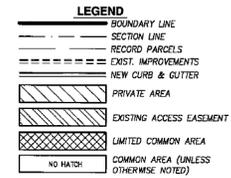
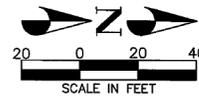


# THE WINNIE PHASE 2-P.U.D. A PLANNED UNIT DEVELOPMENT

AMENDING LOT 54 OF THE WINNIE-P.U.D. A PLANNED UNIT DEVELOPMENT  
ENTRY NO. 3166613 IN BOOK 7286 AT PAGE 312  
LOCATED IN PART OF BLOCKS 16 & 17 WOODLAND SUBDIVISION NO. 2  
ALSO LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,  
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.  
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH



UNIT #	ADDRESS
54	646 NORTH ORCHARD, UNIT #54
55	646 NORTH ORCHARD, UNIT #55
56	646 NORTH ORCHARD, UNIT #56
57	646 NORTH ORCHARD, UNIT #57
58	646 NORTH ORCHARD, UNIT #58
59	646 NORTH ORCHARD, UNIT #59
60	646 NORTH ORCHARD, UNIT #60
61	646 NORTH ORCHARD, UNIT #61
62	646 NORTH ORCHARD, UNIT #62
63	646 NORTH ORCHARD, UNIT #63
64	646 NORTH ORCHARD, UNIT #64
65	646 NORTH ORCHARD, UNIT #65
66	646 NORTH ORCHARD, UNIT #66
67	646 NORTH ORCHARD, UNIT #67
68	646 NORTH ORCHARD, UNIT #68
69	646 NORTH ORCHARD, UNIT #69
70	646 NORTH ORCHARD, UNIT #70
71	646 NORTH ORCHARD, UNIT #71

- NOTES:**
1. ALL COORDINATES SHOWN ARE BASED ON DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
  2. APPROVAL OF THIS DEVELOPMENT PLAN BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
  3. ALL STORM DRAIN IMPROVEMENTS, EXCEPT THE MAIN TRUNK LINE THAT RUNS EAST-WEST THROUGH THE PHASE 1 DEVELOPMENT AND OWNED BY BOUNTIFUL CITY, ARE PRIVATE AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  4. ALL COMMON AREAS SHALL BE A PUBLIC UTILITY EASEMENT (P.U.E.).
  5. ALL AREAS SHOWN HEREON, EXCEPTING BUILDING AREAS, ARE A DRAINAGE EASEMENT (DRAINAGE AND UNDERGROUND) TO ALLOW CONVEYANCE OF STORM WATER ACROSS PARCEL/LOT BOUNDARIES.
  6. ALL AREAS SHOWN HEREON, EXCEPTING BUILDING AREAS, ARE A CROSS ACCESS EASEMENT TO ALLOW VEHICULAR ACCESS ACROSS PARCEL/LOT BOUNDARIES.
  7. ACCESS COMMON AREAS AND GUEST PARKING COVERED BY THE PROVISIONS OF THE COAR'S FOR THE USE AND ENJOYMENT OF ALL RESIDENTS OF PHASE 1 AND PHASE 2.
  8. ANY SECOND FLOOR BALCONIES AND OR OVERHANDS THAT EXTEND INTO THE SHARED ACCESS/P.U.E. AREA ARE TO BE INCLUDED AS A PART OF THE PRIVATE OWNERSHIP AREA.

**SURVEYORS CERTIFICATE**  
I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH PEPC CONSULTING, LLC, AND THAT I HOLD CERTIFICATE NO. 967988 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE UTAH LEGISLATURE AND HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE KNOWN AS THE WINNIE PHASE 2-P.U.D., AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN AND THAT THIS PLAN IS TRUE, CORRECT AND ACCURATE.

### BOUNDARY DESCRIPTION

All of Lot 54 of The Winnie-P.U.D. A Planned Unit Development, according to the official plat thereof, as recorded in the office of the Davis County Recorder, Entry No. 3166613, in Book 7286 at Page 312, being more particular described as follows:  
Beginning at a point on the southeasterly right-of-way line of Orchard Drive, said point being South 00°15'44" East along the section line, 915.78 feet and South 89°43'16" West, 869.11 feet from the Northeast corner of Section 1, Township 1 North, Range 1 West, Salt Lake Base and Meridian; and running thence South 49°51'00" East, 22.16 feet; thence South 40°29'00" West, 48.80 feet; thence South 00°13'46" East, 158.00 feet; thence South 89°46'14" West, 175.95 feet to a point on a 21.00 foot radius curve to the right; thence 16.16 feet along said curve through a central angle of 44°04'51" (chord bears North 68°11'20" West, 15.76 feet); thence North 46°29'54" West, 43.33 feet to a point on the southeasterly right-of-way line of Orchard Drive; thence North 39°44'01" East, along said southeasterly right-of-way line, 286.31 feet to the point of beginning.

Contains: 36,290 Sq. Ft. (or 0.83 Acres)



ROBERT LAW DATE 9/5/19

### OWNER'S DEDICATION

CW Urban, LLC, a Utah limited liability company, the owner of the described tract of land to be hereinafter known as THE WINNIE PHASE 2-P.U.D., hereby consents and give approval to the recording of this plat for all purposes shown herein. There are no covenants or other property reflected on this plat to be dedicated to the public.

In witness whereof, I have hereunto set my hand this 10th day of September, 2019.

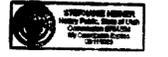
CW Urban, LLC, a Utah limited liability company  
BY: Colin Wright  
Print Name: Colin Wright  
Title: Manager

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.

### NOTARY ACKNOWLEDGEMENT

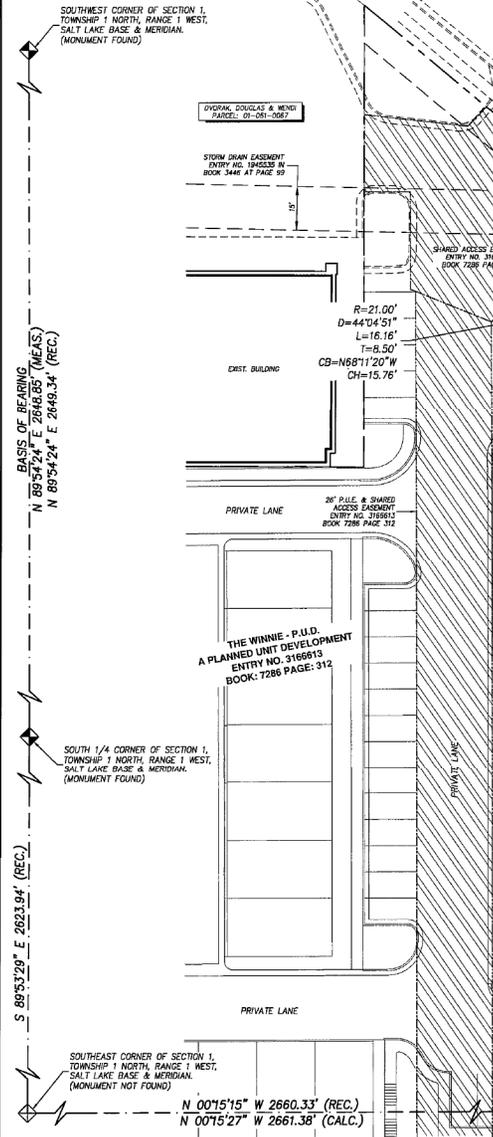
STATE OF UTAH COUNTY OF DAVIS ) S.S.  
On this 10th day of September, in the year 2019, before me, Stephanie Heiser, a notary public, personally appeared Colin Wright, the manager of CW Urban, LLC, a Utah limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to its foregoing Owner's Dedication and Consent regarding the THE WINNIE PHASE 2-P.U.D., and was signed by him/her on behalf of said CW Urban, LLC, a Utah limited liability company, and acknowledged that he/she executed the same.

Commission Number: 704564  
My Commission Expires: 02/11/2023  
Print Name: Stephanie Heiser  
A Notary Public Commissioned in Utah



## THE WINNIE PHASE 2-P.U.D.

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CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH



PREPARED BY:  
**PEPC CONSULTING**  
8270 SOUTH 300 WEST • SANDY, UT 84070  
PHONE: (801) 582-2257 • FAX: (801) 582-2251

CITY ATTORNEYS APPROVAL  
RECOMMENDED FOR APPROVAL THIS 17th DAY OF Sept 2019.  
David Smith  
CITY OF NORTH SALT LAKE ATTORNEY

PLANNING COMMISSION APPROVAL  
RECOMMENDED FOR APPROVAL THIS 17th DAY OF August 2019, BY THE CITY OF NORTH SALT LAKE PLANNING COMMISSION.  
Jeff Brummitt  
CHAIRMAN, CITY OF NORTH SALT LAKE PLANNING COM.

CITY ENGINEER'S APPROVAL  
RECOMMENDED FOR APPROVAL THIS 17th DAY OF September 2019, BY THE CITY OF NORTH SALT LAKE ENGINEER.  
Paul Miller  
CITY OF NORTH SALT LAKE ENGINEER

CITY COUNCIL APPROVAL  
APPROVED THIS 20th DAY OF September 2019, BY THE NORTH SALT LAKE CITY COUNCIL.  
Stephanie Heiser  
CITY OF NORTH SALT LAKE  
ATTEST: Stephanie Heiser  
CITY OF NORTH SALT LAKE CLERK

DAVIS COUNTY RECORDER  
ENTRY NO. 2194694 FEE PAID 24.00  
FILED FOR RECORD & RECORDED THIS 17th DAY OF October 2019, AT  
TIME 4:13 IN BOOK 7286 OF OFFICIAL RECORDS PAGE 2341.  
William D. Peterson  
DAVIS COUNTY RECORDER