



Line Table

LINE	DIRECTION	LENGTH
L1	N10°11'31"W	39.82
L2	N11°15'15"E	290.26
L3	S89°22'25"E	106.65

WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 - 2ND AMENDMENT

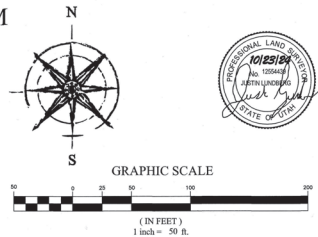
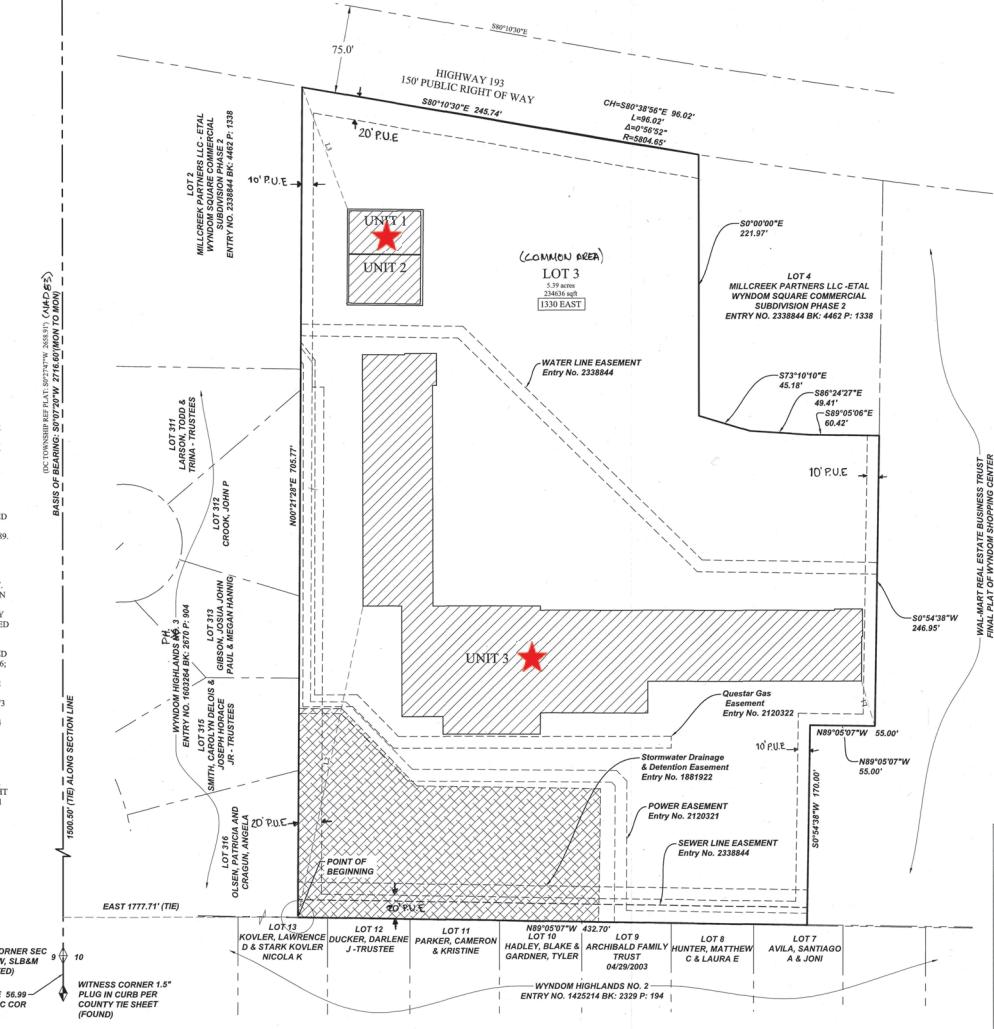
AMENDING LOTS 3A AND 3B OF THE WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 AND CREATING A CONDOMINIUM

LOCATED IN THE $\frac{1}{4}$ SECTION 10, T4N, R1W, SALT LAKE BASE & MERIDIAN LAYTON CITY, DAVIS COUNTY, UTAH

BENCHMARK
 NORTHWEST CORNER OF SECTION 10 TOWNSHIP 4 NORTH RANGE 1 WEST SALT LAKE MERIDIAN ELEVATION 4785.79 DATUM=83

- VICINITY MAP**
N.T.S.
- LEGEND**
- BOUNDARY
 - SECTION LINE
 - ADJACENT
 - RIGHT OF WAY LINE
 - EXISTING PROPERTY LINE
 - SECTION MONUMENT (CALCULATED)
 - SECTION MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)
 - BOUNDARY MARKERS
 - PRIVATE OWNERSHIP
 - COMMON AREA
 - STORMWATER DRAINAGE & DETENTION EASEMENT AREA

- NOTES**
- EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (P.U.E.) ARE ALSO DRAINAGE EASEMENTS.
 - CROSS SECTION ELEVATIONS ARE BASED UPON THE BENCH MARK ELEVATION OF 4785.79 ON THE SECTION MONUMENT NORTHWEST CORNER OF SECTION 10. SAID ELEVATION IS BASED OFF OBSERVATIONS OF THE MONUMENT USING THE NAD 83 DATUM.
 - THE PURPOSE FOR THIS AMENDED AND RESTATED WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 - 2ND AMENDMENT IS TO MODIFY THE NUMBER OF UNITS ON LOT 3, AND TO CORRECT AND SUPERSIDE THE CONDOMINIUM OVERLAY CREATED BY THE WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 AMENDED PLAT RECORDED ON JULY 16, 2018, AS ENTRY NO. 3104989, EXCEPT AS SPECIFICALLY AMENDED BY THIS AMENDED AND RESTATED PLAT, ALL OTHER PROVISIONS OF THE WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 PLAT RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE ON FEBRUARY 4, 2008, AS ENTRY NO. 233884, SHALL CONTINUE IN FULL FORCE AND EFFECT.
 - LOT 3 IS SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WYNDOM SQUARE OFFICE CONDOMINIUM DATED June 1, 2018, AS IT MAY BE AMENDED, AMENDED AND RESTATED, OR OTHERWISE MODIFIED FROM TIME TO TIME.
 - LOT 3 SHALL CONTINUE TO BE SUBJECT TO (a) THE EASEMENTS AND COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED ON JUNE 24, 2009, AS ENTRY NO. 1881919 IN BOOK 3318 AT PAGE 1906; (b) WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 PLAT RECORDED FEBRUARY 8, 2008, AS ENTRY NO. 233884 IN BOOK 4462 AT PAGE 1538; AND (c) RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 20, 2008, AS ENTRY NO. 234762 IN BOOK 4473 AT PAGE 1453.
 - LOT 3 SHALL ALSO CONTINUE TO BE SUBJECT TO THE FOLLOWING BLANKET EASEMENTS WHICH ARE NOT SHOWN ON THE PLAT: (i) RIGHT OF WAY EASEMENT RECORDED JUNE 3, 1929, AS ENTRY NO. 45771 IN BOOK 1 OF LIENS AND LEASES AT PAGE 62; (ii) RIGHT OF WAY EASEMENT RECORDED JULY 9, 1929, AS ENTRY NO. 46114 IN BOOK 1 OF LIENS AND LEASES AT PAGE 18; (iii) RIGHT OF WAY CONTRACT RECORDED APRIL 5, 1940, AS ENTRY NO. 73866 IN BOOK M OF LIENS AND LEASES AT PAGE 572, AS ASSIGNED; AND (iv) RIGHT OF WAY EASEMENT RECORDED APRIL 30, 1943, AS ENTRY NO. 83101 IN BOOK O OF LIENS AND LEASES AT PAGE 23.
 - LOT 2 IS OWNED BY **EXPANBRL, LLC** (OWNER).



BOUNDARY DESCRIPTION

ALL OF LOT 3-WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER ON FEBRUARY 4, 2008 AS ENTRY NO. 233884 IN BOOK 4462 AT PAGE 1538, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3 IN WYNDOM HIGHLANDS, PHASE 2, A SUBDIVISION THAT IS PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN LAYTON CITY, DAVIS COUNTY, UTAH, WHICH POINT IS 80°07'00"E 150.00 FEET ALONG THE EAST 1777.71 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10, THENCE S89°05'07"W 55.00 FEET TO THE POINT OF BEGINNING OF HIGHWAY 193, THENCE S89°05'07"W 55.00 FEET ALONG SAID LINE TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE SOUTH BY AN ARC OF 584.65 FEET A DISTANCE OF 86.02 FEET THROUGH A CENTRAL ANGLE OF 09°02'30" CHORD, S89°38'56"E 86.02 FEET, THENCE ALONG A LINE NORTH TO THE S&D CURVE, SOUTH, A DISTANCE OF 221.97 FEET, THENCE S77°07'45"E 48.18 FEET, THENCE S89°24'27"E 49.41 FEET, THENCE S89°05'07"E 60.42 FEET TO THE WESTERLY LINE OF WYNDOM SQUARE SHOPPING CENTER, THENCE S43°54'30"W 246.93 FEET, THENCE N89°05'07"W 55.00 FEET, THENCE S04°34'30"W 170.00 FEET TO THE NORTHERLY LINE OF WYNDOM HIGHLANDS NO. 2, THENCE N89°05'07"E 62.70 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

(Bearings in description are based on the Davis County coordinate system, note bearings clockwise (CW) for the equivalent NAD83 bearing)

SURVEYORS CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 12554439 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON, AND HAVE VERIFIED ALL MEASUREMENTS, AND THIS RECORD OF SURVEY MAP, CONSISTING OF FOUR (4) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-1-11 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO RELOCATE THE CORNER OR RE-ESTABLISH THIS SURVEY.

Justin Lundberg
 Professional Land Surveyor
 License No. 12554439

10/25/24
 Date

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.

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

- CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF THE SIMPLE TITLE TO THE LAND SHOWN HEREON, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OF SURVEY MAP, TO BE PREPARED;
- CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR

WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 - 2ND AMENDMENT AMENDING LOTS 3A AND 3B OF THE WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 AND CREATING A CONDOMINIUM

THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON.

3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO ALL IN ACCORDANCE WITH, AND AS MORE SPECIALLY SET FORTH IN THE DECLARATION OF CONDOMINIUM.

IN WITNESS WHEREOF **Hilton Hummer**, **Brian Tolman** HAS HERINTO SET HIS HAND THIS 24th DAY OF October, A.D. 2024.

PRINTED NAME OF OWNER: **Hilton Hummer**, **Brian Tolman**
 AUTHORIZED SIGNATURE(S): *Hilton Hummer*, *Brian Tolman*

ENRIDGE GAS UTAH
 Questar Gas Company dba Enbridge Gas Utah, hereby approves this plat for the purposes of approving the location, bearing, course and dimensions of the right-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The right-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grants). Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute obligation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Declaration or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information contact Enbridge Gas Utah's Right-of-Way Department at 801-565-8332.

QUESTAR GAS COMPANY
 THE ENBRIDGE GAS UTAH

Approved this 24 DAY OF October, A.D. 2024
Chad B...
 Title: PRE-CONSTRUCTION

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF Davis

ON the 24 DAY OF October, A.D. 2024 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Davis, IN SAID STATE OF UTAH, **Brian Tolman**, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Partner OF **Wyndom Square, L.L.C.**, A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DECLARATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 01-28-2027
 MY COMMISSION No. 728949

STEPHANIE HEINER
 Notary Public, State of Utah
 Commission # 278283
 Expires 01-28-2027

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF Davis

ON the 24 DAY OF October, A.D. 2024 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Davis, IN SAID STATE OF UTAH, **Hilton Hummer**, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE CO-OWNER OF **Wyndom Square, L.L.C.**, A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DECLARATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 01-28-2027
 MY COMMISSION No. 728949

STEPHANIE HEINER
 Notary Public, State of Utah
 Commission # 278283
 Expires 01-28-2027

ADDRESSES

UNIT 1	1250 E SUITE 100
UNIT 2	1250 E SUITE 102
UNIT 3	1310 E

LOT 13 KOVLER, LAWRENCE D & STARR KOVLER NICOLA K	LOT 12 DUCKER, DARLENE J-TRUSTEE	LOT 11 PARKER, CAMERON & KRISTINE	N89°05'07"W 432.70'	LOT 10 HADLEY, BLAKE & GARDNER, TYLER	LOT 9 ARCHIBALD FAMILY TRUST 04/29/2003	LOT 8 HUNTER, MATTHEW C & LAURA E	LOT 7 AVILA, SANTIAGO A & JONI
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ROCKY MOUNTAIN POWER

APPROVED THIS 14 DAY OF October, A.D. 2024 BY ROCKY MOUNTAIN POWER.

John P...
 ROCKY MOUNTAIN POWER

FOCUS ENGINEERING AND SURVEYING, LLC
 6949 SOUTH HIGH TECH DRIVE SUITE 200
 MIDVALE, UT 84047 PH: (801) 552-0075
 www.focusutah.com

PLANNING COMMISSION

APPROVED AS TO FORM THIS 17 DAY OF December, 2024 BY THE LAYTON CITY PLANNING COMMISSION.

Trevin E...
 CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

APPROVED AS TO FORM THIS 23 DAY OF December, A.D. 2024.

B.H. G...
 LAYTON CITY ENGINEER

CITY ATTORNEY

APPROVED AS TO FORM THIS 23 DAY OF December, A.D. 2024.

Justin...
 LAYTON CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE LAYTON CITY COUNCIL THIS 24 DAY OF October, 2024 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

John P...
 MAYOR
Kimberly...
 CITY RECORDER

RECORDED # 360267

STATE OF UTAH, COUNTY OF DAVIS
 RECORDED AND FILED AT THE REQUEST OF
Layton City

DATE 01/14/2025 TIME 3:01 PM
 \$ 208 FEE

BOB, B...

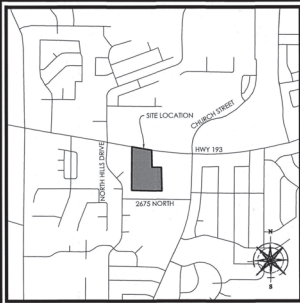
PAGE 456

COUNTY RECORDER

WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 - 2ND AMENDMENT

AMENDING LOTS 3A AND 3B OF THE WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 AND CREATING A CONDOMINIUM

LOCATED IN THE SE 1/4 OF SECTION 10, T4N, R1W,
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH

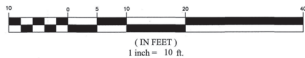


VICINITY MAP
N.T.S.

LEGEND

- BUILDING LINE
- PRIVATE OWNERSHIP
- COMMON AREA

GRAPHIC SCALE



NOTES

1. EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (P.U.E) ARE ALSO DRAINAGE EASEMENTS.
2. CROSS SECTION ELEVATIONS ARE BASED UPON THE BENCH MARK ELEVATION OF 4782.79 ON THE SECTION MONUMENT NORTHWEST CORNER OF SECTION 10, SAID ELEVATION IS BASED OFF OBSERVATIONS OF THE MONUMENT USING THE NAD 83 DATUM.
3. THE PURPOSE FOR THIS AMENDED AND RESTATED WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 - 2ND AMENDMENT PLAT IS TO MODIFY THE NUMBER OF UNITS ON LOTS 3, AND TO CORRECT AND SUPERSEDE THE CONDOMINIUM OVERLAY CREATED BY THE WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 AMENDED PLAT RECORDED ON JULY 16, 2018, AS ENTRY NO. 3104989, EXCEPT AS SPECIFICALLY AMENDED BY THIS AMENDED AND RESTATED PLAT, ALL OTHER PROVISIONS OF THE WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 PLAT RECORDED IN THE DAVIS COUNTY RECORDERS OFFICE ON FEBRUARY 4, 2008, AS ENTRY NO. 2338844, SHALL CONTINUE IN FULL FORCE AND EFFECT.
4. UNIT 3 IS SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WYNDOM SQUARE OF CONDOMINIUM DATED JAN 14, 2021 AS IT MAY BE AMENDED, AMENDED AND RESTATED, OR OTHERWISE MODIFIED FROM TIME TO TIME.
5. UNIT 3 SHALL CONTINUE TO BE SUBJECT TO: (a) THE EASEMENTS AND COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED ON JUNE 24, 2003, AS ENTRY NO. 1881919 IN BOOK 3318 AT PAGE 1906; (b) WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 PLAT RECORDED FEBRUARY 8, 2008, AS ENTRY NO. 2338844 IN BOOK 4462 AT PAGE 1338; AND (c) RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 20, 2008, AS ENTRY NO. 2342785 IN BOOK 4473 AT PAGE 1453.
6. LOT 3 SHALL ALSO CONTINUE TO BE SUBJECT TO THE FOLLOWING BLANKET EASEMENTS WHICH ARE NOT SHOWN ON THE PLAT: (i) RIGHT OF WAY EASEMENT RECORDED JUNE 3, 1929, AS ENTRY NO. 45737 IN BOOK 1 OF LIENS AND LEASES AT PAGE 62; (ii) RIGHT OF WAY EASEMENT RECORDED JULY 9, 1929, AS ENTRY NO. 46114 IN BOOK 1 OF LIENS AND LEASES AT PAGE 188; (iii) RIGHT OF WAY CONTRACT RECORDED APRIL 5, 1940, AS ENTRY NO. 73866 IN BOOK M OF LIENS AND LEASES AT PAGE 572; AS ASSIGNED; AND (iv) RIGHT OF WAY EASEMENT RECORDED APRIL 30, 1940, AS ENTRY NO. 83101 IN BOOK OF LIENS AND LEASES AT PAGE 23.
7. UNIT 2 IS OWNED BY CATPANEL, LLC

Consent to Record

Standard Insurance Company,
Know all men by these presents that an Oregon corporation as a claimant with respect to the above site conditions in connection with that Deed of Trust, Assignment of Rights, Security Agreement and Fixture Filing Dated April 18, 2018, and recorded May 4, 2018, as Entry No. 309195 in Book 7008 at Page 176, and recorded June 13, 2018, as Entry No. 3099848 in Book 7035 at Page 1440, as amended and assigned, and Assignment of Lessor's Interest as Lessor recorded May 4, 2018, as Entry No. 309195 in Book 7008 at Page 180, does hereby consent to the recording of this Plat and dedication by the Owner thereof of UTILITY EASEMENTS for the use of APPLICABLE PRIVATE UTILITY COMPANIES AND public UTILITY AGENCIES hereto, and in consideration of the acceptance of this dedication by the governing body of Layton City, said company does hereby subordinate its interest in and to the land included within SUCH UTILITY easements to SUCH UTILITIES.

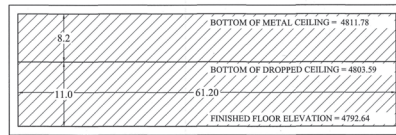
By: *Amy Fratey*
Name: Amy Fratey
Title: Assistant Vice President
Date: 12/11/2024

Consent to Record

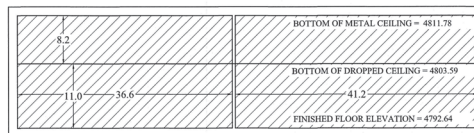
Ironwood LLC
Know all men by these presents that an Oregon corporation as a claimant with respect to the above site conditions in connection with that Deed of Trust Dated April 20, 2023, and recorded May 1, 2023, as Entry No. 325041 in Book 8242 at Page 34, as amended and assigned, does hereby consent to the recording of this Plat and dedication by the Owner thereof of UTILITY EASEMENTS for the use of APPLICABLE PRIVATE UTILITY COMPANIES AND public UTILITY AGENCIES hereto, and in consideration of the acceptance of this dedication by the governing body of Layton City, said company does hereby subordinate its interest in and to the land included within SUCH UTILITY easements to SUCH UTILITIES.

By: *Joshua Irvine*
Name: Joshua Irvine
Title: Treasurer
Date: January 2024

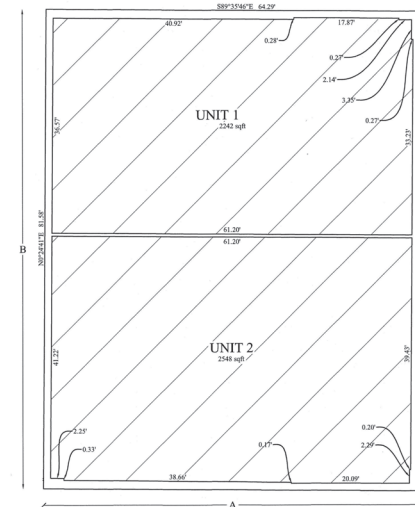
NORTH ELEVATION - UNITS 1 & 2



EAST ELEVATION - UNITS 1 & 2



TYPICAL DETAIL - UNITS 1 & 2



BENCHMARK

NORTHWEST CORNER OF SECTION 10
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4782.79
DATUM: NAD 83

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

Notary Acknowledgment

Oregon)
STATE OF OREGON)
COUNTY OF Washington)
On this 11th day of December, in the year 2024, before me *Emilee Middleton*, a notary public, personally appeared *Amy Fratey*, the *Assistant Vice President* of *Standard Insurance Company*, a corporation organized under the laws of the State of Oregon, and acknowledged that he/she/they executed the same.

Commission Number: 1041616
My Commission Expires: 1/24/2028



Print Name: *Emilee Middleton*
A Notary Public Commissioned in the State of Oregon

Notary Acknowledgment

STATE OF UTAH)
COUNTY OF Weber)
On this 24th day of October, in the year 2024, before me *Emilee Middleton*, a notary public, personally appeared *Joshua Irvine*, the *Treasurer* of *Ironwood LLC*, a corporation organized under the laws of the State of Oregon, and acknowledged that he/she/they executed the same.

Commission Number: 236455
My Commission Expires: 4/27/2028



Print Name: *Emilee Middleton*
A Notary Public Commissioned in Utah

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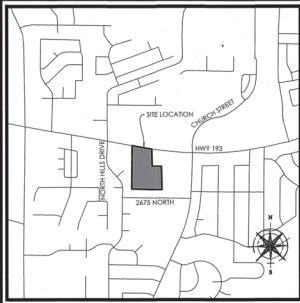
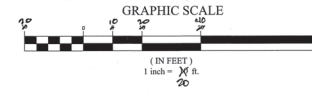
RECORDED # 3602267
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
Layton City
DATE 11/14/2025 TIME 3:01 PM BOOK 8665 PAGE 456
FEE \$ 208.00
COUNTY RECORDER

WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 - 2ND AMENDMENT

AMENDING LOTS 3A AND 3B OF THE WYNDOM SQUARE COMMERCIAL

SUBDIVISION PHASE 2^{AMENDED} AND CREATING A CONDOMINIUM

LOCATED IN THE SE 1/4 OF SECTION 18, T4N, R1W,
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH



VICINITY MAP
N.T.S.

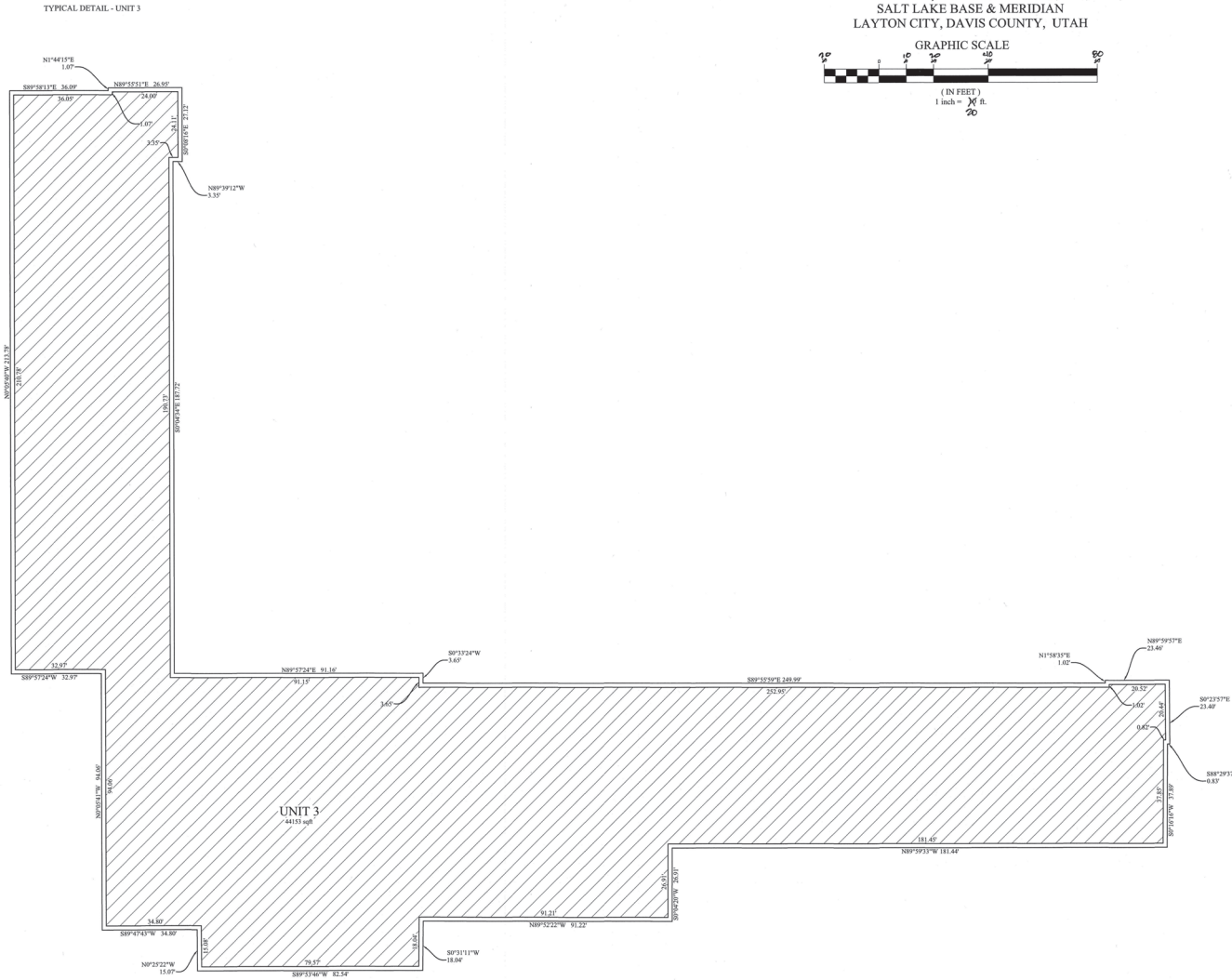
- LEGEND**
- BUILDING LINE
 - PRIVATE OWNERSHIP
 - COMMON AREA

BENCHMARK

NORTHWEST CORNER OF SECTION 19
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
LEV. 4763.79
DATUM NAD 83

NOTES

1. EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (P.U.E) ARE ALSO DRAINAGE EASEMENTS.
2. CROSS SECTION ELEVATIONS ARE BASED UPON THE BENCH MARK ELEVATION OF 4785.79 ON THE SECTION MONUMENT NORTHWEST CORNER OF SECTION 10, SAID ELEVATION IS BASED OFF OBSERVATIONS OF THE MONUMENT USING THE NAD 83 DATUM.
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4. UNIT 3 IS SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WYNDOM SQUARE OFFICE CONDOMINIUM DATED ~~July 14, 2008~~ AS IT MAY BE AMENDED, AMENDED AND RESTATED, OR OTHERWISE MODIFIED FROM TIME TO TIME.
5. UNIT 3 SHALL CONTINUE TO BE SUBJECT TO: (a) THE EASEMENTS AND COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED ON JUNE 24, 2000, AS ENTRY NO. 1881919 IN BOOK 3318 AT PAGE 1906; (b) WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 PLAT RECORDED FEBRUARY 8, 2008, AS ENTRY NO. 2338844 IN BOOK 4462 AT PAGE 1336; AND (c) RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 20, 2008, AS ENTRY NO. 2342765 IN BOOK 4473 AT PAGE 1453.
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7. UNIT 2 IS OWNED BY ~~CHANDLER, LLC~~



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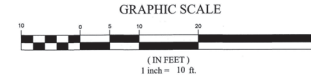
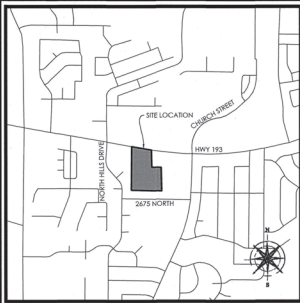
RECORDED # **3602267**
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
Layton City
DATE 01/14/2025 TIME 3:01 PM BOOK 8665 PAGE 456
\$ 208.00 COUNTY RECORDER
FILE [Signature]

WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 - 2ND AMENDMENT

AMENDING LOTS 3A AND 3B OF THE WYNDOM SQUARE COMMERCIAL

SUBDIVISION PHASE 2^{AMENDED} AND CREATING A CONDOMINIUM

LOCATED IN THE SE 1/4 OF SECTION 18, T4N, R1W,
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH



VICINITY MAP
N.T.S.

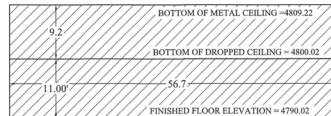
NOTES

- EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (P.U.E.) ARE ALSO DRAINAGE EASEMENTS.
- CROSS SECTION ELEVATIONS ARE BASED UPON THE BENCH MARK ELEVATION OF 4783.79 ON THE SECTION MONUMENT NORTHWEST CORNER OF SECTION 10. SAID ELEVATION IS BASED OFF OBSERVATIONS OF THE MONUMENT USING THE NAD 83 DATUM. THE PURPOSE FOR THIS AMENDED AND RESTATED WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 - 2ND AMENDMENT PLAT IS TO MODIFY THE NUMBER OF UNITS ON LOT 3, AND TO CORRECT AND SUPERSEDE THE CONDOMINIUM OVERLAY CREATED BY THE WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 AMENDED PLAT RECORDED ON JULY 16, 2018, AS ENTRY NO. 3104989, EXCEPT AS SPECIFICALLY AMENDED BY THIS AMENDED AND RESTATED PLAT. ALL OTHER PROVISIONS OF THE WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 PLAT RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE ON FEBRUARY 4, 2008, AS ENTRY NO. 233844, SHALL CONTINUE IN FULL FORCE AND EFFECT.
- UNIT 3 IS SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WYNDOM SQUARE OFFICE CONDOMINIUM DATED NOV. 14, 2024 AS IT MAY BE AMENDED, AMENDED AND RESTATED, OR OTHERWISE MODIFIED FROM TIME TO TIME.
- UNIT 3 SHALL CONTINUE TO BE SUBJECT TO: (a) THE EASEMENTS AND COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED ON JUNE 24, 2003, AS ENTRY NO. 1881919 IN BOOK 3318 AT PAGE 1906; (b) WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 PLAT RECORDED FEBRUARY 8, 2008, AS ENTRY NO. 233844 IN BOOK 442 AT PAGE 1338; AND (c) RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 20, 2008, AS ENTRY NO. 2342765 IN BOOK 4473 AT PAGE 1453.
- LOT 3 SHALL ALSO CONTINUE TO BE SUBJECT TO THE FOLLOWING BLANKET EASEMENTS WHICH ARE NOT SHOWN ON THE PLAT: (i) RIGHT OF WAY EASEMENT RECORDED JUNE 3, 1929, AS ENTRY NO. 45737 IN BOOK 1 OF LIENS AND LEASES AT PAGE 62; (ii) RIGHT OF WAY EASEMENT RECORDED JULY 9, 1929, AS ENTRY NO. 46114 IN BOOK 1 OF LIENS AND LEASES AT PAGE 188; (iii) RIGHT OF WAY CONTRACT RECORDED APRIL 5, 1940, AS ENTRY NO. 73866 IN BOOK 1 OF LIENS AND LEASES AT PAGE 572, AS ASSIGNED; AND (iv) RIGHT OF WAY EASEMENT RECORDED APRIL 30, 1943, AS ENTRY NO. 83101 IN BOOK 0 OF LIENS AND LEASES AT PAGE 23.
- UNIT 2 IS OWNED BY **CANTINERI, LLC**

NORTH ELEVATION - UNIT 3



EAST ELEVATION - UNIT 3



LEGEND

- BUILDING LINE
- PRIVATE OWNERSHIP
- COMMON AREA

BENCHMARK

NORTHWEST CORNER OF SECTION 10
TOWNSHIP 4 NORTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV. 4783.79
DATUM=NAD 83



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.

RECORDED # **3602267**
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
Layton City
DATE **01/14/2025** TIME **3:01 PM** BOOK **8665** PAGE **456**
FEE \$ **208.00**
COUNTY RECORDER