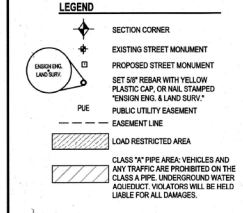


VICINITY MAP  
NO SCALE  
KAYSVILLE, DAVIS COUNTY, UTAH



**LENDER'S CONSENT**  
The described tract of land hereon is subject to a Deed of Trust in favor of 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 conditionally 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

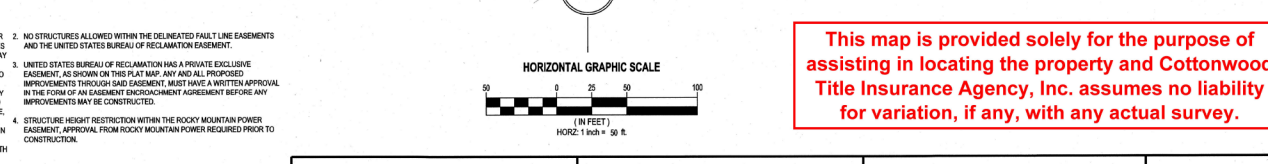
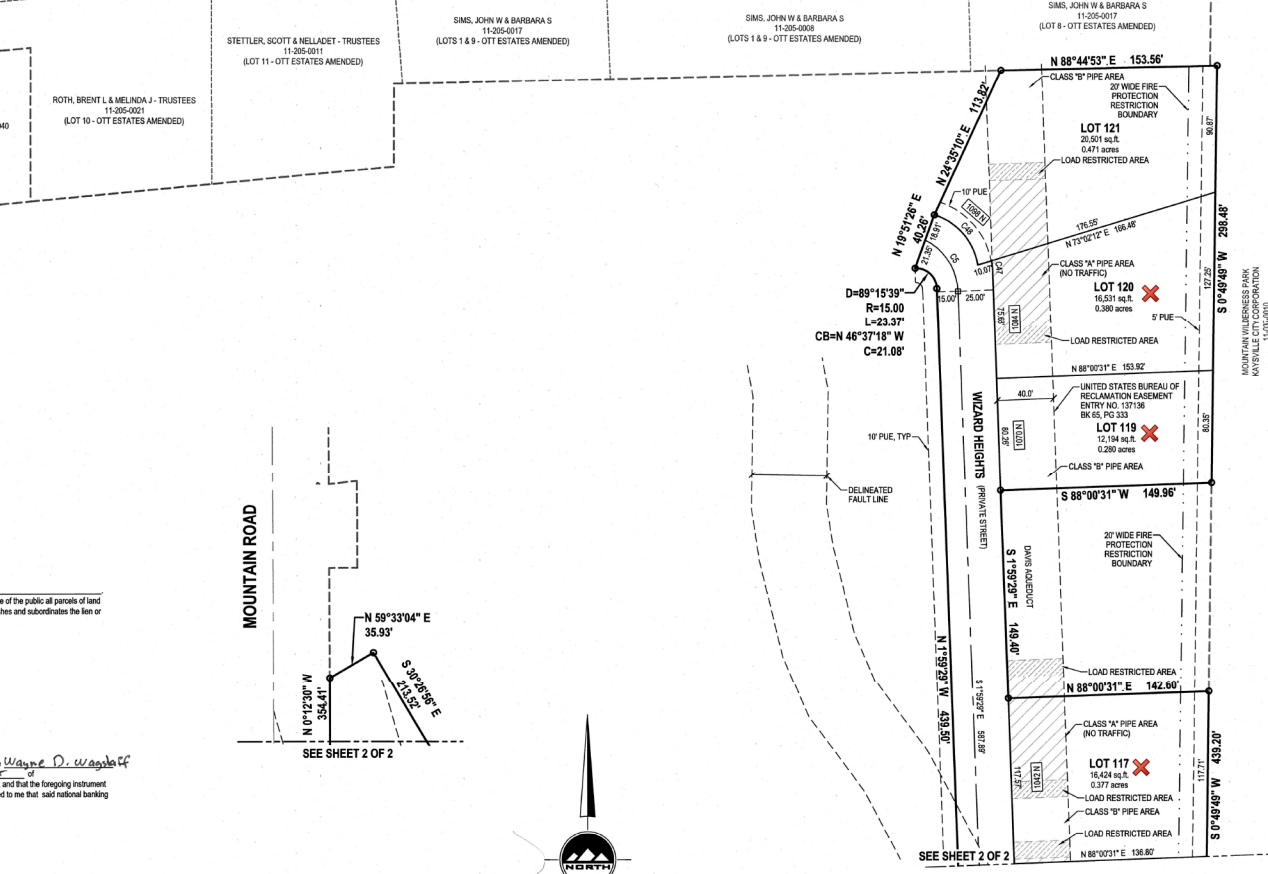
**LENDER'S ACKNOWLEDGMENT**  
I, S.S. \_\_\_\_\_  
COUNTY OF SALT LAKE

On this 1<sup>st</sup> day of October, 2021, personally appeared before me Wayne D. Wagner of Stone Circle Real Estate, LLC 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 Heather Jowley Green  
My Commission Expires: July 3, 2023  
Residing in Salt Lake County, Utah,  
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 IDENTIFIED ON THIS PLAT. WORK 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.
  - 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. 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.

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

**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



**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. 8034679, 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 footage width and area requirements of the applicable zoning ordinance.

**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-00898406398 (also known as Mountain Road), said point being North 02°20'00" East 1,316.48 feet and East 410.58 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 Eastern Right-of-Way Line of a frontage road the following three (3) courses:  
(1) Northwesternly 38.85 feet along the arc of a 560.20 foot radius curve to the left (center bears South 86°46'00" West and the chord bears North 02°16'11" West 38.85 feet with a central angle of 04°36'47")  
(2) Northwesternly 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°20'43" West 456.54 feet with a central angle of 02°16'20")  
(3) North 00°12'00" West 524.41 feet;  
thence North 59°33'04" East 35.53 feet;  
thence South 30°26'50" East 213.32 feet;  
thence North 81°51'01" East 100.81 feet;  
thence North 52°01'16" East 40.04 feet;  
thence North 59°33'04" East 96.00 feet;  
thence South 30°26'50" East 109.98 feet;  
thence North 59°33'04" East 96.00 feet;  
thence North 51°19'16" East 40.40 feet;  
thence North 59°33'04" East 96.00 feet;  
thence South 30°26'50" East 74.00 feet;  
thence North 88°00'31" East 133.30 feet;  
thence North 01°59'22" West 439.50 feet;  
thence Northwesternly 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 02°16'11" West 21.08 feet with a central angle of 89°15'29")  
thence North 19°51'28" East 40.26 feet;  
thence North 24°30'18" East 113.82 feet to the Southern Boundary Line of Old Estates Amended Subdivision;  
thence North 88°00'31" East 193.66 feet along said Southern Boundary Line;  
thence South 00°48'48" West 288.48 feet;  
thence South 88°00'31" West 169.68 feet;  
thence South 01°59'22" East 149.40 feet;  
thence North 88°00'31" East 142.60 feet;  
thence South 00°48'48" West 439.20 feet;  
thence South 83°42'41" West 322.38 feet;  
thence South 51°15'01" West 741.79 feet to the point of beginning.

Contains 522.24 Square Feet or 11.988 Acres and 42 Lots.

ooh 1, 2021  
DATE: 10/01/2021  
TRENT R. WILLIAMS  
PLS. NO. 8034679

**UTILITY DEDICATION**  
By execution of this plat, the Owner(s) show 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 works, 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) show 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**  
Know 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 10a-60404 the owner hereby grants the Common Area and Private Streets as indicated hereon to HOA RECLAMATION.  
In witness whereof we have hereunto set our hands this 1<sup>st</sup> day of October, A.D. 2021.

LLC: Stone Circle Real Estate, LLC LLC:  
By: Patrick Goff By: \_\_\_\_\_  
Is: President of Brighton Development, LLC, LLC Manager Is: \_\_\_\_\_

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
On the 1 day of OCTOBER, A.D. 2021, personally appeared before me, Patrick Goff, President, of Stone Circle Real Estate, LLC, the signor(s) of the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owners Dedication by and in behalf of Patrick Goff Real Estate, LLC, as Manager of said LLC, and (s) he, (s) they) duly acknowledged to me that the Owners Dedication was executed by (s) he, (s) them) having authority from said LLC for the purposes described herein.  
COMMISSION # 701507  
MY COMMISSION EXPIRES: JULY 31, 2022  
Patrick Goff RESIDING IN SOUTH SALT LAKE COUNTY, UTAH

**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. 20210101  
FEE PAID 416.00  
FILED FOR RECORD AND RECORDED THIS 21 DAY OF October, 2021  
IN BOOK 2872 AT PAGE 1286 OF OFFICIAL RECORDS

SHEET 1 OF 2  
PROJECT NUMBER: 14730  
MANAGER: BAM  
DRAWN BY: KPW  
CHECKED BY: Kate White  
DATE: 10/1/2021  
BY: Rebecca T. Morgan DEPUTY RECORDER

**EN SIGN**  
SALT LAKE CITY  
45 W. 1000 S. Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
www.ensigncm.com

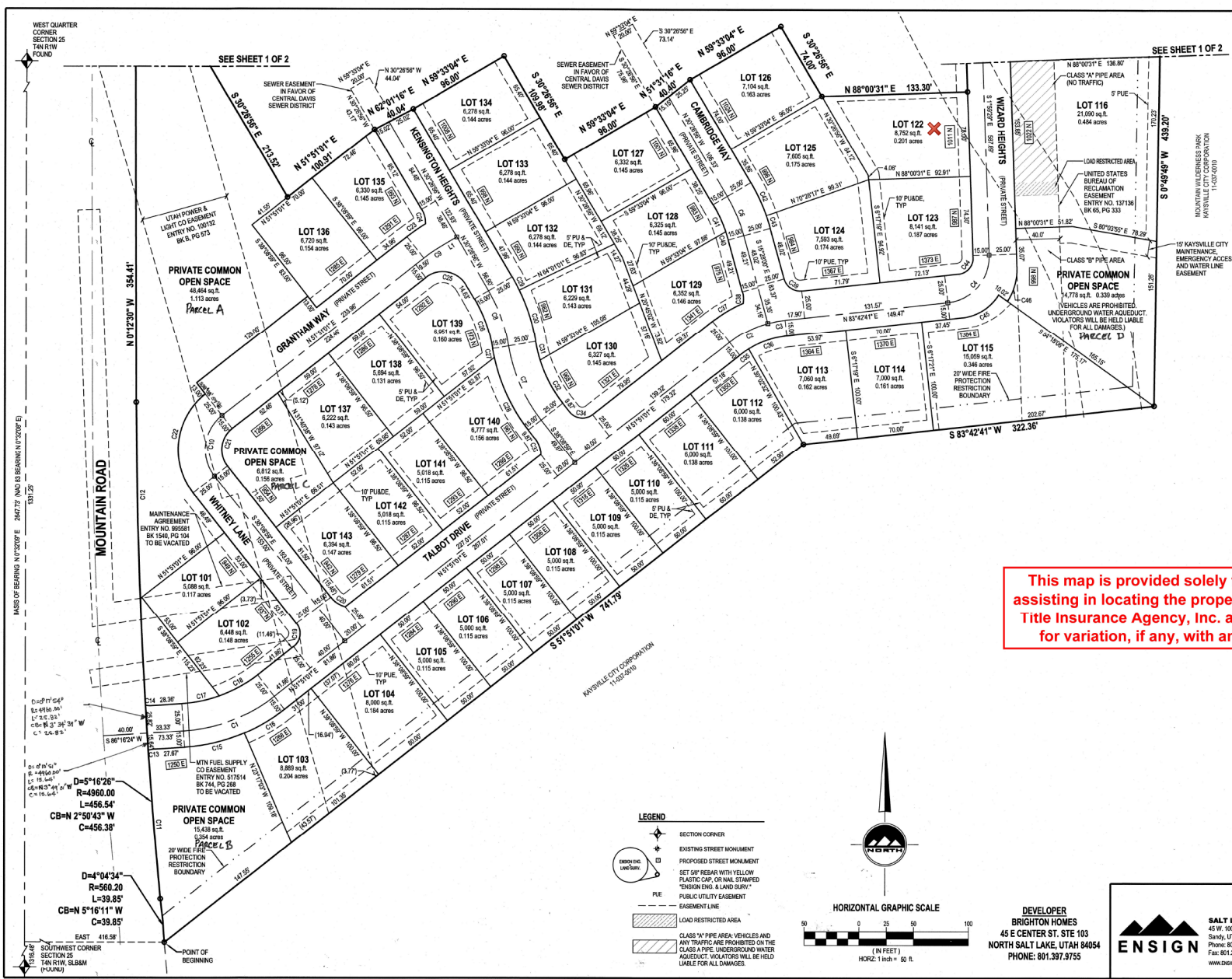
**CITY ATTORNEY'S APPROVAL**  
APPROVED THIS 17 DAY OF October, 2021,  
BY THE KAYSVILLE CITY ATTORNEY.  
[Signature]  
KAYSVILLE CITY ATTORNEY

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

**CITY ENGINEER'S APPROVAL**  
APPROVED THIS 12<sup>th</sup> 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



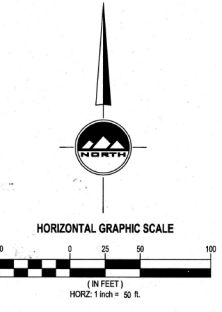
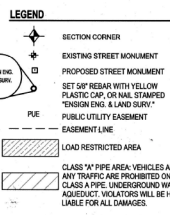
**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	150.00'	90.12'	34°22'31"	N69°03'42"E	86.77'
C2	100.00'	39.59'	22°41'00"	S63°11'31"W	39.33'
C3	100.00'	16.02'	9°12'41"	S79°07'21"W	16.00'
C4	42.50'	63.57'	85°42'10"	N40°51'37"E	57.81'
C5	42.50'	49.21'	60°56'51"	N32°27'54"W	43.11'
C6	150.00'	39.22'	14°58'50"	N22°57'23"W	38.11'
C7	150.00'	74.74'	28°32'32"	S23°52'33"E	73.87'
C8	150.00'	54.58'	20°59'40"	N20°13'17"W	54.38'
C9	150.00'	20.10'	7°42'04"	S55°42'00"W	20.10'
C10	40.00'	62.87'	80°00'00"	S45°10'10"W	56.57'
C11	4000.00'	139.32'	1°54'20"	S44°14'11"E	138.31'
C12	4000.00'	278.78'	3°13'12"	S14°49'08"E	278.72'
C13	25.00'	5.69'	10°10'10"	S75°42'29"W	5.67'
C14	15.00'	5.00'	10°00'00"	S84°11'00"E	4.99'
C15	165.00'	56.32'	19°33'27"	N78°29'46"E	56.50'
C16	165.00'	42.81'	14°51'50"	N59°18'56"E	42.69'
C17	125.00'	35.29'	10°10'24"	N78°11'12"E	35.17'
C18	125.00'	38.81'	10°14'58"	N69°56'56"E	38.65'
C19	15.00'	23.50'	30°00'00"	N45°10'11"E	21.31'
C20	25.00'	16.09'	30°52'12"	S28°33'05"E	15.81'
C21	25.00'	39.27'	30°00'00"	S45°10'11"W	35.36'
C22	65.00'	102.10'	30°00'00"	S45°10'11"W	91.92'
C23	175.00'	20.42'	6°41'07"	S55°11'54"W	20.41'
C24	25.00'	14.34'	32°38'44"	N14°07'23"W	14.05'
C25	25.00'	42.83'	87°42'04"	N59°17'57"W	37.85'
C26	135.00'	48.12'	20°56'40"	N20°13'17"W	48.85'
C27	165.00'	8.12'	2°49'08"	S11°30'41"E	8.12'
C28	165.00'	74.09'	20°45'44"	S25°17'07"E	73.47'
C29	175.00'	13.64'	4°27'57"	N28°12'57"E	13.64'
C30	175.00'	50.03'	10°22'52"	N17°47'33"W	49.80'
C31	125.00'	17.58'	6°03'33"	S13°37'53"E	17.57'
C32	125.00'	44.70'	20°29'20"	S27°54'19"E	44.40'
C33	25.00'	16.09'	30°52'12"	N19°42'54"W	15.81'
C34	15.00'	23.50'	30°00'00"	S45°10'11"E	21.31'
C35	85.00'	9.90'	6°40'34"	S55°11'57"W	9.80'
C36	85.00'	37.39'	23°11'07"	S71°08'08"W	37.06'
C37	125.00'	32.18'	14°45'58"	S58°15'35"W	32.10'
C38	25.00'	10.68'	24°28'51"	N3°13'34"W	10.60'
C39	15.00'	21.16'	80°49'10"	S65°52'29"E	19.40'
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°50'12"	N24°58'19"W	33.30'
C43	175.00'	12.41'	4°03'44"	N17°29'55"W	12.40'
C44	15.00'	22.44'	80°42'10"	N40°51'37"E	20.40'
C45	45.00'	40.34'	51°21'50"	N07°34'29"E	39.00'
C46	55.00'	33.19'	34°34'34"	N15°17'48"E	32.63'
C47	55.00'	8.44'	5°47'50"	N4°23'14"W	8.40'
C48	45.00'	49.39'	62°52'30"	N40°51'37"E	46.94'

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.

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N69°32'04"E	15.85'



**DEVELOPER**  
 BRIGHTON HOMES  
 45 E CENTER ST., STE. 103  
 NORTH SALT LAKE, UTAH 84054  
 PHONE: 801.397.3755



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

**LAYTON**  
 TRIPLETS  
 Phone: 435.843.9890  
 GENERAL ENTRY  
 Phone: 435.852.1413  
 FAX: 435.852.2863  
 Phone: 435.852.2863

**PROJECT NUMBER:** 94730  
**MANAGER:** BAM  
**DRAWN BY:** KFW  
**CHECKED BY:** PMH  
**DATE:** 02/02/2011

**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. 37492-11  
 FEES PAID BY: [Signature]  
 FILED FOR RECORD AND RECORDED THIS 21st DAY OF February 2011 IN BOOK 2772 AT PAGE 1580 OF OFFICIAL RECORDS

**SHEET 2 OF 2**

[Signature] DAVIS COUNTY RECORDER  
 DEPUTY RECORDER