

4884

SURVEYOR'S CERTIFICATE

I, D. Gregg Meyers, a Professional Land Surveyor holding License No. 312770 as prescribed by the laws of the State of Utah, do hereby certify that by the authority of the owners, I have made an accurate survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, hereafter to be known as Kaysville Sunset Equestrian Estates Plat 14A and that the same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A parcel of land located in the Northeast Quarter of Section 9, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah described as follows: BEGINNING of a point on the North line of Kaysville Sunset Equestrian Estates Plat 6 Subdivision as recorded in the office of the Davis County Recorder, said point being the Northeast Corner of Parcel 1 of said Plat 6, said point also being North 00°16'22" West along the Quarter Section Line 520.86 feet and East 462.88 feet from the Center of Section 9 (Basis of Bearing being North 00°16'22" West between the Center and North Quarter Corner of said Section 9) and running thence along the North and West lines of said Parcel 1 the following the following 4 courses: 1) South 52°16'04" West 175.95 feet to a point of curvature of a 197.00 foot radius curve, 2) Westerly along the arc of said curve to the right (Center bears North 37°43'56" West) through a central angle of 37°39'19" a distance of 123.47 feet, 3) South 89°55'23" West 116.69 feet, 4) South 05°14'26" East 20.08 feet to the North right-of-way line of Western Drive as defined in Kaysville Sunset Equestrian Estates Plat 6 Subdivision, and to the East right-of-way line of Angel Street as defined in Kaysville Sunset Equestrian Estates Plat 6 Subdivision as recorded in the office of the Davis County Recorder; thence along said East line the following 5 courses: 1) South 89°55'23" West 6.79 feet to a point of curvature of a 15.00 foot radius curve, 2) Northwesterly along the arc of said curve to the right (Center bears North 00°04'37" West) through a central angle of 89°48'34" a distance of 23.51 feet, 3) North 00°16'04" West 952.8 feet to a point of curvature of a 15.00 foot radius curve, 4) Northwesterly along the arc of said curve to the right (Center bears North 05°42'56" East) through a central angle of 00°00'00" a distance of 23.56 feet, 5) North 89°48'34" West 5.00 feet to a point on the extension of the West line of Parcel 6 of said Plat 6 thence along said West line South 00°16'04" East 1017.50 feet to the Southwest Corner of said Parcel 6 thence along the South line of said Parcel 6 South 89°19'11" East 284.03 feet; thence South 00°19'25" East 369.86 feet; thence South 40°48'05" East 396.57 feet to a point on the North line of Parcel 8 and the North line of said Plat 6, said point being on a 547.00 foot radius curve; thence Southwesterly along said North line and the arc of said curve to the right (Center bears North 47°20'52" West) through a central angle of 15°20'42" a distance of 146.50 feet to the Northwest Corner of said Parcel 8; thence continuing along the North line of said Plat 6, South 49°25'50" West 55.21 feet to the POINT OF BEGINNING. Contains 1 Lot, and 7.87 acres, net less.

Date: OCTOBER 23, 2008

D. Gregg Meyers, P.L.S. No. 312770



DESCRIPTION OF AREA TO BE VACATED

A parcel of land located in the Northeast Quarter of Section 9, Township 3 North, Range 1 West, Salt Lake Base and Meridian, Davis County, Utah described as follows:

Beginning of a point on the east line of Angel Street as defined by Kaysville Sunset Equestrian Estates Plat 8 Subdivision as recorded in the office of the Davis County Recorder, said point being North 00°16'22" West along the section line 1328.85 feet and East 66.12 feet from the Center of said Section 9 and running thence North 00°16'04" West along said East line, 1001.82 feet to a point of curvature of a 15.00 foot radius curve; thence Northwesterly along the arc of said curve to the right (Center of which bears North 89°43'56" East) through a central angle of 90°00'00" a distance of 23.56 feet thence North 89°43'56" East 5.00 feet to a point on the extension of the West line of Parcel "A" of said Plat 6; thence along said West line South 00°16'04" East 1017.50 feet; thence North 89°19'11" West 20.01 feet to the POINT OF BEGINNING. Contains 20.95 sq. ft.

NOTES

- 1. Rear lot corners will be located and marked on the ground with a 5/8" rebar with a plastic cap labeled "BINGHAM ENG.". Front lot corners shall be marked with a rivet installed in the curb at the extension of the side lot lines.
2. All public utility easements shown hereon are 10.00 feet wide unless otherwise noted.
3. Any lot not serviced by a land drain lateral shall construct the lowest floor elevation to be at least one foot (1') above the lowest top back of curb (TBC) elevation within the lot frontage.
4. Approval of this development plat by Kaysville City does not constitute any representation as to the adequacy of subsurface soil condition nor the location or depth of groundwater tables.
5. The portion of Parcel D, Kaysville Sunset Equestrian Estates Subdivision that is vacated shall be vacated as shown on this plat.
6. All parcels identified by a letter (A) rather than a numeric identifier shall be used as Open Space Lots. Open Space Lots shall be transferred to the Kaysville Sunset Equestrian Estates Homeowners Association (HOA), for the use and enjoyment of all residents. Open Space Lots may be utilized for utility easements, drainage facilities or other uses that benefit the HOA, surrounding parcels and residents.
7. Parcel A is to be used as trail corridor. This Parcel in its entirety shall be covered by a Public Access Easement. The Easement shall be created by this reference.

KAYVILLE SUNSET EQUESTRIAN ESTATES PLAT 14A

A SUBDIVISION LOCATED IN THE NORTH EAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, KAYVILLE CITY, DAVIS COUNTY, UTAH AND VACATING PARCEL D OF KAYVILLE SUNSET EQUESTRIAN ESTATES PLAT 6

OWNER'S DEDICATION AND CONSENT TO RECORD
Know all by these present, that we the undersigned owners of the parcel of land shown on this plat, and described herein, have caused the same to be subdivided into the lot and parcel as shown on this plat to be hereafter known as:

KAYVILLE SUNSET EQUESTRIAN ESTATES PLAT 14A
Nathan W. Pugsley, President
Home Smith, Authorized Signer
Homeowners Association
Danville Land Investments, LLC

ACKNOWLEDGMENT

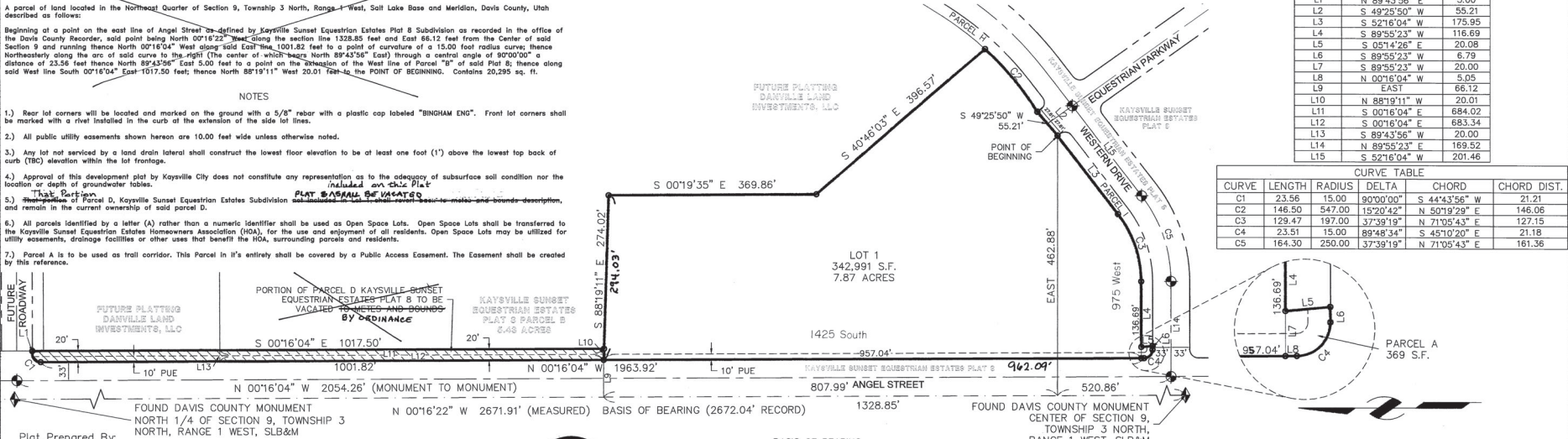
State of Utah ) ss
County of Davis )
On this 23rd day of October, 2008, personally appeared before me, Nathan W. Pugsley, who being by me duly sworn, did say that he is the President of Kayville Sunset Equestrian Estates Homeowners Association and that the foregoing instrument was signed on behalf of said Kayville Sunset Equestrian Estates Homeowners Association, and said Nathan W. Pugsley acknowledged to me that said Kayville Sunset Equestrian Estates Homeowners Association executed the same.
Notary Public for the State of Utah
My Commission Expires 10/5/2010

LEGEND:

- DAVIS COUNTY SECTION CORNER MONUMENTS FOUND (AS NOTED)
STREET MONUMENT TO BE SET / MONUMENT FROM PREVIOUS PLATING
SET REBAR W/ CAP MARKED "BINGHAM ENG."
SUBDIVISION BOUNDARY LINE
LOT LINE
SECTION LINE
RIGHT-OF-WAY LINE
CENTERLINE
10.00' WIDE PUBLIC UTILITY EASEMENT LINE (UNLESS OTHERWISE NOTED)

Table with 3 columns: LINE, BEARING, LENGTH. Lists lines L1 through L15 with their respective bearings and lengths.

Table with 6 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CHORD DIST. Lists curves C1 through C5 with their respective measurements.

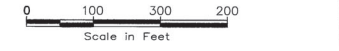


Plat Prepared By: BINGHAM ENGINEERING
Design: JUS
Drawn: CM
Checked: JRL
Reviewed: JRL

Plat Prepared For: Woodside Sunset Farms, LLC
39 East Eaglebridge Drive, Suite 100
North Salt Lake City, Utah 84054

BASIS OF BEARING
The basis of bearing for this plat is North 00°16'22" West 2671.91' between the Center of Section and the North Quarter Corner of Section 9, Township 3 North, Range 1 West, Salt Lake Base and Meridian and shown hereon.

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.



Approval table with columns for Haight's Creek Irrigation Company, City Council, Planning Commission, City Attorney, and Davis County Recorder. Includes signatures and dates for each approval.