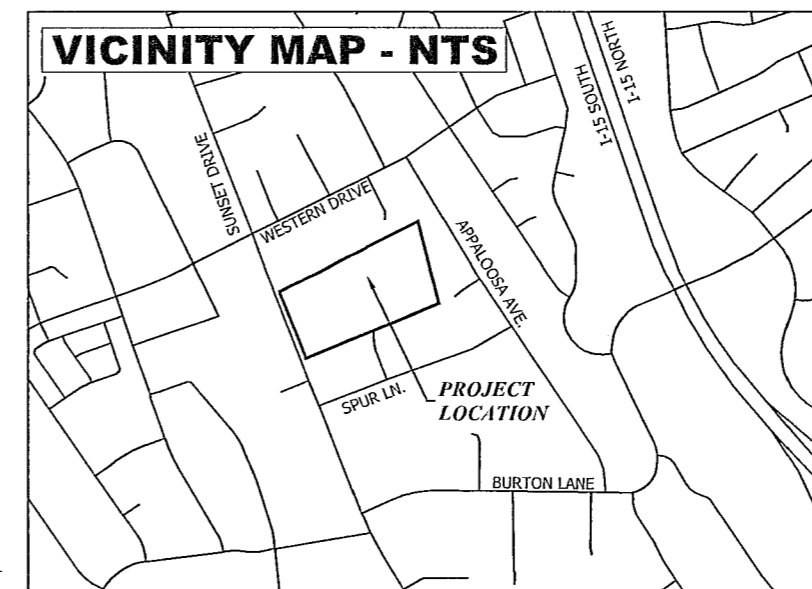


CRESTED PEAKS SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,
 TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 KAYSVILLE CITY, DAVIS COUNTY, UTAH
 JANUARY 2024

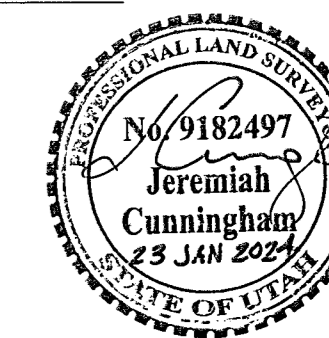
UTILITY APPROVAL

CENTRAL DAVIS SEWER DISTRICT: MS Jones DATE: 1-30-2024
 KAYSVILLE CITY POWER: MS Jones DATE: 1/30/24
 KAYSVILLE CITY WATER: MS Jones DATE: 1-30-24
 CENTURY LINK: MS Jones DATE: 1-30-24
 COMCAST: MS Jones DATE: 1-30-24



SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD CERTIFICATE NO. 9182497 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAN, AND THAT THE PROPERTY SHOWN ON THIS PLAN AND DESCRIBED HEREWITTH SHALL BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS CRESTED PEAKS SUBDIVISION.



Jeremiah R. Cunningham
 JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY LOT LINE OF LOT 226, KAYSVILLE SUNSET FARMS PHASE 2 (ENTRY #2122408, DAVIS COUNTY RECORDER [D.C.R.]), SAID POINT IS ALSO A CORNER OF LOT 222 OF SAID PHASE 2 SUBDIVISION, SAID CORNER BEING SOUTH 89°49'45" WEST 1632.06 FEET ALONG THE QUARTER SECTION LINE AND NORTH 00°10'15" WEST 1864.72 FEET FROM THE CENTER QUARTER CORNER OF SAID SUBDIVISION AND ALONG THE WESTERLY LINE OF KAYSVILLE SUNSET FARMS PHASE 3 (ENTRY #2128851, D.C.R.); THENCE SOUTH 67°33'43" WEST 1062.21 FEET TO THE WESTERLY LINE OF SUNSET DRIVE; THENCE NORTH 22°00'47" WEST 489.86 FEET ALONG SAID WESTERLY LINE; THENCE NORTH 63°03'15" EAST 66.25 FEET TO THE EASTERLY LINE OF SUNSET DRIVE; THENCE SOUTH 22°00'47" EAST 135.10 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 64°04'38" EAST 120.34 FEET; THENCE NORTH 66°00'31" EAST 39.72 FEET; THENCE NORTH 22°01'10" WEST 139.32 FEET; THENCE NORTH 63°03'15" EAST 515.46 FEET; THENCE NORTH 26°56'45" WEST 1.83 FEET TO THE SOUTHWEST CORNER OF LOT 227 OF SAID KAYSVILLE SUNSET FARMS PHASE 2 SUBDIVISION; THENCE NORTH 63°20'49" EAST 402.28 FEET ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 12.986 ACRES.

OWNER'S DEDICATION

THE UNDERSIGNED OWNERS OF THE HEREOF DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THIS PLAN TO BE KNOWN AS CRESTED PEAKS SUBDIVISION AND HEREBY DEDICATE GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN HEREOF, THE SAME TO BE USED FOR THE INSTALLATION, AND OPERATION OF PUBLIC UTILITY SERVICE LINE AND DRAINAGE AS MAY BE AUTHORIZED BY KAYSVILLE CITY.

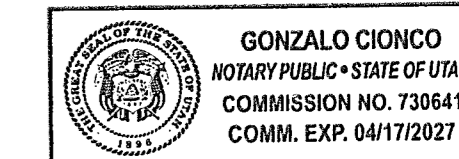
SIGNED THIS 30th DAY OF January, 2024.

Bradley J. Walters Julie C. Walters
 BRADLEY J. WALTERS JULIE C. WALTERS
Bradley J. Walters Julie C. Walters
 BRADLEY J. WALTERS, MANAGER JULIE C. WALTERS
 CRESTED PEAKS DEVELOPMENT COMPANY LLC

ACKNOWLEDGEMENT

ON THIS 31 DAY OF January, 2024 THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRADLEY J. WALTERS AND JULIE C. WALTERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

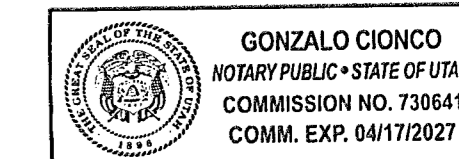
NOTARY PUBLIC: Gonzalo Cionco
 RESIDENCE: Davis County, 84041
 MY COMMISSION EXPIRES: 04-17-27



L.L.C. ACKNOWLEDGMENT

ON THE 31 DAY OF January, 2024 THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRADLEY J. WALTERS, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS MANAGER OF CRESTED PEAKS DEVELOPMENT COMPANY LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: Gonzalo Cionco
 RESIDENCE: Davis County, 84041
 MY COMMISSION EXPIRES: 04-17-27



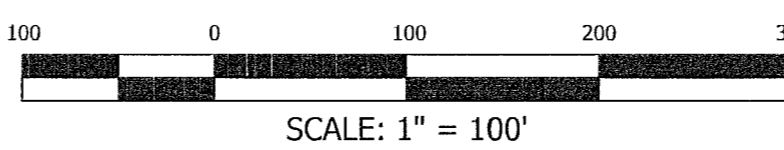
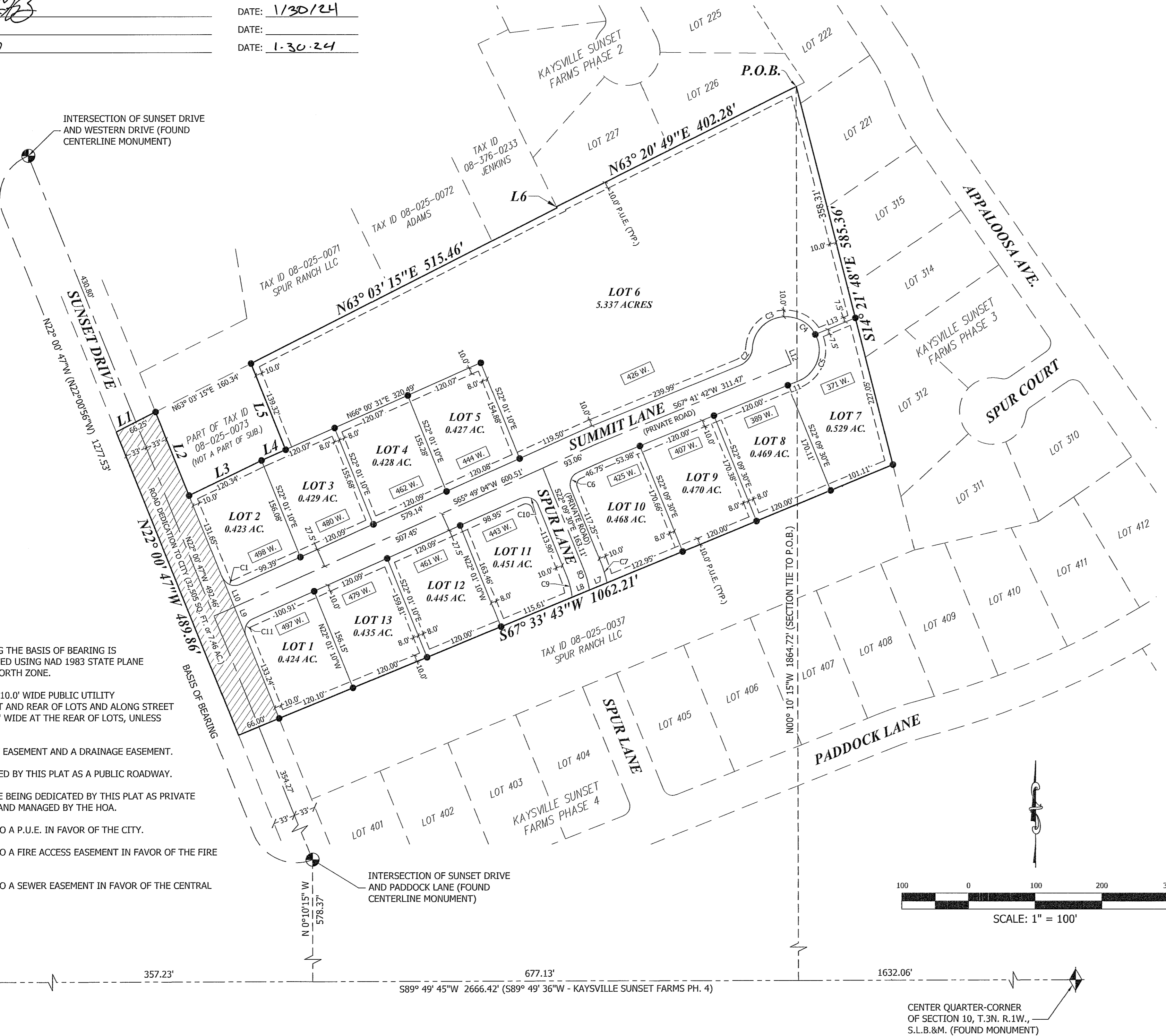
OWNER/DEVELOPER

BRAD WALTERS
 209 Windmill Court
 Kaysville, UT 84037
 801-721-4007

GENERAL NOTES:

- THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS NORTH 21°40'24" WEST CALCULATED USING NAD 1983 STATE PLANE COORDINATES FROM THE UTAH NORTH ZONE.
- EASEMENTS SHOWN ARE TYPICAL 10.0' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) IN THE FRONT AND REAR OF LOTS AND ALONG STREET FRONTAGES AND ARE TYPICAL 8.0' WIDE AT THE REAR OF LOTS, UNLESS OTHERWISE NOTED.
- P.U.E. DENOTES A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT.
- SUNSET DRIVE IS BEING DEDICATED BY THIS PLAT AS A PUBLIC ROADWAY.
- SUMMIT LANE AND SPUR LANE ARE BEING DEDICATED BY THIS PLAT AS PRIVATE ROADWAYS TO BE CONVEYED TO AND MANAGED BY THE HOA.
- THE PRIVATE ROADWAYS ARE ALSO A P.U.E. IN FAVOR OF THE CITY.
- THE PRIVATE ROADWAYS ARE ALSO A FIRE ACCESS EASEMENT IN FAVOR OF THE FIRE DEPARTMENT.
- THE PRIVATE ROADWAYS ARE ALSO A SEWER EASEMENT IN FAVOR OF THE CENTRAL DAVIS SEWER DISTRICT.

WEST QUARTER-CORNER OF SECTION 10, T.3N. R.1W., S.L.B.&M. (NOT FOUND)



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 63°03'15" E	66.25'	L8	S 67°33'43" W	28.36'
L2	S 22°00'47" E	135.10'	L9	S 22°00'47" E	46.78'
L3	N 64°04'38" E	120.34'	L10	S 22°00'47" E	48.29'
L4	N 66°00'31" E	39.72'	L11	S 67°41'42" W	17.04'
L5	N 22°01'10" W	139.32'	L12	S 22°18'18" E	22.50'
L6	N 26°56'45" W	1.83'	L13	S 67°41'42" W	65.25'
L7	S 67°33'43" W	28.08'			

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	32.17'	20.00'	092°10'09"	S 68°05'51" E	28.81'
C2	33.54'	30.00'	064°03'20"	N 35°40'02" E	31.82'
C3	129.43'	50.00'	148°18'59"	S 77°47'52" W	96.20'
C4	212.98'	50.00'	244°03'20"	N 54°19'58" W	84.78'
C5	83.55'	50.00'	095°44'21"	N 19°49'32" E	74.16'
C6	30.71'	20.00'	087°58'37"	S 21°49'45" W	27.78'
C7	32.41'	177.50'	010°27'45"	S 16°55'41" E	32.37'
C8	32.62'	150.00'	012°27'41"	N 15°55'40" W	32.56'
C9	32.90'	122.50'	015°23'19"	S 14°27'54" E	32.80'
C10	32.12'	20.00'	092°01'23"	S 68°10'15" E	28.78'
C11	30.66'	20.00'	087°49'51"	N 21°54'09" E	27.74'

LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	-----
ROAD CENTERLINE	-----
SECTION LINE	-----
TIE TO MONUMENT	-----
EASEMENT LINE	-----
RECORD CALLS ()	
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

Entellus
 1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com

PROJECT #1781001 03/05/2021 ALI
 07/08/2021 ALI 10/04/2023 JRC
 12/18/2023 JRC 01/19/2023 JRC

KAYSVILLE CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF KAYSVILLE, UTAH, ON THIS 7 DAY OF February, 2024, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTORNEY: Michael Wade
 MAYOR: Chris

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINE OF SURVEY OF THE FOREGOING PLAT AND THE LEGAL DESCRIPTION OF THE LAND EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINE AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 7 DAY OF February, 2024.

Dustin
 KAYSVILLE CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED THIS 7 DAY OF February, 2024.
 BY THE PLANNING COMMISSION OF KAYSVILLE CITY,
Melinda Greenwood

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS 12 DAY OF March, 2024.
W. Mills
 KAYSVILLE CITY ATTORNEY

DAVIS COUNTY RECORDER

ENTRY NO. 3549705 FEE PAID \$79.00
 FILED FOR RECORD AND RECORDED THIS 30th DAY OF April, 2024
 AT 11:20 a.m. IN BOOK 8492 OF Page 332
 COUNTY RECORDER: Richard T. Mungall
 BY: Debra Thomas DEPUTY