

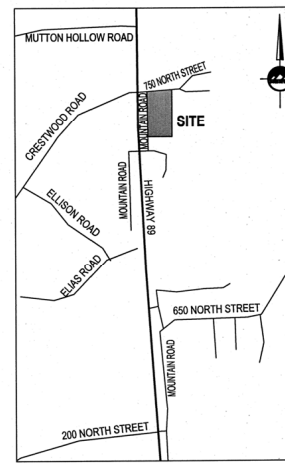
TALBOT ESTATES PHASE 2 PRUD

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 25
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2022

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	300.00'	8.29'	1°34'55"	N89°00'02"E	8.29'
C2	300.00'	70.49'	13°27'46"	N81°28'40"E	70.33'
C3	300.00'	13.38'	2°33'22"	S76°01'28"W	13.38'
C4	300.00'	62.96'	12°01'26"	N82°11'50"E	62.84'
C5	300.00'	7.53'	1°26'20"	N75°27'57"E	7.53'
C7	300.00'	37.98'	7°15'16"	S80°55'47"W	37.96'
C8	150.00'	18.50'	7°04'06"	N9°09'48"W	18.49'
C9	150.00'	64.98'	24°49'10"	S18°02'20"E	64.47'
C10	150.00'	65.46'	25°00'20"	S17°56'45"E	64.95'
C11	100.00'	49.03'	28°05'33"	N70°30'38"E	48.54'
C12	100.00'	96.35'	32°17'01"	S72°36'22"W	55.60'
C13	42.50'	21.00'	28°18'47"	N77°05'44"W	20.79'
C14	150.00'	76.44'	29°11'48"	S15°51'01"E	75.61'
C15	100.00'	102.52'	58°44'24"	S59°49'08"E	98.09'
C16	15.00'	5.02'	19°11'12"	S77°52'29"W	5.00'
C17	325.00'	64.00'	11°16'58"	N81°49'36"E	63.90'
C18	25.00'	18.38'	42°09'23"	N27°51'47"W	17.98'
C19	135.00'	2.72'	1°09'20"	N6°12'25"W	2.72'
C20	165.00'	1.42'	0°29'29"	S5°52'30"E	1.42'
C21	165.00'	70.06'	24°19'41"	S18°17'09"E	69.53'
C22	125.00'	54.15'	24°49'10"	S18°02'20"E	53.73'
C23	175.00'	8.73'	2°51'34"	N7°03'32"W	8.73'
C24	25.00'	16.09'	36°52'12"	N23°52'41"W	15.81'
C25	165.00'	36.94'	12°49'43"	S11°51'27"E	36.87'
C26	165.00'	35.07'	12°10'37"	S24°21'37"E	35.00'
C27	125.00'	54.55'	25°00'20"	S17°56'45"E	54.12'
C28	15.00'	23.56'	90°00'00"	S39°33'25"W	21.21'
C29	125.00'	47.47'	21°45'29"	N73°40'40"E	47.18'
C30	125.00'	13.82'	6°20'04"	N59°37'53"E	13.81'
C31	75.00'	42.26'	32°17'01"	S72°36'22"W	41.70'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C32	25.00'	16.12'	36°56'29"	N19°43'22"W	15.84'
C33	165.00'	8.31'	2°53'11"	S2°41'43"E	8.31'
C34	165.00'	56.30'	19°33'04"	S13°54'51"E	56.03'
C35	165.00'	19.46'	6°45'32"	S27°04'09"E	19.45'
C36	115.00'	55.33'	27°34'07"	S44°13'59"E	54.80'
C37	115.00'	51.80'	25°48'24"	S70°55'14"E	51.36'
C38	25.00'	12.52'	28°42'09"	N69°28'22"W	12.39'
C39	15.00'	28.63'	108°21'33"	N52°41'18"E	24.48'
C40	75.00'	55.22'	42°11'00"	S51°32'26"E	53.98'
C41	125.00'	63.70'	29°11'48"	S15°51'01"E	63.01'
C42	15.00'	23.56'	90°00'00"	S43°44'53"W	21.21'
C43	45.00'	14.77'	18°48'19"	N81°41'05"W	14.70'
C44	115.00'	36.60'	18°14'10"	S79°37'48"W	36.45'
C45	115.00'	28.20'	14°02'52"	S63°29'17"W	28.12'
C46	85.00'	5.43'	3°39'43"	N58°17'42"E	5.43'
C47	85.00'	36.24'	24°25'51"	N72°20'29"E	35.97'
C48	315.00'	17.67'	3°12'50"	S82°56'59"W	17.67'
C49	315.00'	36.27'	6°35'47"	S78°02'40"W	36.25'
C50	285.00'	59.72'	12°00'22"	N80°44'58"E	59.61'
C51	25.00'	0.67'	15°44'54"	S85°22'24"E	0.66'
C52	100.00'	4.89'	2°48'09"	N89°24'36"E	4.89'
C53	15.00'	24.36'	93°02'44"	S38°02'03"W	21.77'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N12°41'51"W	28.98'
L2	N88°03'30"E	10.11'
L4	N59°33'04"E	20.00'
L5	N30°26'56"W	44.04'
L6	N59°33'04"E	20.00'
L7	S30°26'56"E	73.14'



VICINITY MAP
NO SCALE
KAYSVILLE, DAVIS COUNTY, UTAH

SURVEYOR'S CERTIFICATE
I, **TRENT R. WILLIAMS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. **834679**, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **TALBOT ESTATES PHASE 2 PRUD**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
A parcel of land situated in the Southwest Quarter of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point on the Easterly Right-of-Way Line of a frontage road of UDOT Project No. S-0089(406)398, said point being North 00°32'09" East 2,166.42 feet and East 381.03 feet from the Southwest Quarter Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running
thence along said Easterly Right-of-Way Line of a frontage road the following five (5) courses:
(1) North 00°12'30" West 78.41 feet;
(2) North 89°32'02" East 20.00 feet;
(3) North 00°12'30" West 62.26 feet;
(4) South 83°42'30" West 20.11 feet;
(5) North 00°12'30" West 285.78 feet to the extension of Southerly Boundary Line of Old Estates Amended Subdivision;
thence along said extension and the Southerly Boundary Line the following three (3) courses:
(1) North 84°33'25" East 362.72 feet;
(2) North 00°05'49" East 59.20 feet;
(3) North 88°44'53" East 431.15 feet to the Westerly Boundary Line of Talbot Estates Phase 1A PRUD;
thence along said Westerly and the Northerly Boundary Lines of said Talbot Estates Phase 1A PRUD the following fifteen (15) courses:
(1) South 24°35'10" West 113.82 feet;
(2) South 19°51'26" West 40.26 feet;
(3) Southeastly 23.37 feet along the arc of a 15.00 foot radius curve to the right (center bears South 011°15'07" East and the chord bears South 46°37'18" East 21.68 feet with a central angle of 89°15'39");
(4) South 01°59'29" East 439.50 feet;
(5) South 88°00'31" West 133.30 feet;
(6) North 30°26'56" West 74.00 feet;
(7) South 59°33'04" West 96.00 feet;
(8) South 51°31'18" West 40.04 feet;
(9) South 59°33'04" West 96.00 feet;
(10) North 30°26'56" West 109.98 feet;
(11) South 59°33'04" West 96.00 feet;
(12) South 52°01'18" West 40.04 feet;
(13) South 51°51'01" West 100.91 feet;
(14) North 30°26'56" West 213.52 feet;
(15) South 59°33'04" West 35.93 feet to the point of beginning.



Contains 419,365 Square Feet or 9.627 Acres and 39 Lots
September 9, 2022
DATE
TRENT R. WILLIAMS
PLS NO. 8034679

UTILITY DEDICATION
By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Kaysville City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET", "PRIVATE COMMON OPEN SPACE" for construction and maintenance of approved public water, storm drain and public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS
By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "PRIVATE COMMON OPEN SPACE" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S DEDICATION
Known all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided, hereafter known as the

TALBOT ESTATES PHASE 2 PRUD

do hereby dedicate for perpetual use of the public all parcels of land, including streets, and utility easements as shown on this plat intended for public use under the authority and auspices of the KAYSVILLE CITY and other applicable state and federal laws and regulations. Pursuant to Code 10-9a-604d the owner hereby conveys the Common Area and Private Streets as indicated hereon to HOA.

In witness whereof we have hereunto set our hands this 13 day of September, A.D. 2022.

AG ESSENTIAL HOUSING MULTI STATE 2, LLC, a Delaware limited liability company.
By: Steven S. Benson
Its: Authorized Agent
By: Steven S. Benson
Its: Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
On the 13 day of September, A.D. 2022, personally appeared before me
Steven S. Benson

the signer (s) of the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owners Dedication by and in behalf of AG Essential Housing Multi State 2, LLC as Authorized Agent of said LLCs, and (he, she, they) duly acknowledged to me that the Owners Dedication was executed by (he, she, them) having authority from said LLC for the purpose described hereon.

MY COMMISSION EXPIRES: 07/01/2025
James M. Allen RESIDING IN Monaca COUNTY.

TALBOT ESTATES PHASE 2 PRUD

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 25
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 3503192
FEE PAID \$120.00
FILED FOR RECORD AND RECORDED THIS
26 DAY OF Sept, 2022
IN BOOK 3712 AT PAGE 1072 OF
OFFICIAL RECORDS

SHEET 1 OF 2
PROJECT NUMBER: 94730
MANAGER: BAM
DRAWN BY: KFW
CHECKED BY: TRW
DATE: 9/9/2022
BY: Richard M. Maughan
DAVIS COUNTY RECORDER
DEPUTY RECORDER

- NOTES:
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES 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. AND STORM DRAINAGE/SEWER EASEMENT.
 - NO STRUCTURES ALLOWED WITHIN THE DELINEATED FAULT LINE EASEMENTS AND THE UNITED STATES BUREAU OF RECLAMATION EASEMENT.
 - UNITED STATES BUREAU OF RECLAMATION HAS A PRIVATE EXCLUSIVE EASEMENT, AS SHOWN ON THIS PLAT MAP, ANY AND ALL PROPOSED IMPROVEMENTS THROUGH SAID EASEMENT, MUST HAVE A WRITTEN APPROVAL IN THE FORM OF AN EASEMENT ENCROACHMENT AGREEMENT BEFORE ANY IMPROVEMENTS MAY BE CONSTRUCTED.
 - STRUCTURE HEIGHT RESTRICTION WITHIN THE ROCKY MOUNTAIN POWER EASEMENT, APPROVAL FROM ROCKY MOUNTAIN POWER REQUIRED PRIOR TO CONSTRUCTION.
 - PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS
 - 8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.

ENSIGN
SALT LAKE CITY
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Sandy, UT, 84070
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LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3509
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.995.2963

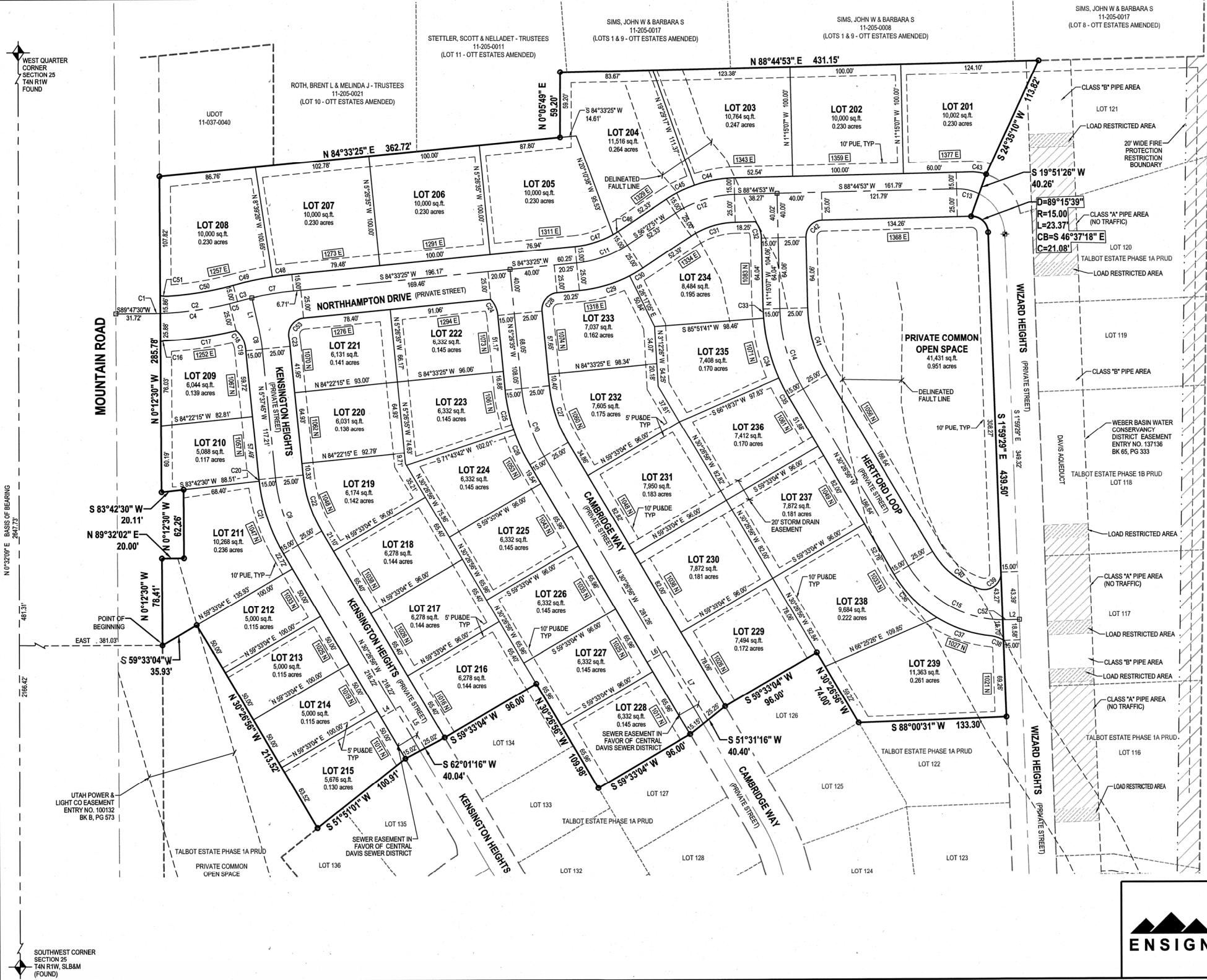
CITY ATTORNEY'S APPROVAL
APPROVED THIS 5 DAY OF October, 2022,
BY THE KAYSVILLE CITY ATTORNEY.
[Signature]
KAYSVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS 22 DAY OF September, 2022,
BY THE CITY PLANNING COMMISSION APPROVAL.
[Signature]
CHAIRPERSON, KAYSVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
APPROVED THIS 22 DAY OF September, 2022,
BY THE KAYSVILLE CITY ENGINEER.
[Signature]
KAYSVILLE CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS 22 DAY OF September, 2022,
BY THE KAYSVILLE CITY COUNCIL.
[Signature]
CITY RECORDER
[Signature]
CITY MAYOR

TALBOT ESTATES PHASE 2 PRUD
 LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 25
 TOWNSHIP 4 NORTH, RANGE 1 WEST
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 KAYSVILLE CITY, DAVIS COUNTY, UTAH



LEGEND

- EXISTING CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN. ENG. & LAND SURV."
- PUE
- EASEMENT LINE
- LOAD RESTRICTED AREA
- CLASS "A" PIPE AREA: VEHICLES AND ANY TRAFFIC ARE PROHIBITED ON THE CLASS "A" PIPE. UNDERGROUND WATER AQUIFERS WILL BE HELD LIABLE FOR ALL DAMAGES.

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.

NORTH

HORIZONTAL GRAPHIC SCALE

0 25 50 100
 (IN FEET)
 HORZ: 1 inch = 50 ft.

TALBOT ESTATES PHASE 2 PRUD

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 KAYSVILLE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 350392
 FEE PAID \$122.00
 FILED FOR RECORD AND RECORDED THIS
20th DAY OF Oct, 2020
 IN BOOK 2112 AT PAGE 1027 OF
 OFFICIAL RECORDS

ENSIGN

SALT LAKE CITY
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CEDAR CITY
 Phone: 435.865.4653

RICHFIELD
 Phone: 435.866.2663

SHEET 2 OF 2

PROJECT NUMBER: 94730
 MANAGER: BAM
 DRAWN BY: KFW
 CHECKED BY: TRW
 DATE: 9/9/2022

BY Richard T. Maughan
 DAVIS COUNTY RECORDER
 DEPUTY RECORDER

WEST QUARTER CORNER SECTION 25 74N 17W FOUND

N 1°32'00" E - BASIS OF BEARING 2647.13

SOUTHWEST CORNER SECTION 25 74N 17W, 3L&M (FOUND)