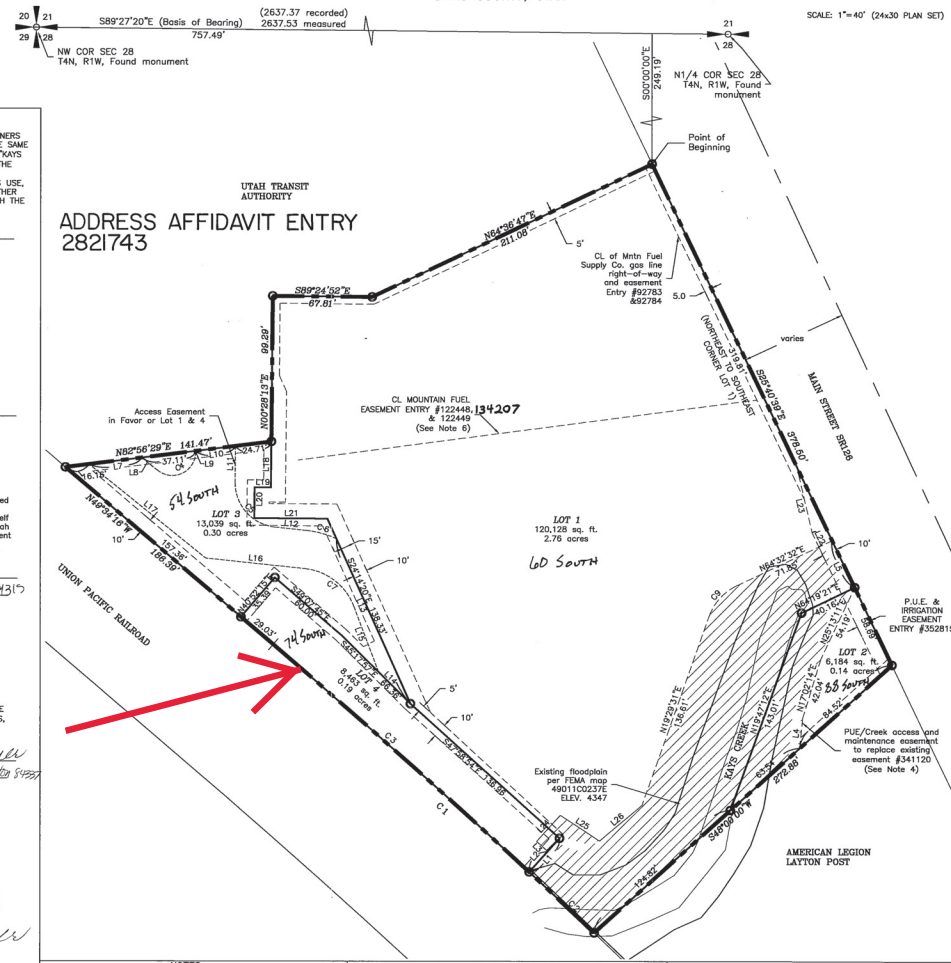
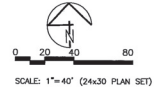


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

### KAYS CROSSING SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASELINE AND MERIDIAN  
LAYTON CITY, DAVIS COUNTY, UTAH



**LEGEND**

- SECTION CORNER
- QUARTER SECTION CORNER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- NON-BUILDABLE AREA DRAINAGE EASEMENT (SEE NOTE 4)
- SET 5/8" REBAR AND CAP

**LINE TABLE**

LINE	LENGTH	BEARING
L1	30.88	N42°01'06"W
L2	18.86	N42°01'06"W
L3	10.16	N42°01'06"W
L4	20.32	N08°34'58"W
L5	35.61	S02°40'39"W
L6		NOT USED
L7	36.20	N82°26'24"W
L8	13.85	S11°43'41"W
L9	0.89	N02°28'13"E
L10	21.21	N82°26'24"W
L11	24.62	S02°28'13"W
L12	21.78	S83°36'30"E
L13	183.29	N84°42'20"E
L14	30.71	N48°17'57"W
L15	47.51	N82°26'24"W
L16	67.92	N83°36'55"W
L17	102.21	N83°36'55"W
L18	31.16	S02°28'13"W
L19	11.14	N83°31'47"W
L20	21.00	N02°28'13"E
L21	46.87	S83°31'47"W
L22	19.58	S02°40'39"W
L23	46.20	N18°10'30"W
L24	24.00	N42°01'06"E
L25	31.88	S02°40'39"W
L26	37.78	N48°58'48"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	284.21	5829.60	253.30°	N48°07'31"W	294.18
C2	43.88	8829.60	120.47°	N48°36'06"W	60.88
C3	233.33	5829.60	217.43°	N48°29'26"W	233.51
C4	35.88	1820.19	112.13°	N84°36'06"W	28.80
C5	44.94	30.50	84°22'08"	S47°44'11"E	40.88
C6	21.14	63.50	159°04'36"	N74°24'37"W	21.94
C7	44.76	40.50	63°11'58"	N52°17'26"W	42.51
C8		NOT USED			
CB	29.08	37.00	45°00'01"	S42°01'52"W	28.35

**LEGAL DESCRIPTION**  
Part of the Northwest Quarter of Section 28, Township 4 North, Range 1 West of the Salt Lake Baseline and Meridian described as follows:  
Commencing at the Northwest Corner of Section 28, Township 4 North, Range 1 West of the Salt Lake Baseline; thence S 89°27'20" E (basis of bearing) 757.49 feet along the north line of Northwest Quarter of Section 28; thence South 249.19 feet to the POINT OF BEGINNING on the west right-of-way line of Main Street (Highway 126) and running thence along said right-of-way S 22°46'59" E 376.50 feet; thence S 48°00'00" W 272.88 feet to the east right-of-way line of the railroad; thence along said east right-of-way line 254.21 feet along a curve to the left having a radius of 5829.60 feet (center bears S43°19'14" W), a central angle of 253.30°, and a chord which bears N 48°07'31" W 294.18 feet; thence N 49°34'16" W 186.39 feet; thence N 82°56'29" E 141.47 feet; thence N 02°28'13" E 99.29 feet; thence S 89°24'42" E 67.81 feet; thence N 64°36'47" E 211.08 feet to the point of beginning, containing 3.39 acres.

**SURVEYOR'S CERTIFICATE**  
I, Brian G. Lyon, a Registered Land Surveyor, hold Certificate No. 275617, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plot, which is accurately described therein, and have subdivided said tract of land into lots to be hereinafter known as KAYS CROSSING SUBDIVISION and the same has been correctly surveyed.



**COUNTY RECORDER'S NO.**  
State of Utah, County of Davis, recorded and filed at the recorder's office on 10/22/2015  
Date 10/22/2015 Time 10:52 AM Fee \$45.00  
Entry 2015071334 Page 24  
By Richard Moulton  
Index  
Filed in: File of plots County Recorder

**OWNERS DEDICATION**  
KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREINAFTER KNOWN AS "KAYS CROSSING SUBDIVISION", AND DO HEREBY, DEFEND AND SAVE THE MUNICIPALITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES WHICH WILL INTERFERE WITH THE MUNICIPALITY'S USE, OPERATION AND MAINTENANCE OF THE EASEMENTS AND DO FURTHER DEDICATE THE EASEMENTS AND DRAINAGE AREAS AS SHOWN, WITH THE SAME WARRANTY AS GIVEN FOR OTHER DEDICATED PROPERTY.

In witness whereof, I have hereunto set my hand this 27 day of December, 2015.

GIBBS M. SMITH  
MANAGER, OPEN COUNTRY INVESTMENTS, L.C.  
*Richard Moulton*  
RANDALL MOULDING  
*Larry C Hill*  
LARRY C. HILL  
UTAH TRANSIT AUTHORITY

**LIMITED LIABILITY ACKNOWLEDGEMENT**  
STATE OF UTAH  
COUNTY OF Davis  
On this 14th day of December, A.D. 2012, personally appeared before me Quinn M. Jones, Manager of OPEN COUNTRY INVESTMENTS, L.C., who, being by me duly sworn, did say for himself that he is the Manager of OPEN COUNTRY INVESTMENTS, L.C., a Utah limited liability company, and that the within and foregoing instrument was signed on behalf of said LLC by authority of the articles of Organization and he duly acknowledged to me that OPEN COUNTRY INVESTMENTS, L.C. executed the same.

MY COMMISSION EXPIRES 9/12/2016 NOTARY PUBLIC RESIDING AT 101317

**INDIVIDUAL ACKNOWLEDGEMENT**  
STATE OF UTAH  
COUNTY OF Salt Lake  
On this 10th day of December, 2012.  
RANDALL MOULDING  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, THE SIGNERS OF THE ATTACHED OWNERS' DEDICATION, IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES 9/12/15 NOTARY PUBLIC RESIDING AT 1260000 S 9500

**INDIVIDUAL ACKNOWLEDGEMENT**  
STATE OF UTAH  
COUNTY OF Salt Lake  
On this 10th day of December, 2012.  
LARRY C. HILL  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY, THE SIGNERS OF THE ATTACHED OWNERS' DEDICATION, IN NUMBERS, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES 05/12/15 *Kristina Cannon*

**ACKNOWLEDGEMENT**  
STATE OF UTAH  
COUNTY OF Salt Lake  
On this 27th day of December, 2012.  
Bruce T. Jones and Clair Fiat  
PERSONALLY APPEARED BEFORE ME, WHO DULY ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF SAID UTAH TRANSIT AUTHORITY AND THAT HE SIGNED THE OWNERS' DEDICATION FREELY, VOLUNTARILY AND IN BEHALF OF SAID UTAH TRANSIT AUTHORITY FOR THE PURPOSE THEREIN MENTIONED.

MY COMMISSION EXPIRES January 31, 2016 NOTARY PUBLIC RESIDING AT Salt Lake 84101

**NOTES**  
1. Access to lot 2 will be needed to be obtained from the American Legion Layton Post, property to the south.  
2. Lot 3 is a non-buildable lot.  
3. All water, storm and sewer lines located within this development are private and will be maintained by the owner.  
4. The portion of the Easement within this subdivision boundary in Favor of Layton City, a body of corporate and politic, granted by George B. and Oma Wilson, recorded June 5, 1970 as Entry No. 341120, in Book 435, Page 111 in the office of Davis County Recorder is vacated and is replaced as shown on this plot as hatching and labeled as Non-Buildable Area & Drainage Easement. The new easement is also recorded in the Davis County Recorder's Office under Entry No. 2666228 and 2668229 recorded June 19, 2012.  
5. This subdivision is subject to an easement dated August 29, 1961, in favor of the State of Utah, acting through the Utah Water and Power Board, recorded June 25, 1971 as Entry No. 352815, in Book 460, at Page 646, in the Office of the Davis County Recorder. The easement is for use of Kaysville Irrigation System which runs in the front of the property along Main Street.  
6. The exact location of Easements #122448 and #122449 are unclear on the recorded documents. Approximate location is shown on the plot.  
7. Subdivision is subject to a blanket easement located in part of the NW1/4 of Section 28, T4N, R1W, SLR&M in Favor of Wasatch Gas Co. recorded on Entry 45135 recorded March 9, 1929.  
8. Not applicable to PUEs.

**CITY ENGINEER'S CERTIFICATE OF APPROVAL**  
I hereby approve the above plot.  
Date 1-17-13  
*Jack Woodruff*  
City Engineer

**PLANNING COMMISSION CHAIRMAN APPROVAL AND ACCEPTANCE**  
This plot has been reviewed and approved by the Layton City Planning and Zoning Commission.  
Date April 24, 2011  
*Shirley*  
Chairperson

**CITY ATTORNEY'S CERTIFICATE OF APPROVAL**  
Approved as to Form  
Date Jan 22, 2015  
*Neil Miller*  
City Attorney

**UTILITIES APPROVAL**  
THE EASEMENTS SHOWN ON THIS PLAT ARE APPROVED.  
*Quinn Jones*  
QUINN JONES  
DAVIS COUNTY FLOOD CONTROL  
*Richard Moulton*  
LAYTON, KAYSVILLE, DAVIS CITIES CO.

**CITY COUNCIL'S CERTIFICATE OF APPROVAL**  
The above plot is hereby approved and accepted by Layton City Council on this 24th day of May, 2012 A.D.:  
*Richard Moulton*  
Mayor  
*Michael Williams*  
City Recorder

5238