

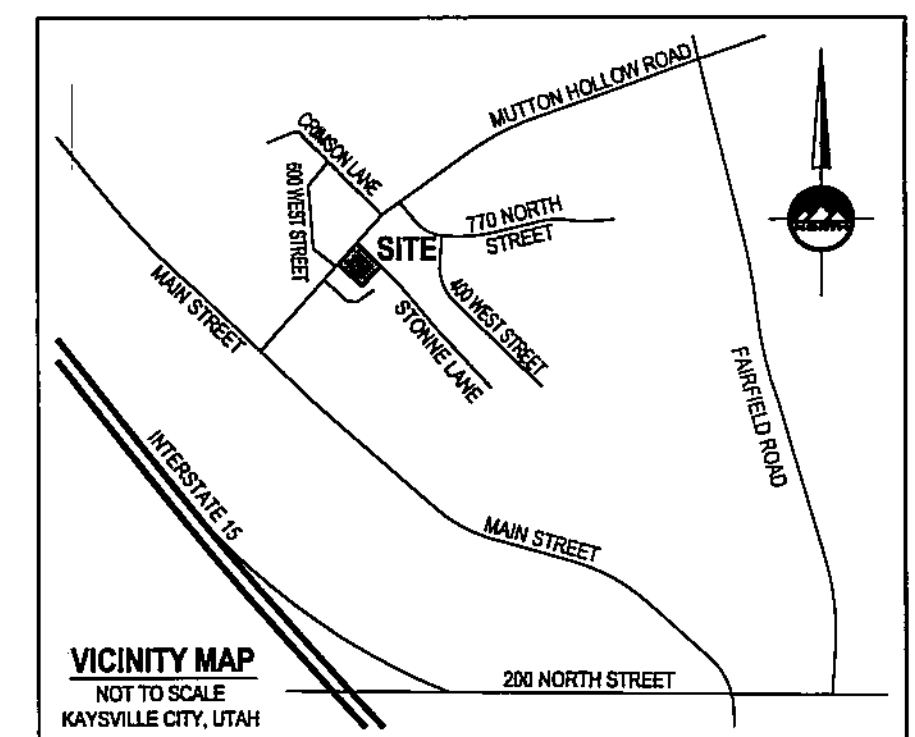
HERITAGE SQUARE TOWNHOMES, A PLANNED UNIT DEVELOPMENT (P.U.D.)

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 TOWNSHIP 4 NORTH RANGE 1 WEST SALT LAKE BASE & MERIDIAN KAYSVILLE CITY, DAVIS COUNTY, UTAH

GENERAL NOTES:

- A PUBLIC UTILITY AND DRAINAGE EASEMENT (PU & DE) IS GRANTED UPON THE RECORDING OF THIS PLAT UPON AND OVER THE PRIVATE STREET (OUTWEST LANE), PARCEL "A" AND PARCEL "B" (OPEN SPACE PARCELS) AND ALL PRIVATE PROPERTY (ALL LOTS) ON THIS PLAT, EXCEPT THE BUILDING FOOTPRINT ON EACH LOT. (SEE NOTE 4 BELOW.)
- PARCEL "A" AND PARCEL "B" ARE OPEN SPACE TO BE OWNED AND MAINTAINED BY THE OUTWEST TOWNHOME HOME OWNERS ASSOCIATION.
- HERITAGE LANE IS A PRIVATE STREET TO BE OWNED AND MAINTAINED BY HERITAGE SQUARE TOWNHOME HOME OWNERS ASSOCIATION.
- KAYSVILLE CITY AND ALL PUBLIC UTILITY COMPANIES ARE GRANTED AN EASEMENT OVER OUTWEST LANE (PRIVATE STREET), PARCEL "A" AND PARCEL "B" (OPEN SPACE PARCELS) AND THE PRIVATE PROPERTY DEFINED IN NOTE NO. 1 ABOVE EXCEPT THE BUILDING FOOTPRINT ON EACH LOT.
- THE SHADED ARE ON EACH LOT REPRESENTS THE BUILDING FOOTPRINT. THE BUILDING DIMENSIONS ARE 24.04 FEET BY 34.00 FEET OR 817 SQUARE FEET OF THE LOT.

NOTE: 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.D. 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.



SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164388 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 HERITAGE SQUARE TOWNHOMES, A PLANNED UNIT DEVELOPMENT, (P.U.D.) 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

Beginning at a point North 32°08'00" East 306.20 feet and North 41°24'00" East 150.00 feet from the Southwest Corner of Section 27, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running:
 Thence North 48°46'00" West 186.42 feet to the south line of Mutton Hollow Road;
 Thence North 40°57'38" East 158.15 feet along the south line of Mutton Hollow Road to the Northwest Corner of Stonne Lane Cluster Subdivision;
 Thence South 48°46'00" East 186.57 feet along the west line to an angle point in the west line of Stonne Lane Cluster Subdivision;
 Thence South 39°56'42" East 107.07 feet along the west line of Stonne Lane Cluster Subdivision to a fence line;
 Thence South 41°24'00" West, (541°16'14" W on steel to the south) 157.98 feet along a fence line to the point of beginning.
 Contains 29,576 square feet, 0.679 acres, 5 lots, a Private Road and 2 Open Space Parcels.

October 31, 2014
 Date
 Keith R. Russell
 License no. 164388



OWNER'S DEDICATION

Known all men by these presents that I, the undersigned owner of the above described tract of land, having caused same to be subdivided, hereafter known as the

HERITAGE SQUARE TOWNHOMES A PLANNED UNIT DEVELOPMENT, (P.U.D.)

do hereby create Private Lots for Private Ownership, a Private Street and Common Area Open Space to be owned and maintained by the Heritage Square Townhome Homeowner's Association, and dedicate to the public all easements on the parcels of land created by this plat as shown hereon as intended for Public Utilities, and Public Use.

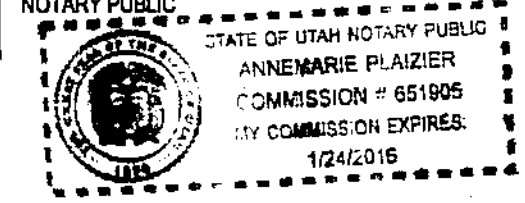
In witness whereof I have hereunto set our hand this 7 day of January, A.D. 2015.

Justin Bennett
 JUSTIN BENNETT
 HERITAGE SQUARE HOLDINGS, LLC - MANAGER

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH, County of Davis, J.S.S.
 On the 7 day of January, A.D. 2015, JUSTIN BENNETT personally appeared before me, the undersigned Notary Public, in and for said County of DAVIS in said State of Utah, who after being duly sworn, acknowledged to me that He signed the Owner's Dedication, ONE in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: 1/24/2016
 Residing in Davis COUNTY.



LINE	BEARING	LENGTH
L1	S41°14'00"W	15.00'
L2	N48°46'00"W	19.00'
L3	N41°14'00"E	15.00'
L4	N41°14'00"E	5.50'
L5	N48°46'00"W	14.00'
L6	N41°14'00"E	14.00'
L7	S48°46'00"E	14.00'
L8	N41°14'00"E	5.50'
L9	N41°14'00"E	15.00'
L10	S48°46'00"E	19.00'
L11	S41°14'00"W	15.00'
L12	N41°14'00"E	7.00'
L13	N41°14'00"E	7.00'
L14	N41°24'00"E	12.50'
L15	S41°24'00"W	12.50'
L16	N48°46'00"W	0.44'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	5.00'	7.85'	90°00'00"	S66°14'00"W	7.07'
C2	5.00'	7.85'	90°00'00"	S3°46'00"E	7.07'
C3	5.00'	7.85'	90°00'00"	N66°14'00"E	7.07'
C4	5.00'	7.85'	90°00'00"	S3°46'00"E	7.07'

LOT	HOUSE NUMBER	STREET
LOT 1	756 NORTH	HERITAGE LANE (675 WEST)
LOT 2	761 NORTH	HERITAGE LANE (675 WEST)
LOT 3	767 NORTH	HERITAGE LANE (675 WEST)
LOT 4	770 NORTH	HERITAGE LANE (675 WEST)
LOT 5	782 NORTH	HERITAGE LANE (675 WEST)

NAME	USE	SQUARE FOOTAGE	PERCENTAGE
PARCEL "A"	OPEN SPACE	1,573 SQ. FT.	5.66%
PARCEL "B"	OPEN SPACE	1,577 SQ. FT.	5.67%
LOT 1	PRIVATE LOT	16,287 SQ. FT.	55.07%
LOT 2	PRIVATE LOT	1,598 SQ. FT.	5.40%
LOT 3	PRIVATE LOT	1,598 SQ. FT.	5.40%
LOT 4	PRIVATE LOT	1,602 SQ. FT.	5.42%
LOT 5	PRIVATE LOT	1,602 SQ. FT.	5.42%
HERITAGE LANE	PRIVATE STREET	3,539 SQ. FT.	11.95%
TOTAL		29,576 SQ. FT.	100.00%

SURVEY RECORDING DATA

DATE: _____
 STATE OF UTAH

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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 TOWNSHIP 4 NORTH RANGE 1 WEST SALT LAKE BASE & MERIDIAN KAYSVILLE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 2844325 FEE PAID 838.00 FILED FOR RECORD AND RECORDED THIS 21 DAY OF JAN, 2015 AT 0:22 IN BOOK 6187 OF OFFICIAL RECORDS PAGE 85

SHEET 1 OF 1

PROJECT NUMBER: L2181
 MANAGER: KRUSSELL
 DRAWN BY: ASHELBY
 CHECKED BY: KRUSSELL
 DATE: 10/31/14

Richard M. Manshan
 DAVIS COUNTY RECORDER
 BY _____ DEPUTY RECORDER

LEGEND

- SECTION CORNER
- WITNESS CORNER
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- BUILDING LOCATION

LAYTON
 1485 West Hillfield Rd. Suite 204
 Layton UT 84041
 Phone: 801.547.1100
 Fax: 801.593.6315
 www.ensignutah.com

SALT LAKE CITY
 Phone: 801.255.0529

PLEASANT GROVE
 Phone: 801.798.8145

TOOELE
 Phone: 435.843.3590

CITY ATTORNEY'S APPROVAL

APPROVED THIS 30th DAY OF DECEMBER, 2014
 BY THE KAYSVILLE CITY ATTORNEY.

Talshaw King
 KAYSVILLE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 31st DAY OF October, 2014
 BY THE CITY PLANNING COMMISSION APPROVAL.

[Signature]
 CHAIRMAN, KAYSVILLE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS 0th DAY OF Jan, 2015
 BY THE KAYSVILLE CITY ENGINEER.

[Signature]
 KAYSVILLE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS 15th DAY OF July, 2014
 BY THE KAYSVILLE CITY COUNCIL.

[Signature] [Signature]
 CITY RECORDER CITY MAYOR