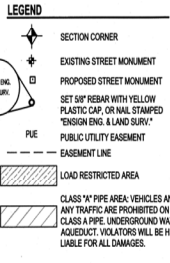


**VICINITY MAP**  
NO SCALE  
KAYSVILLE, DAVIS COUNTY, UTAH



**LENDER'S CONSENT**

The described tract of land hereon is subject to a Deed of Trust in favor of  
By the lender's signature below, the lender consents to dedication for perpetual use of the public all parcels of land shown on this plat as intended for public use and unconditionally waives, relinquishes and subordinates the lien or charge of the Deed of Trust in favor of the dedication of the land to public use.

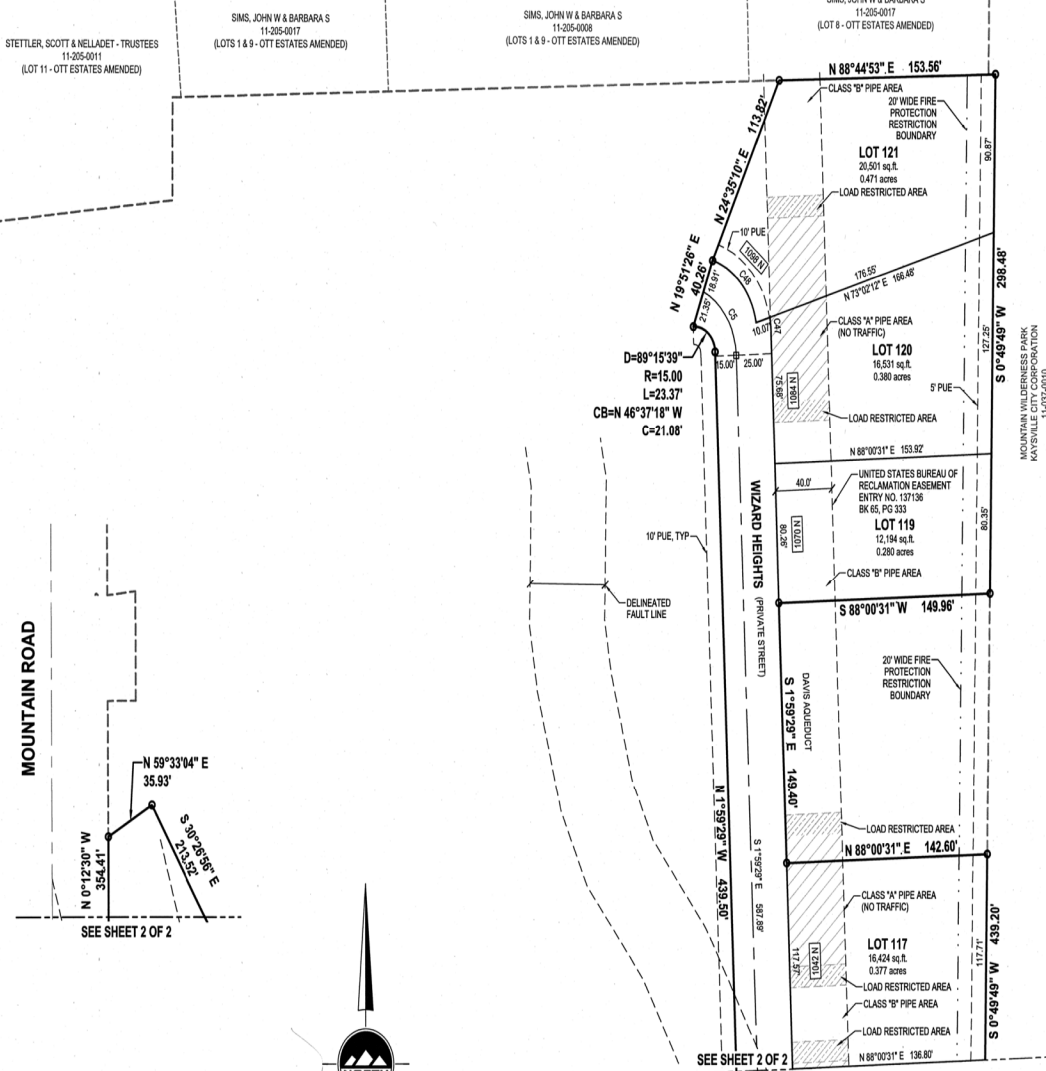
By: Wayne D. Wagner  
Vice President

**LENDER'S ACKNOWLEDGMENT**

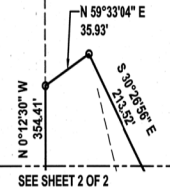
STATE OF UTAH  
COUNTY OF SALT LAKE  
On this 14th day of October, 2021, personally appeared before me Wayne D. Wagner of the County of Salt Lake, State of Utah, known to me to be the Vice President of HomeStreet Bank, Commercial Bank and that the foregoing instrument was signed in behalf of said national banking association and he/she acknowledged to me that said national banking association executed the same.  
NOTARY PUBLIC Wagner, Jennifer Green  
My Commission Expires: July 3, 2023  
Residing in Salt Lake County,  
Commission # 704304

- NOTES:
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT MAP. THERE MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS' EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E. AND STORM DRAINAGE/SEWER EASEMENT.
  - NO STRUCTURES ALLOWED WITHIN THE DELINEATED FAULT LINE EASEMENTS AND THE UNITED STATES BUREAU OF RECLAMATION EASEMENT.
  - UNITED STATES BUREAU OF RECLAMATION HAS A PRIVATE EXCLUSIVE EASEMENT, AS SHOWN ON THIS PLAT MAP. ANY AND ALL PROPOSED IMPROVEMENTS THROUGH SAID EASEMENT, MUST HAVE A WRITTEN APPROVAL IN THE FORM OF AN EASEMENT ENCROACHMENT AGREEMENT BEFORE ANY IMPROVEMENTS MAY BE CONSTRUCTED.
  - STRUCTURE HEIGHT RESTRICTION WITHIN THE ROCKY MOUNTAIN POWER EASEMENT, APPROVAL FROM ROCKY MOUNTAIN POWER REQUIRED PRIOR TO CONSTRUCTION.

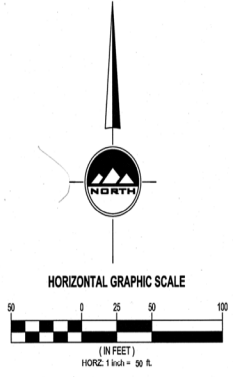
**TALBOT ESTATES PHASE 1A PRUD**  
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 25  
TOWNSHIP 4 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
KAYSVILLE CITY, DAVIS COUNTY, UTAH



MOUNTAIN ROAD



SEE SHEET 2 OF 2



**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.**

**SURVEYOR'S CERTIFICATE**  
I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 8034678 as prescribed under laws of the State of Utah. I further certify that by authority of the Owner, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereinafter to be known as TALBOT ESTATES PHASE 1A PRUD, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
A parcel of land situate in the Northwest and Southwest Quarters of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, being more particularly described as follows:  
Beginning at a point on the Eastern Right-of-Way Line of a frontage road of UDOT Project No. S-20089406339 (also known as Mountain Road), said point being North 02°32'09" East 1,316.48 feet and East 416.58 feet and South 2089.4 Quarter Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running  
thence along said Eastern Right-of-Way Line of a frontage road the following three (3) courses:  
(1) Northwestly 38.85 feet along the arc of a 560.20 foot radius curve to the left (center bears South 86°46'06" West and the chord bears North 05°16'11" West 38.85 feet with a central angle of 04°04'34")  
(2) Northwestly 456.54 feet along the arc of a 4,960.00 foot radius curve to the right (center bears North 84°31'04" East and the chord bears North 02°32'09" East 456.58 feet with a central angle of 05°16'29")  
(3) North 00°12'09" West 58.44 feet;  
thence North 59°33'04" East 35.93 feet;  
thence South 30°26'56" East 213.52 feet;  
thence North 51°51'01" East 100.91 feet;  
thence North 02°01'16" East 40.04 feet;  
thence North 59°33'04" East 98.00 feet;  
thence South 30°26'56" East 109.98 feet;  
thence North 59°33'04" East 96.00 feet;  
thence North 51°31'16" East 40.40 feet;  
thence North 59°33'04" East 96.00 feet;  
thence South 30°26'56" East 74.00 feet;  
thence North 88°03'31" East 133.30 feet;  
thence North 01°59'22" West 439.50 feet;  
thence Northwestly 23.37 feet along the arc of a 15.00 foot radius curve to the left (center bears South 88°03'31" West and the chord bears North 40°37'19" West 21.08 feet with a central angle of 89°15'39");  
thence North 19°57'29" East 40.25 feet;  
thence North 24°35'10" East 113.82 feet to the Southern Boundary Line of Old Estates Amended Subdivision;  
thence North 88°44'53" East 153.56 feet along said Southern Boundary Line;  
thence South 00°49'49" West 288.46 feet;  
thence South 88°03'31" West 149.96 feet;  
thence North 01°59'22" East 146.40 feet;  
thence North 88°03'31" East 142.60 feet;  
thence South 83°42'41" West 322.36 feet;  
thence South 51°51'01" West 741.79 feet to the point of beginning.  
Contains 522,214 Square Feet or 11,988 Acres and 42 Lots



DATE: Oct 1, 2021  
TRENT R. WILLIAMS  
PLS. NO. 8034678

**UTILITY DEDICATION**  
By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Kaysville City and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "PRIVATE STREET", "PRIVATE COMMON OPEN SPACE" for construction and maintenance of approved public water, storm drain and public utilities and appurtenances together with right of access thereto.

**RESERVATION OF COMMON AREAS**  
By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "PRIVATE COMMON OPEN SPACE" for the common enjoyment of all owners and such owners guests and invitees to the project.

**OWNER'S DEDICATION**  
Known all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided, hereinafter known as the

**TALBOT ESTATES PHASE 1A PRUD**  
do hereby dedicate for perpetual use of the public all parcels of land, including streets, and utility easements as shown on this plat as intended for public use under the authority and auspices of the KAYSVILLE CITY and other applicable state and federal laws and regulations. Pursuant to Code 10-9a-604d the owner hereby conveys the Common Area and Private Streets as indicated hereon to HOA dedicate.

In witness whereof we have hereunto set our hands this 14th day of October, A.D. 2021.  
Patrick Scott  
LLC, in the County of Kaysville, Utah, LLC.  
By: Patrick Scott  
President of Brighton Development Utah, LLC Manager

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
On the 14 day of OCTOBER, A.D. 2021, personally appeared before me Patrick Scott President of Brighton Development Utah, LLC of said LLC, and the signer(s) of the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owners Dedication by and in behalf of Brighton Development Utah, LLC as Manager of said LLC, and they duly acknowledged to me that the Owners Dedication was executed by (he, she, them) having authority from said LLC for the purposes described hereon.  
COMMISSION # 701507  
MY COMMISSION EXPIRES: JULY 31, 2022  
JL Malt RESIDING IN NORTH SALT LAKE COUNTY, DAVIS

**TALBOT ESTATES PHASE 1A PRUD**  
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 25  
TOWNSHIP 4 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
KAYSVILLE CITY, DAVIS COUNTY, UTAH

**SHEET 1 OF 2**  
PROJECT NUMBER: 94730  
MANAGER: BAM  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 10/01/2021  
By: Richard T. Morgan  
DAVIS COUNTY RECORDER  
DEPUTY RECORDER

**DEVELOPER**  
BRIGHTON HOMES  
45 E CENTER ST. STE 103  
NORTH SALT LAKE, UTAH 84054  
PHONE: 801.397.9755

**ENSIGN**  
SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Standy, UT, 84070  
Phone: 801.255.0629  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

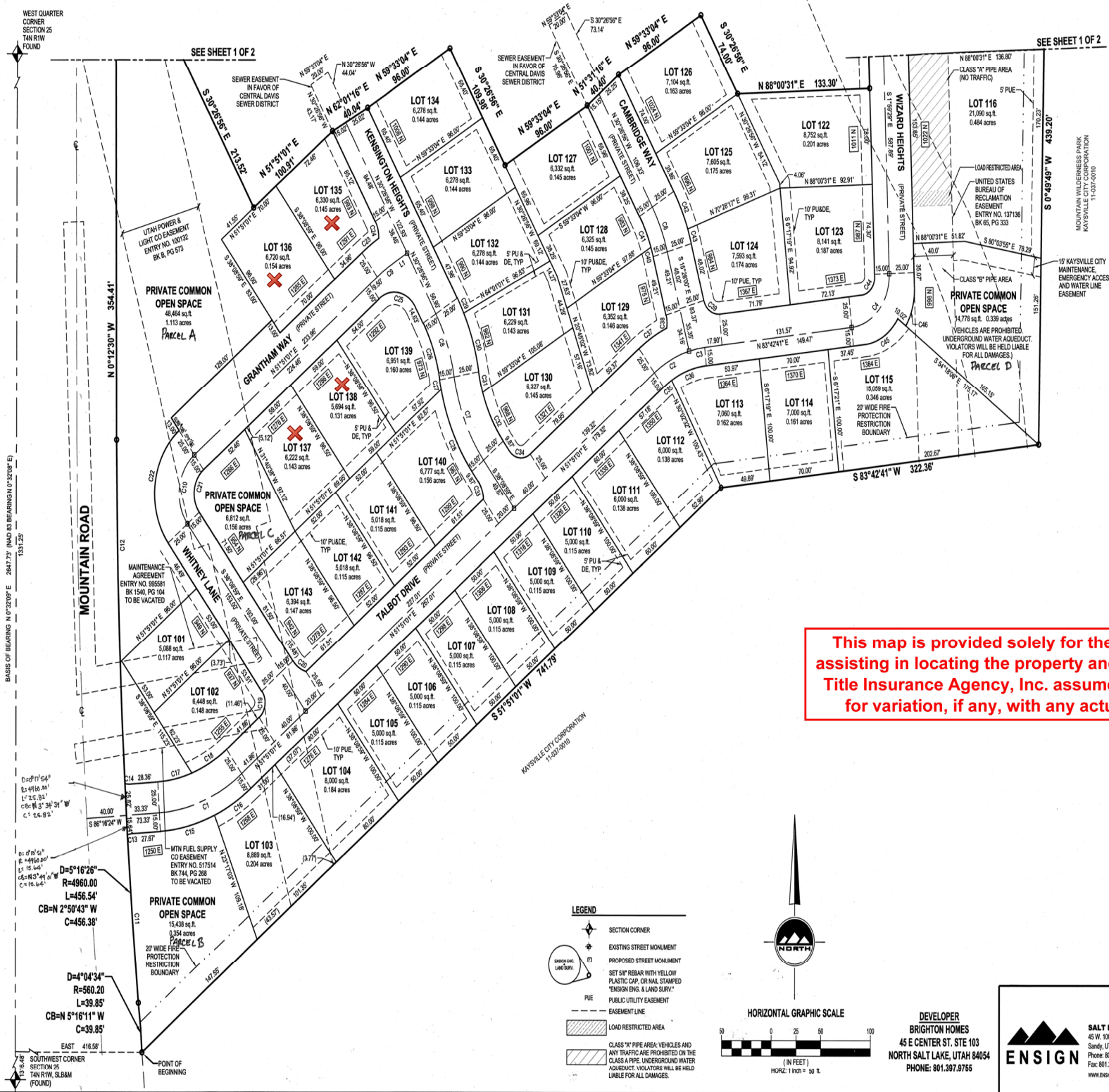
**CITY ATTORNEY'S APPROVAL**  
APPROVED THIS 17 DAY OF October, 2021  
BY THE KAYSVILLE CITY ATTORNEY.  
[Signature]  
KAYSVILLE CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 12 DAY OF Oct, 2021  
BY THE CITY PLANNING COMMISSION APPROVAL.  
[Signature]  
KAYSVILLE CITY PLANNING COMMISSION

**CITY ENGINEER'S APPROVAL**  
APPROVED THIS 12th DAY OF OCTOBER, 2021  
BY THE KAYSVILLE CITY ENGINEER.  
[Signature]  
KAYSVILLE CITY ENGINEER

**CITY COUNCIL APPROVAL**  
APPROVED THIS 8 DAY OF OCTOBER, 2021  
BY THE KAYSVILLE CITY COUNCIL.  
[Signature] [Signature]  
CITY RECORDER CITY MAYOR

**TALBOT ESTATES PHASE 1A PRUD**  
 LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 25  
 TOWNSHIP 4 NORTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 KAYSVILLE CITY, DAVIS COUNTY, UTAH



SEE SHEET 1 OF 2

SEE SHEET 1 OF 2

**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.**

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	150.00	90.12	34°22'00"	N69°02'47"E	88.77
C2	100.00	39.59	22°11'00"	S67°11'31"W	39.33
C3	100.00	16.02	9°10'41"	S79°07'21"W	16.00
C4	42.50	63.57	85°42'10"	N40°51'38"E	57.81
C5	42.50	45.21	60°58'51"	N32°27'50"W	43.11
C6	150.00	39.22	14°58'55"	N22°57'20"W	39.11
C7	150.00	74.74	28°32'52"	S23°52'35"E	73.87
C8	150.00	54.58	20°50'49"	N20°01'31"W	54.28
C9	150.00	20.16	7°42'04"	S55°42'03"W	20.15
C10	40.00	62.83	90°00'00"	S8°51'01"W	56.57
C11	490.00	136.32	1°34'29"	S4°41'41"E	136.31
C12	490.00	278.78	3°13'12"	S1°49'06"E	278.72
C13	25.00	5.69	13°01'50"	S79°42'09"W	5.67
C14	15.00	5.00	19°09'00"	S84°11'06"E	4.97
C15	165.00	56.32	18°33'27"	N78°29'46"E	56.05
C16	765.00	42.61	14°51'30"	N67°16'36"E	42.60
C17	125.00	35.29	16°10'24"	N78°11'15"E	35.17
C18	125.00	39.81	18°14'59"	N69°58'35"E	39.65
C19	15.00	23.56	90°00'00"	N6°51'01"E	21.21
C20	25.00	16.09	36°52'12"	S58°30'55"E	15.81
C21	25.00	39.27	90°00'00"	S6°51'01"W	35.36
C22	65.00	102.19	90°00'00"	S6°51'01"W	91.92
C23	175.00	20.42	6°41'07"	S55°11'34"W	20.41
C24	25.00	14.24	32°38'44"	N14°07'37"W	14.05
C25	25.00	42.63	97°42'04"	N78°17'57"W	37.65
C26	135.00	49.12	20°50'49"	N20°01'31"W	48.85
C27	165.00	8.12	2°49'08"	S11°00'41"E	8.12
C28	165.00	74.09	25°43'44"	S25°17'07"E	73.47
C29	175.00	13.64	4°27'57"	N28°12'57"W	13.64
C30	175.00	50.03	10°22'52"	N17°47'33"W	49.85
C31	125.00	17.58	8°03'33"	S13°37'35"E	17.57
C32	125.00	44.70	20°29'20"	S27°54'19"E	44.48
C33	25.00	16.09	36°52'12"	N19°42'54"W	15.81
C34	15.00	23.56	90°00'00"	S85°08'59"E	21.21
C35	85.00	9.90	6°40'24"	S55°11'18"W	9.90
C36	85.00	37.36	25°11'07"	S71°07'08"W	37.06
C37	125.00	32.18	14°45'08"	S59°13'35"W	32.10
C38	25.00	10.68	24°28'51"	N3°13'34"W	10.60
C39	15.00	21.16	80°49'19"	S55°52'39"E	19.45
C40	135.00	7.88	3°20'40"	N17°08'20"W	7.88
C41	135.00	27.42	11°38'16"	N24°37'48"W	27.37
C42	175.00	33.35	10°59'12"	N24°59'19"W	33.30
C43	175.00	12.41	4°03'44"	N17°29'51"W	12.40
C44	15.00	22.44	85°42'10"	N40°51'38"E	20.40
C45	45.00	40.34	51°21'55"	N57°34'28"E	39.00
C46	55.00	33.19	34°34'34"	N15°17'46"E	32.69
C47	55.00	8.44	8°47'25"	N62°23'44"W	8.43
C48	45.00	49.39	62°52'50"	N40°50'52"W	46.94

LINE TABLE		
LINE	BEARING	LENGTH
L1	N59°33'04"E	15.85

**TALBOT ESTATES PHASE 1A PRUD**

LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 25 TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN KAYSVILLE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 242916  
 FEE PAID 6.00  
 FILED FOR RECORD AND RECORDED THIS 21 DAY OF October, 2024  
 IN BOOK 2770 AT PAGE 190 OF OFFICIAL RECORDS

SHEET 2 OF 2

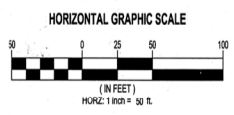
PROJECT NUMBER: 94730  
 MANAGER: BAM  
 DRAWN BY: KFW  
 CHECKED BY: PMH  
 DATE: 9/26/2021

*Richard M. Morgan*  
 DAVIS COUNTY RECORDER  
 DEPUTY RECORDER



**SALT LAKE CITY**  
 45 W. 10000 S., Suite 500  
 Sandy, UT, 84070  
 Phone: 801.255.0529  
 Fax: 801.255.4449  
 www.ensgn.com

DEVELOPER  
**BRIGHTON HOMES**  
 45 E CENTER ST., STE 103  
 NORTH SALT LAKE, UTAH 84054  
 PHONE: 801.397.9765



- LEGEND**
- SECTION CORNER
  - EXISTING STREET MONUMENT
  - PROPOSED STREET MONUMENT
  - SET 6" RIBBON WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
  - PUE PUBLIC UTILITY EASEMENT
  - EASEMENT LINE
  - LOAD RESTRICTED AREA
  - CLASS "M" PIPE AREA: VEHICLES AND ANY TRAFFIC ARE PROHIBITED ON THE CLASS A PIPE UNDERGROUND WATER AQUEDUCT. VIOLATORS WILL BE HELD LIABLE FOR ALL DAMAGES.

WEST QUARTER CORNER SECTION 25 TOWN FOUND  
 SOUTH WEST CORNER SECTION 25 TOWN RIV. SLEAM (FOUND)  
 POINT OF BEGINNING