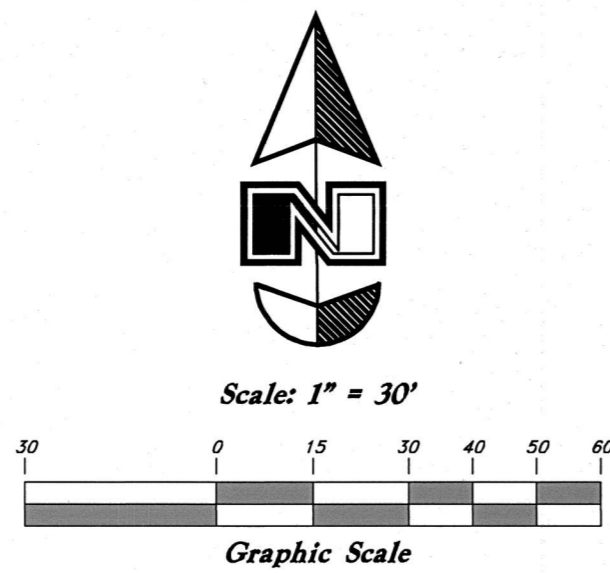
**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 S.L.C (801)921-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM

# The Park PRUD - Phase 8

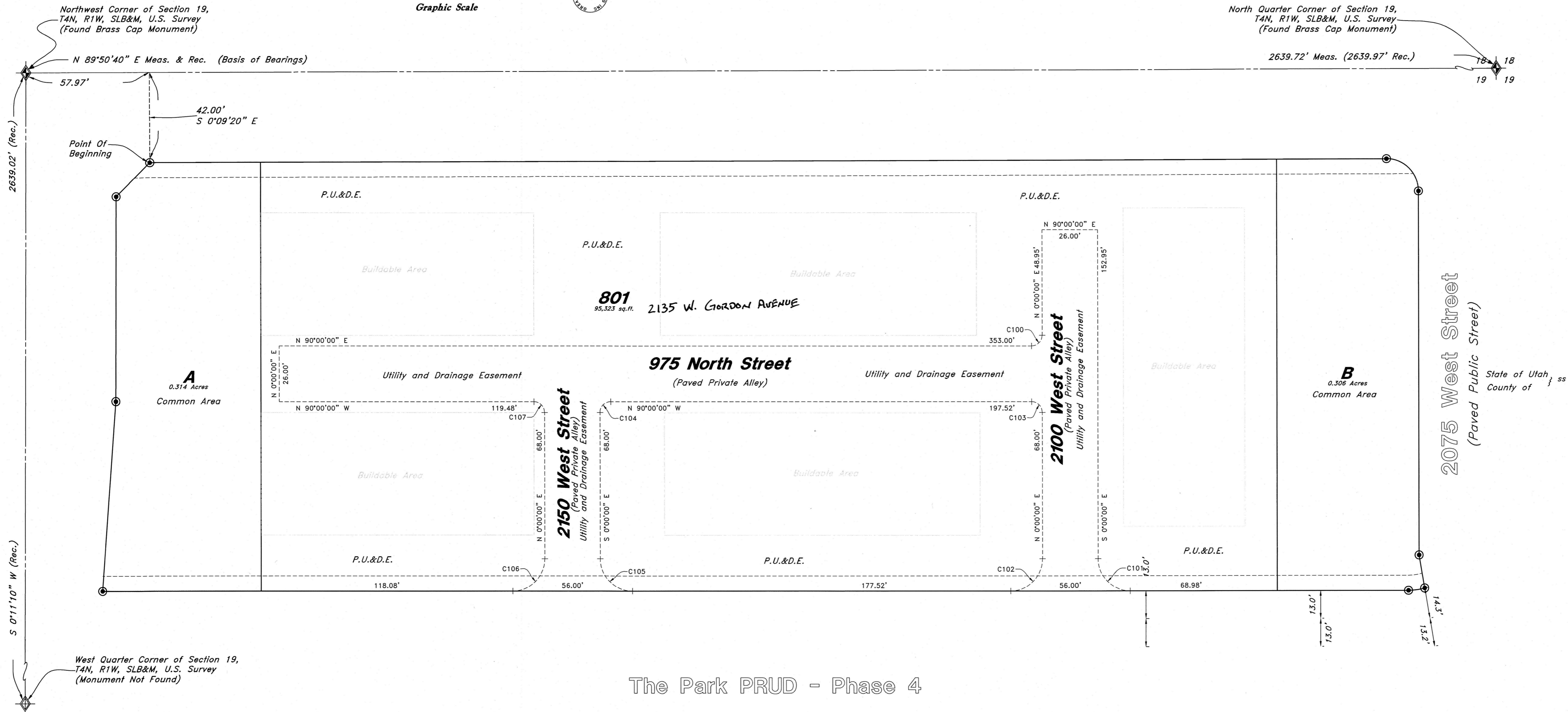
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Layton City, Davis County, Utah  
August 2020



VICINITY MAP  
Not to Scale



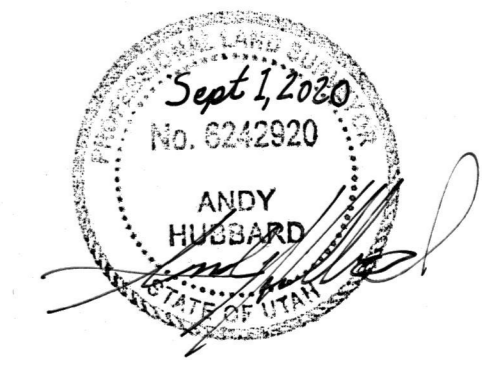
- Legend**
- ▲ Set Nail & Washer
  - Set Rebar & Cap w/ Fencepost
  - ⊙ Set Hub & Tack
  - ⊠ Monument to be set
  - (Rad.) Radial Line
  - (N/R) Non-Radial Line
  - (D.C.S.) Davis County Surveyor
  - ▨ Limited Common Area
  - - - Public Utility Easement
  - - - Building Setback Line
  - Set 5/8" x 24"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



The Park PRUD - Phase 4

Line	Bearing	Length
L1	S 9°42'03" E	15.60
L2	N 45°00'00" E	22.30

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	90°09'20"	15.00'	23.60'	S 45°04'40" E	21.24'
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DEVELOPER:  
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ENGINEER:  
Great Basin Engineering Inc.  
5746 South 1475 East Suite  
200 Ogden, Utah 84403  
(801) 394-4515

Sheet 2 of 2

DAVIS COUNTY RECORDER

ENTRY NO. 3305958 FEE PAID \$106.00 FILED FOR RECORD AND RECORDED 10-20-2020 AT 11:12 IN BOOK 7620 OF OFFICIAL RECORDS PAGE 981 RECORDED FOR Layton City

ANDY HUGSARD  
DAVIS COUNTY RECORDER

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