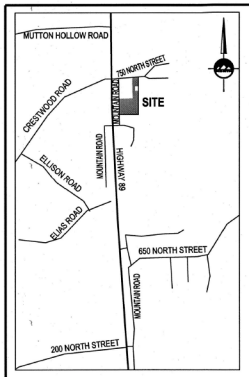
TALBOT ESTATES PHASE 1A PRUD

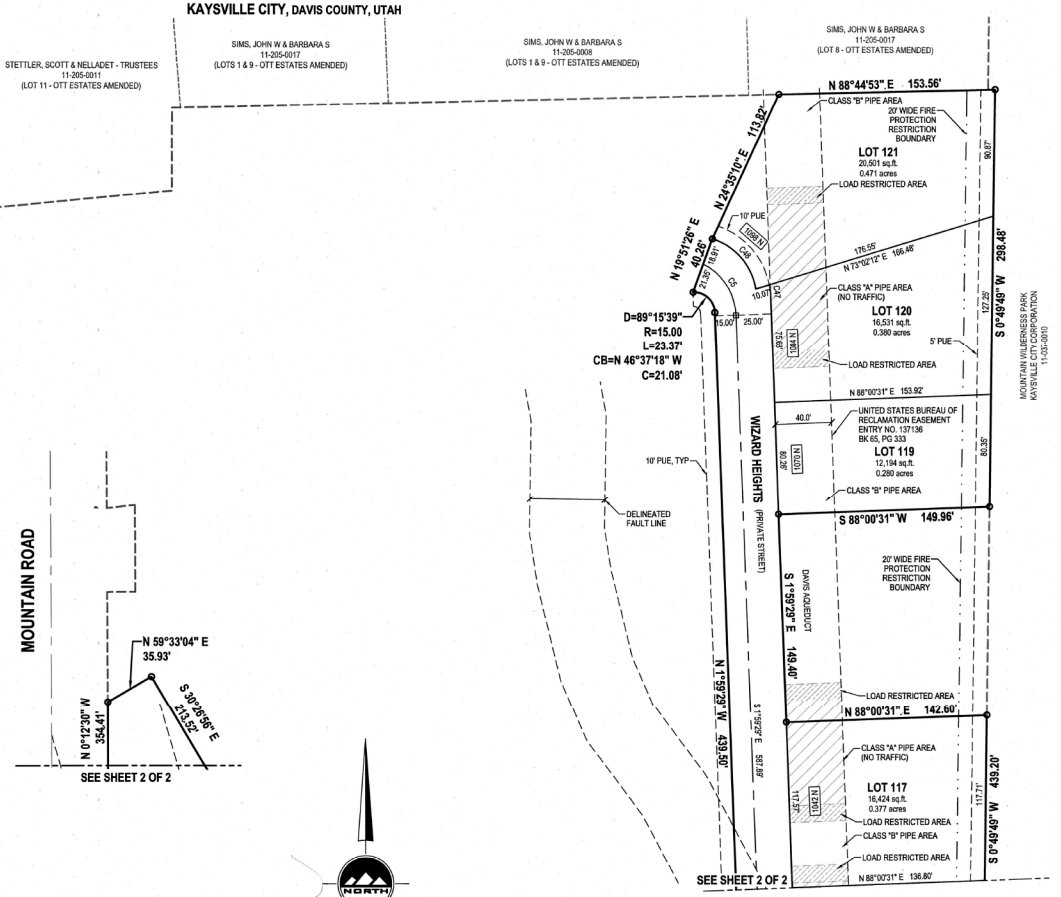
LOCATED IN THE NORTHWEST AND SOUTHWEST QUARTERS OF SECTION 25
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH



VICINITY MAP
NO SCALE
KAYSVILLE, DAVIS COUNTY, UTAH

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PUE — PUBLIC UTILITY EASEMENT
- EASEMENT LINE
- LOAD RESTRICTED AREA
- CLASS "A" PIPE AREA: VEHICLES AND ANY TRAFFIC ARE PROHIBITED ON THE CLASS A PIPE. UNDERGROUND WATER AQUEDUCT. VIOLATORS WILL BE HELD LIABLE FOR ALL DAMAGES.



HORIZONTAL GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
HORZ: 1 inch = 50 ft.

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.

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. Wagstaff
Its: Vice President

LENDER'S ACKNOWLEDGMENT

STATE OF UTAH)S.S.
COUNTY OF SALT LAKE)

On this 1st day of October 2021, personally appeared before me Wayne D. Wagstaff
Who being by me duly sworn did say that he/she is the Vice President of Home Street Bank, a Commercial Banks, 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 Maureen Tewdley Green
My Commission Expires: Feb 3, 2023
Residing in Salt Lake County,
commission # 704304

NOTES:
1. 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 IDENTIFIED ON THIS PLAT MAP AS 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 OWNER'S 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.
2. NO STRUCTURES ALLOWED WITHIN THE DELINEATED FAULT LINE EASEMENTS AND THE UNITED STATES BUREAU OF RECLAMATION EASEMENT.
3. 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.
4. STRUCTURE HEIGHT RESTRICTION WITHIN THE ROCKY MOUNTAIN POWER EASEMENT, APPROVAL FROM ROCKY MOUNTAIN POWER REQUIRED PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS do hereby certify that I am a Licensed Land Surveyor, and that I hold Certificate No. 8034679 as prescribed under 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 below, and have subdivided said tract of land into lots and streets, hereafter 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 Easterly Right-of-Way Line of a frontage road of UDOT Project No. S-0089(406)398 (also known as Mountain Road), said point being North 00°32'09" East 1,316.48 feet and East 416.58 feet from the Southwest Quarter Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian; and running

thence along said Easterly Right-of-Way Line of a frontage road the following three (3) courses:
(1) Northwesterly 39.85 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 39.85 feet with a central angle of 04°04'34")
(2) Northwesterly 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°50'43" West 456.36 feet with a central angle of 05°16'26");
(3) North 00°12'30" West 354.41 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 62°01'16" East 40.04 feet;
thence North 59°33'04" East 96.00 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°00'31" East 133.30 feet;
thence North 01°59'29" West 439.50 feet;
thence Northwesterly 23.37 feet along the arc of a 15.00 foot radius curve to the left (center bears South 88°00'31" West and the chord bears North 46°37'18" West 21.08 feet with a central angle of 89°15'39");
thence North 19°51'26" East 40.26 feet;
thence North 24°35'10" East 113.82 feet to the Southerly Boundary Line of Ott Estates Amended Subdivision;
thence North 88°44'53" East 153.56 feet along said Southerly Boundary Line;
thence South 00°49'49" West 298.48 feet;
thence South 88°00'31" West 149.96 feet;
thence South 01°59'29" East 149.40 feet;
thence North 88°00'31" East 142.60 feet;
thence South 00°49'49" West 439.20 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

Oct 1, 2021
DATE

TRENT R. WILLIAMS
PLS NO. 8034679

PROFESSIONAL LAND SURVEYOR No.8034679 TRENT R. WILLIAMS STATE OF UTAH

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, hereafter 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 10-8a-604d the owner hereby ~~convey~~ DECLARE the Common Area and Private Streets as indicated hereon to HOA

In witness whereof we have hereunto set our hands this 1st day of October A.D., 2021

LLC: Talbot Estates Kaysville, LLC
By: Patrick Scott
Its: President of Brighton Development Utah, LLC Manager

LLC:
By:
Its:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

On the 1 day of OCTOBER A.D. 20 21, personally appeared before me Patrick Scott President of Brighton Development Utah, LLC 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 Talbot Estates Kaysville, LLC as Manager of said LLCs, and (he, she, they) duly acknowledged to me that the Owners Dedication was executed by (he, she them) having authority from said LLC for the purposed described hereon.

Commission #: 701507
MY COMMISSION EXPIRES: JULY 31, 2022
RESIDING IN NORTH SALT LAKE COUNTY. DAVIS

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
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

CITY ATTORNEY'S APPROVAL
APPROVED THIS 17 DAY OF October, 20 21
BY THE KAYSVILLE CITY ATTORNEY.
KAYSVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS 12 DAY OF Oct. 20 21
BY THE CITY PLANNING COMMISSION APPROVAL
CHAIRPERSON, KAYSVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
APPROVED THIS 12th DAY OF OCTOBER, 20 21
BY THE KAYSVILLE CITY ENGINEER
KAYSVILLE CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS 8 DAY OF OCTOBER, 20 21
BY THE KAYSVILLE CITY COUNCIL
CITY RECORDER
CITY MAYOR

SHEET 1 OF 2
PROJECT NUMBER : 9473D
MANAGER : BAM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 10/1/2021

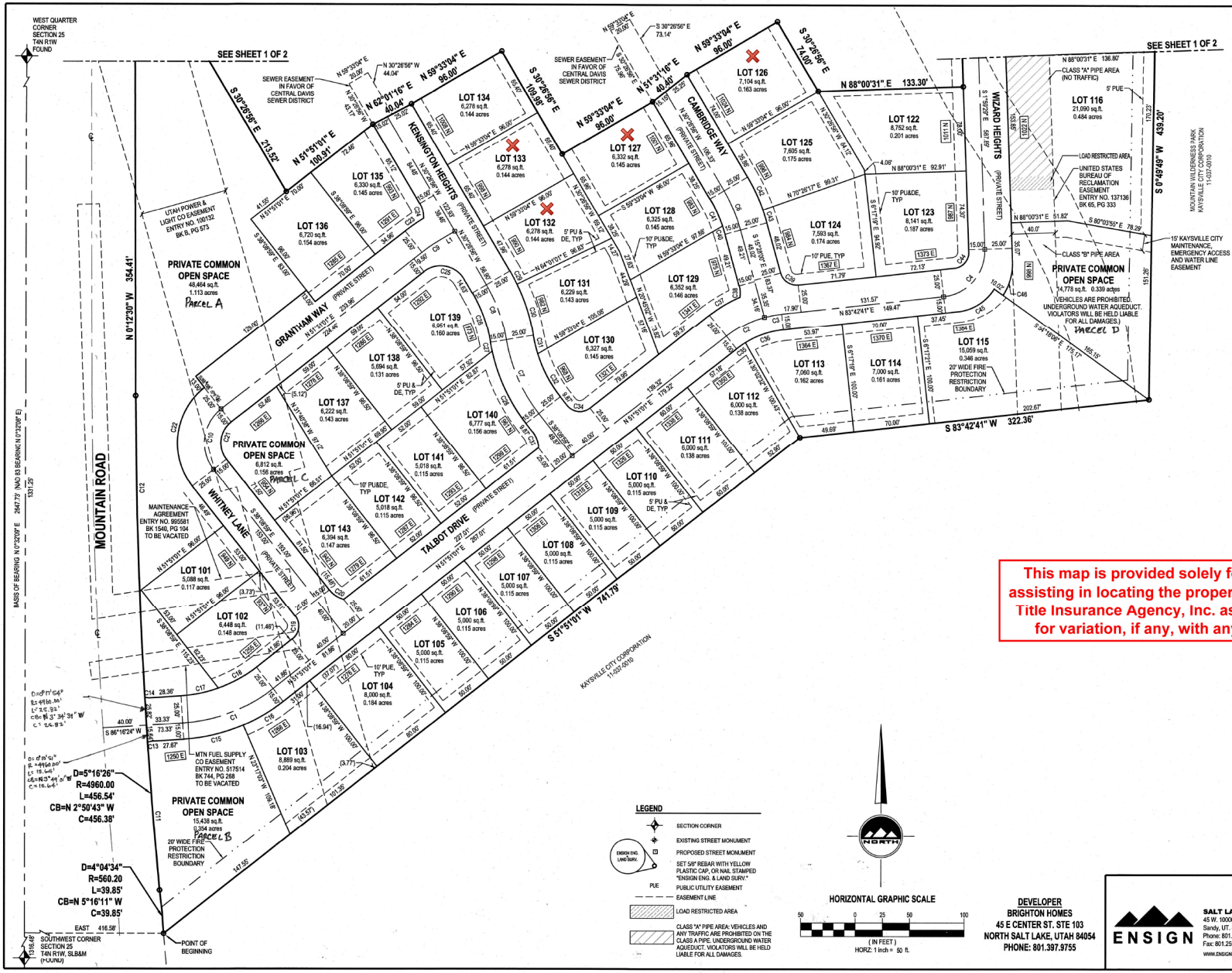
TALBOT ESTATES PHASE 1A PRUD

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. 3429218
FEE PAID $166
FILED FOR RECORD AND RECORDED THIS 21st DAY OF October 2021
IN BOOK 7870 AT PAGE 1240 OF OFFICIAL RECORDS
Richard T. Maughan
DAVIS COUNTY RECORDER
BY _____
DEPUTY RECORDER

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



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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	150.00'	90.12'	34°25'23"	N69°03'42"E	88.77'
C2	100.00'	39.59'	22°41'00"	S63°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°51'36"E	57.81'
C5	42.50'	45.21'	60°56'51"	N32°27'54"W	43.11'
C6	150.00'	39.22'	14°58'56"	N22°57'28"W	39.11'
C7	150.00'	74.74'	28°32'52"	S23°52'33"E	73.97'
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"	S6°51'01"W	56.57'
C11	4960.00'	136.32'	1°34'29"	S4°41'41"E	136.31'
C12	4960.00'	278.76'	3°13'12"	S1°49'06"E	278.72'
C13	25.00'	5.69'	13°01'50"	S79°45'29"W	5.67'
C14	15.00'	5.00'	19°05'09"	S84°11'06"E	4.97'
C15	165.00'	56.32'	19°33'27"	N76°29'40"E	56.05'
C16	165.00'	42.81'	14°51'56"	N59°16'59"E	42.69'
C17	125.00'	35.29'	16°10'24"	N78°11'12"E	35.17'
C18	125.00'	39.81'	18°14'59"	N60°58'30"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"	S56°35'05"E	15.81'
C21	25.00'	39.27'	90°00'00"	S6°51'01"W	35.36'
C22	65.00'	102.10'	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°07'33"W	14.05'
C25	25.00'	42.63'	97°42'04"	N79°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°06'41"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'	16°22'52"	N17°47'33"W	49.86'
C31	125.00'	17.58'	8°03'33"	S13°37'53"E	17.57'
C32	125.00'	44.70'	20°29'20"	S27°54'19"E	44.46'
C33	25.00'	16.09'	36°52'12"	N19°42'54"W	15.81'
C34	15.00'	23.56'	90°00'00"	S83°08'59"E	21.21'
C35	85.00'	9.90'	6°40'34"	S55°11'18"W	9.90'
C36	85.00'	37.30'	25°11'07"	S71°07'06"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°55'12"	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°51'36"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°17'48"E	32.69'
C47	55.00'	8.44'	8°47'29"	N6°23'14"W	8.43'
C48	45.00'	49.39'	62°52'50"	N40°50'32"W	46.94'

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

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
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HORIZONTAL GRAPHIC SCALE
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(IN FEET)
HORZ. 1 inch = 50 ft.

DEVELOPER
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45 E CENTER ST. STE 103
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PHONE: 801.397.9755

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SHEET 2 OF 2

PROJECT NUMBER : 9473D
MANAGER : BAM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 9/29/2021

DAVIS COUNTY RECORDER

ENTRY NO. 3429218
FEE PAID $ 196.00
FILED FOR RECORD AND RECORDED THIS 21st DAY OF October, 2021.
IN BOOK 7870 AT PAGE 1390 OF OFFICIAL RECORDS

Richard T. Maughan
DAVIS COUNTY RECORDER

BY _____
DEPUTY RECORDER