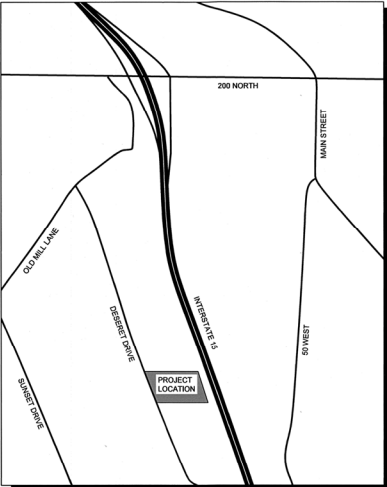


THE PARKWAY - PRUD SUBDIVISION

LOCATED IN THE SOUTH WEST QUARTER OF SECTION 3,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH
DECEMBER 2020

SHEET 1 OF 2

VICINITY MAP

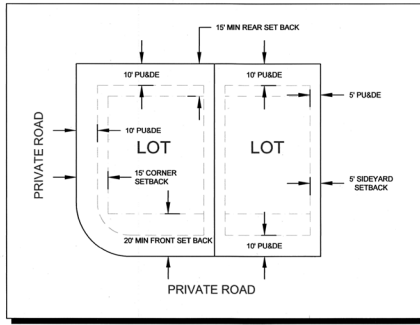


This plot is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.

NOTES

1. ALL PRIVATE RIGHT OF WAYS AND OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE PARKWAY OWNERS ASSOCIATION, INC.
2. ALL PRIVATE RIGHT OF WAYS ARE TO BE DEDICATED AS PUBLIC UTILITY, DRAINAGE, KAYSVILLE CITY UTILITY EASEMENTS.
3. #6 REBAR AND CAP TO BE SET AT ALL REAR LOT CORNERS. NAILS OR LEAD PLUGS TO BE SET IN CURB AT EXTENSION OF SIDE LOT LINES.
4. PER CMT ENGINEERING REPORT DATED 11/13/19, GROUND WATER IS PRESENT AT THIS SITE.

TYPICAL LOT EASEMENTS AND SETBACKS



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C1	19.23'	28.00'	39°21'21"	10.01'	18.86'	S48°00'40"W
C2	78.88'	187.00'	24°10'10"	40.04'	78.30'	S79°46'25"W
C3	33.54'	28.00'	68°38'26"	19.11'	31.57'	S53°49'17"E
C4	18.74'	63.00'	17°02'46"	9.44'	18.67'	S28°01'27"E
C5	37.03'	63.00'	33°40'28"	19.07'	36.50'	S53°23'04"E
C6	19.70'	63.00'	17°55'12"	9.93'	19.62'	S79°10'54"E
C7	2.46'	213.00'	0°39'38"	1.23'	2.46'	S88°28'19"E
C8	60.57'	213.00'	16°17'34"	30.49'	60.37'	N83°03'05"E
C9	26.83'	213.00'	7°12'58"	13.43'	26.81'	N71°17'49"E
C10	23.30'	28.00'	47°40'42"	12.37'	22.63'	S88°28'19"E
C11	23.13'	28.00'	47°19'36"	12.27'	22.48'	S44°01'32"W
C12	26.20'	187.00'	8°01'41"	13.12'	26.18'	S71°42'11"W
C13	21.28'	213.00'	5°43'31"	10.65'	21.27'	N70°33'05"E
C14	22.80'	28.00'	46°39'29"	12.08'	22.18'	S88°58'56"E
C15	52.68'	187.00'	16°08'29"	26.52'	52.51'	S83°47'16"W
C16	38.52'	28.00'	78°49'50"	23.01'	35.56'	N48°43'35"E
C17	0.84'	187.00'	0°15'26"	0.42'	0.84'	N9°10'57"W
C18	35.61'	187.00'	10°54'44"	17.88'	35.58'	N3°35'52"W
C19	41.70'	28.00'	85°20'16"	25.81'	37.95'	N44°31'38"E
C20	51.24'	213.00'	13°46'56"	25.74'	51.11'	N80°18'19"E
C21	43.98'	28.00'	90°00'00"	28.00'	39.60'	S43°08'30"E
C22	41.52'	213.00'	11°10'10"	20.83'	41.46'	S3°43'35"E
C23	49.44'	28.00'	10°11'01"	34.07'	43.26'	S41°16'25"W
C24	54.42'	28.00'	111°21'34"	41.02'	4288.82'	N36°10'43"E
C25	44.33'	37.00'	68°38'26"	25.26'	41.72'	N53°49'17"W
C26	84.37'	200.00'	24°10'10"	42.82'	83.74'	N79°46'25"E
C27	59.90'	50.00'	68°38'26"	34.13'	56.38'	S53°49'17"E
C28	84.37'	200.00'	24°10'10"	42.82'	83.74'	N79°46'25"E
C29	38.99'	200.00'	11°10'10"	19.56'	38.93'	S3°43'35"E

SEWER EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	58.16'	N67° 41' 20"E
L2	78.10'	N88° 37' 35"E
L3	484.15'	S88° 08' 30"E
L4	81.90'	S1° 51' 30"W
L5	126.50'	N9° 18' 40"W
L6	119.15'	S88° 08' 30"E
L7	393.15'	S88° 08' 30"E
L8	31.67'	S64° 30' 04"E
L9	122.75'	S19° 30' 04"E

DOMINION ENERGY UTAH

NOTE WITH AN EXISTING NATURAL GAS EASEMENT
QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHT-OF-WAY AND EASEMENTS GRANTED AND CREATING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSIDERED TO WARRANT OR VERIFY THE PRECISE LOCATION OF EACH ITEM, THE RIGHT-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABANDONMENT OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ADOPTION OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR COURSE OR CONDITION OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-666-6662.
APPROVED THIS 10TH DAY OF DECEMBER, 2020
BY: *[Signature]*
TITLE: PRE-CONSTRUCTION

CITY ENGINEER'S APPROVAL
APPROVED THIS 19TH DAY OF DEC., A.D., 2020
BY THE KAYSVILLE CITY ENGINEER.

[Signature]
CITY ENGINEER

CITY ATTORNEY APPROVAL
APPROVED THIS 16TH DAY OF DECEMBER, A.D., 2020
BY THE KAYSVILLE CITY ATTORNEY.

[Signature]
CITY ATTORNEY

PLANNING COMMISSION
APPROVED THIS 16TH DAY OF DEC., A.D., 2020
BY THE KAYSVILLE CITY PLANNING AND ZONING COMMISSION.

[Signature]
CHAIRMAN

CITY COUNCIL ACCEPTANCE
APPROVED THIS 14TH DAY OF DEC., A.D., 2020
BY THE KAYSVILLE CITY COUNCIL.

[Signature]
CITY RECORDER

MINIMUM BASEMENT FLOOR ELEVATION
SLAB DEPTHS LISTED BELOW SHOULD BE MEASURED FROM THE HIGHEST TOP BACK OF CURB ON EACH PROPERTY
TABLE PROVIDED FROM CMT ENG DATED 7-7-20

CMT ENGINEERING LABORATORIES

Construction • Materials • Technologies
Geotechnical, Environmental, & Materials Engineering/Testing/Research

Lot	Minimum Top of Floor Slab Elevation (feet)	Top of Floor Slab Depth Below Top Back of Curb (feet)
1	4272.9	6.5
2	4275.3	6.7
3	4277.3	5.9
4	4278.5	6.5
5	4282.2	5.2
6	4285.0	4.4
7	4285.0	5.0
8	4285.0	5.0
9	4284.8	4.2
10	4283.6	4.6
11	4282.2	5.6
12	4281.2	5.8
13	4280.8	5.8
14	4280.0	5.8
15	4279.2	5.6
16	4279.2	4.1
17	4276.4	5.4
18	4276.4	4.6
19	4278.6	0.6
20	4275.4	2.8
21	4274.0	3.3
22	4274.0	3.0
23	4275.6	0.5
24	4274.9	2.1
25	4274.9	2.1
26	4275.0	1.3
27	4278.6	0.6
28	4273.9	7.1
29	4273.9	7.9
30	4274.9	8.3
31	4276.9	7.5
32	4277.7	8.1
33	4278.9	9.3
34	4284.8	4.2
35	4282.2	4.0
36	4280.4	4.6
37	4279.6	4.2
38	4276.7	6.1
39	4275.3	6.7
40	4273.9	6.6
41	4272.9	6.5

LOGAN OFFICE: 200 NORTH 400 WEST, SUITE 1, LOGAN, UTAH 84302 TEL: (435) 751-4411 FAX: (435) 757-4893
SALT LAKE CITY OFFICE: 276 S. REDWOOD ROAD, SALT LAKE CITY, UTAH 84119 TEL: (801) 488-2942 FAX: (801) 472-8073
LONDON OFFICE: 98 WEST 90 NORTH, SUITE 1, LONDON, UTAH 84501 TEL: (435) 654-1071
OGDEN OFFICE: 707 2ND STREET, SUITE 1A, OGDEN, UTAH 84403 TEL: (801) 474-7070
ALL ALASKA OFFICES: 250 NORTH SVALE STREET, PRINCETON, ALASKA 99501 TEL: (907) 251-0097 FAX: (907) 271-7696
CMTLABORATORIES.COM

CORPORATE ACKNOWLEDGEMENT:

STATE OF UTAH §
COUNTY OF DAVIS

ON THIS 10TH DAY OF DECEMBER, IN THE YEAR 2020, PERSONALLY APPEARED BEFORE ME *Colin H. Wainwright*, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE *MANAGER* OF *Colin H. Wainwright, LLC* AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID *Colin H. Wainwright* ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
JILL COOK
Notary Public, State of Utah
Commission #711935
My Commission Expires 05/07/2024
(NOTARY SIGNATURE)

SURVEYOR'S CERTIFICATE:

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6431156, AS PRESCRIBED UNDER THE 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 HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS; HEREAFTER TO BE KNOWN AS: THE PARKWAY - PRUD SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

[Signature]
MICHAEL L. WANGEMANN
LICENSE NO. 6431156



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF DESERET DRIVE, SAID POINT BEING SOUTH 88°08'30" EAST ALONG THE QUARTER SECTION LINE 424.30 FEET FROM THE WEST QUARTER CORNER, SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 22°49'40" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 436.77 FEET; THENCE NORTH 67°41'20" EAST 108.29 FEET; THENCE SOUTH 88°08'30" EAST 708.61 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD; THENCE SOUTH 19°30'00" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 474.60 FEET TO THE NORTH LINE OF OLD MILL VILLAGE PHASE 2A, AS ENTRY NO. 2235505 IN BOOK 4198 AT PAGE 1195 IN THE DAVIS COUNTY RECORDERS OFFICE; THENCE NORTH 88°08'30" WEST 799.61 FEET TO THE POINT OF BEGINNING.
CONTAINS 356,530.04 SQFT OR 8.18 ACRES

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED ALONG THE CENTERLINE OF DESERET DRIVE AND AT THE INTERSECTION OF DESERET DRIVE AND TREADING LAKE AS SHOWN ON THIS SURVEY PLAT.

OWNERS DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT:

THE PARKWAY - PRUD SUBDIVISION

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO KAYSVILLE CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS AND PORTIONS OF SAID TRACTS OF LAND DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, DETENTION BASIN, AND SLOPE EASEMENTS FOREVER AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY KAYSVILLE CITY AND WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS. THE PARKWAY OWNERS ASSOCIATION, INC. SHALL OWN AND MAINTAIN ALL OPEN SPACE AND PRIVATE ROADWAYS.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUT HANDS THIS 10 DAY OF DECEMBER, A.D. 2020.

[Signature] *[Signature]*
Colin Wainwright
Colin Wainwright, LLC
MANAGER
Ben G. Robinson
Ben G. Robinson, LLC
MANAGER

CORPORATE ACKNOWLEDGEMENT:

STATE OF UTAH §
COUNTY OF DAVIS

ON THIS 10TH DAY OF DECEMBER, IN THE YEAR 2020, PERSONALLY APPEARED BEFORE ME *Colin H. Wainwright*, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE *MANAGER* OF *Colin H. Wainwright, LLC* AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID *Colin H. Wainwright* ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
TONY HILL
Notary Public, State of Utah
Commission #711935
My Commission Expires 05/07/2024
(NOTARY SIGNATURE)

CORPORATE ACKNOWLEDGEMENT:

STATE OF UTAH §
COUNTY OF DAVIS

ON THIS 10TH DAY OF DECEMBER, IN THE YEAR 2020, PERSONALLY APPEARED BEFORE ME *Colin H. Wainwright*, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE *MANAGER* OF *Colin H. Wainwright, LLC* AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID *Colin H. Wainwright* ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

[Signature]
TONY HILL
Notary Public, State of Utah
Commission #711935
My Commission Expires 05/07/2024
(NOTARY SIGNATURE)

DAVIS COUNTY RECORDER

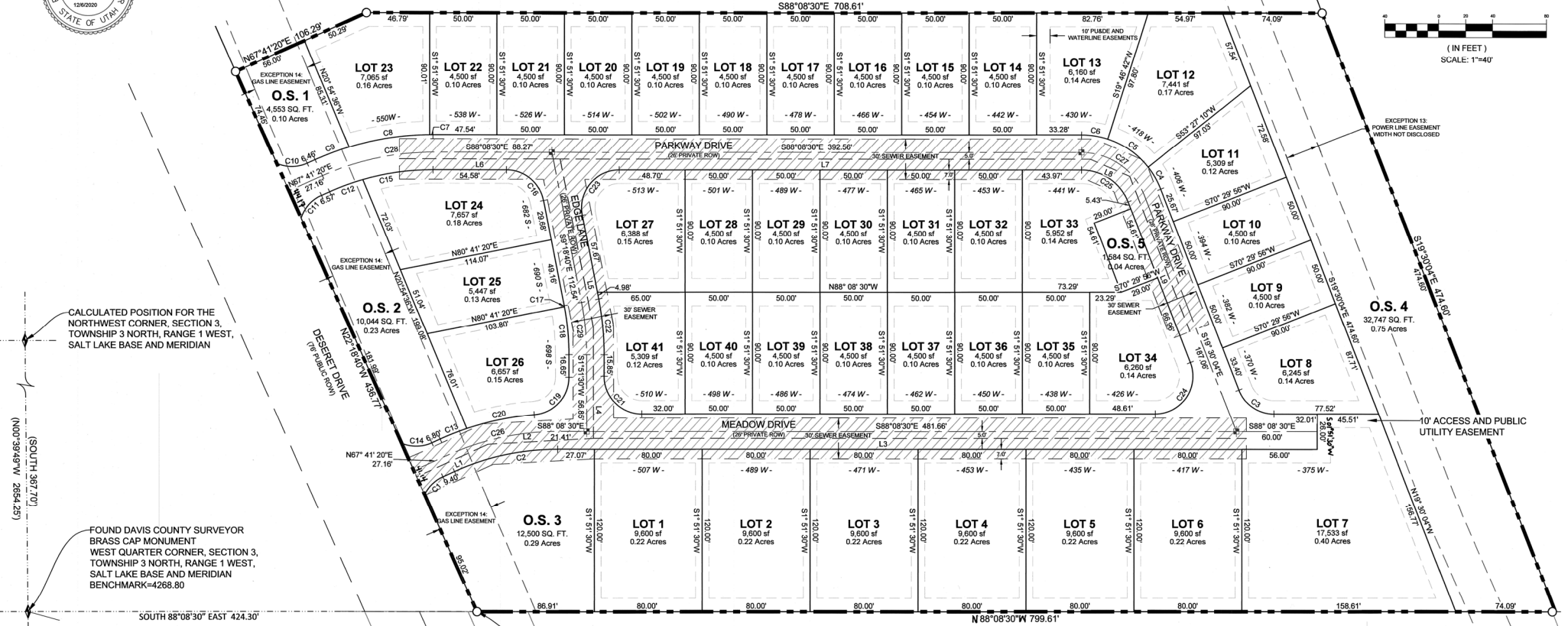
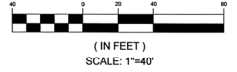
ENTRY NO. 3337000 FEE PAD # 192.00
FILED FOR RECORD AND RECORDED THIS 6TH DAY OF January, 2021
AT 2:56 PM IN BOOK 7670 PAGE 1790

[Signature]
Richard M. Wainwright
DAVIS COUNTY RECORDER
BY: *[Signature]*
DEPUTY RECORDER

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

THE PARKWAY - PRUD SUBDIVISION

SHEET 2 OF 2

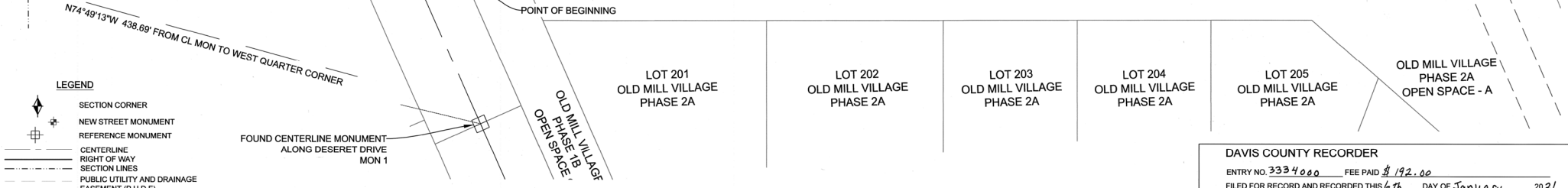


CALCULATED POSITION FOR THE NORTHWEST CORNER, SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

FOUND DAVIS COUNTY SURVEYOR BRASS CAP MONUMENT WEST QUARTER CORNER, SECTION 3, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN BENCHMARK=4268.80

- LEGEND**
- SECTION CORNER
 - NEW STREET MONUMENT
 - REFERENCE MONUMENT
 - CENTERLINE
 - RIGHT OF WAY
 - SECTION LINES
 - PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E)
 - BOUNDARY LINE
 - BOUNDARY PROPERTY CORNER

30" SEWER EASEMENT IN FAVOR OF CENTRAL DAVIS SEWER DISTRICT



CITY ENGINEER'S APPROVAL
 APPROVED THIS 14TH DAY OF DEC. A.D. 2020
 BY THE KAYSVILLE CITY ENGINEER.

CITY ATTORNEY APPROVAL
 APPROVED THIS 16TH DAY OF DEC. A.D. 2020
 BY THE KAYSVILLE CITY ATTORNEY.

PLANNING COMMISSION
 APPROVED THIS 16TH DAY OF DEC. A.D. 2020
 BY THE KAYSVILLE CITY PLANNING AND ZONING COMMISSION.

CITY COUNCIL ACCEPTANCE
 APPROVED THIS 14TH DAY OF DEC. A.D. 2020
 BY THE KAYSVILLE CITY COUNCIL COMMISSION.

DAVIS COUNTY RECORDER
 ENTRY NO 3334000 FEE PAID \$192.00
 FILED FOR RECORD AND RECORDED THIS 6TH DAY OF January, 2021
 AT 2:56 PM IN BOOK 7670 PAGE 1790
 [Signature] DAVIS COUNTY RECORDER
 BY: [Signature] DEPUTY RECORDER