

DANSIE MARKET SUBDIVISION

LOCATED IN THE SOUTH 1/2 OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LAYTON CITY, DAVIS COUNTY, UTAH

- NOTES:**
- AS A PRIVATE DEVELOPMENT, THE PRIVATE FIRE HYDRANTS SHALL BE 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>.
 - THE UNDERLYING PROPERTY OWNER IS RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE DETENTION BASIN.
 - A TEMPORARY RIGHT-OF-WAY EASEMENT OVER AND ACROSS THE SUBJECT PROPERTY IN FAVOR OF ROCKY MOUNTAIN POWER, ENTRY NO. 342473, BOOK 7878, PAGE 1275-1279, IS IN PLACE ONLY DURING THE CONSTRUCTION PERIOD AND WILL BE VACATED AT THE COMPLETION OF THE NEW INFRASTRUCTURE INSTALLATION.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS. ALL BOUNDARY AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMP "PEPG 9079988". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

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.

SURVEYOR'S CERTIFICATE

I, Robert Law, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 9679988 as prescribed under the laws of the State of Utah in accordance with Title 58, Chapter 22, Professional Land Surveyors Licensing Act. I further certify by authority of the owner(s), I have made a survey of the tract of land shown on this plat and described below in accordance with Section 17-23-17 and have verified all measurements and have placed monuments as represented on this plat, and the plat DANSIE MARKET SUBDIVISION 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 said survey made by me on the ground. I further certify that the requirements of all applicable statutes and ordinances of Layton City, Davis County, concerning zoning, requirements regarding lot measurements, have been complied with.

BOUNDARY DESCRIPTION

Beginning at a point on the westerly right-of-way line of a road conveyed in Book 2486 at Page 803 as Entry No. 1507046; said point being North 89°29'50" East, (NAD83 Bearing is North 89°51'30" East), along the section line, 375.23 feet and South 2799.23 feet from the North Quarter corner of Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian; said North Quarter corner being South 89°27'20" East, 2637.37 feet from the Northwest corner of said Section 28, (Basis of Bearing is North 00°04'00" East between the West Quarter Corner and Northwest Corner of said Section 28, Township 4 North, Range 1 West, Salt Lake Base and Meridian); and running thence along said westerly right-of-way line the following two (2) courses: South 00°34'30" West, 206.02 feet; thence South 16°04'46" West, 35.16 feet; thence South 61°58'00" West, 318.27 feet to a point on the easterly right-of-way line Main Street; thence along said easterly right-of-way line the following three (3) courses: North 41°32'00" West, 102.00 feet; thence North 01°30'00" East, 11.57 feet; thence North 41°32'00" West, 51.46 feet; thence North 53°00'00" East, 469.11 feet to the point of beginning.

Contains: 1.60 Acres (or 69,484 sq. ft.)



11/09/2021
DATE

OWNERS DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the herein described tract of land, hereby set apart and subdivide the same into lots as shown on this plat and name said plat DANSIE MARKET SUBDIVISION, and do hereby dedicate to Layton City, Utah and all Public Utility Companies, a perpetual non-exclusive easement over the public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines, fiber optics, and drainage; and those parcels designated as public open space, parks, trail or easements, or of similar designation.

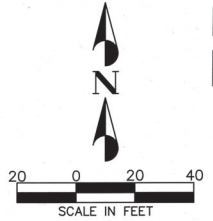
The undersigned hereby certify that this subdivision has met all requirements of Layton City Ordinances in witness whereof, I have hereunto set my hand this 11 day of November, 2021.

CW THE CLARA QOZB, LLC
By: *[Signature]*
Print Name: Clara Qozb
Its: Manager

NOTARY ACKNOWLEDGEMENT

State of Utah } S.S.
County of Davis }
On this 11 day of November, in the year 2021, personally appeared before me, the undersigned notary public, *Clara Qozb*, being in my duty sworn, acknowledged to me that he/she is the manager of CW THE CLARA QOZB, LLC and that he/she signed the above Owners Dedication freely, voluntarily, and in behalf of said CW THE CLARA QOZB, LLC for the purposes therein mentioned.

Commission Number: #704954
My Commission Expires: 02/11/2023
Print Name: Stephanie Heiler
A Notary Public Commissioned in Utah



- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - ADJACENT PARCELS
 - EXISTING BUILDING
 - PUBLIC UTILITY & DRAINAGE EASEMENT
 - UNDERGROUND DETENTION BASIN EASEMENT
 - ROCKY MOUNTAIN POWER EASEMENT

ROCKY MOUNTAIN POWER APPROVED THIS 10 DAY OF November 2021 BY *[Signature]* AUTHORIZED SIGNER

HOLMES CREEK IRRIGATION COMPANY APPROVED THIS 11 DAY OF Nov 2021 BY *[Signature]* AUTHORIZED SIGNER

DATUM NOTE:

THE NAD83 ROTATION BEARING IS NORTH 89°51'30" EAST, ALONG THE SECTION LINE, BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

LAYTON CITY PLANNING COMMISSION APPROVED THIS 22 DAY OF November 2021 BY *[Signature]* CHAIRMAN, LAYTON CITY PLANNING COMMISSION

LAYTON CITY ENGINEER APPROVED AS TO FORM BY LAYTON CITY ATTORNEY THIS 18 DAY OF November 2021

LAYTON CITY ATTORNEY APPROVED AS TO FORM BY LAYTON CITY ATTORNEY THIS 18 DAY OF November 2021

LAYTON CITY ENGINEER Land Use Authority PRESENTED TO THE LAYTON CITY ENGINEER THIS 30 DAY OF November 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

Jay Peltro LAYTON CITY MAYOR

ATTEST: Kimberlee Reed CITY RECORDER (1)

PREPARED BY: **PEPG CONSULTING**
972 SOUTH 300 WEST • SUITE 117 DAVIS
PHONE: (801) 262-2521 • FAX: (801) 262-2551
DATE: NOVEMBER 6, 2021 FILE: 2112572015wpswefinal_2.dwg

RECORDER # 34442411
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF *Layton City*
DATE: 12-20-2021 TIME: 10:33 am BOOK: 7929 PAGE: 409
\$5.00
DAVIS COUNTY RECORDER

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.

OWNERS DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the herein described tract of land, hereby set apart and subdivide the same into lots as shown on this plat and name said plat DANISIE MARKET SUBDIVISION, and do hereby dedicate to Layton City, Utah and all Public Utility Companies, a perpetual non-exclusive easement over the public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines, fiber optics, and drainage; and those parcels designated as public open space, parks, trail or easements, or of similar designation.

The undersigned hereby certify that this subdivision has met all requirements of Layton City Ordinances. In witness whereof, I have hereunto set my hand this 15 day of December, 2021.

WEST BENCH, LLC
By: [Signature]
Print Name: Yves D Jentch
Is: manager

NOTARY ACKNOWLEDGEMENT

State of Utah }
County of Davies } s.s.

On this 15 day of December in the year 2021, personally appeared before me, the undersigned notary public, Yves D Jentch, being by me duly sworn, acknowledged to me that he/she is the manager of WEST BENCH, LLC and that he/she signed the above Owners Dedication freely, voluntarily, and in behalf of said WEST BENCH, LLC for the purposes therein mentioned.

Commission Number 17600 [Signature]
My Commission Expires 2-21-24 Print Name: Terri Fricker
A Notary Public Commissioned in
Utah, State, U.S.A.



#3444041 B 7909 P 604
Layton City
12-20-2021 10:33 am B7909 P 604
604 00 [Signature]
DAVIS COUNTY RECORDER

DANISIE MARKET SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 28,
TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
LAYTON CITY, DAVIS COUNTY, UTAH