

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.

KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 14B

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, D. GREG 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 HEREIN, AND HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS, HERETOBE TO BE KNOWN AS

KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 14B

AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Date: JUNE 3, 2014

D. Greg Meyers
P.L.S. No. 312770



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, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A COMMON LINE BETWEEN KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 14A (ENTRY NO. 2403450) IN BOOK 4853 AT PAGE 22) AND KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 6 (ENTRY NO. 2241520) IN BOOK 4212 AT PAGE 1589) AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT LIES NORTH 00°16'22" WEST ALONG THE SECTION LINE 650.02 FEET AND EAST 617.86 FEET FROM THE CENTER QUARTER CORNER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE EAST LINE OF SAID PLAT 14A, THE FOLLOWING TWO (2) COURSES: 1) NORTH 40°46'03" WEST 398.57 FEET, AND 2) NORTH 00°19'53" WEST 389.88 FEET TO THE SOUTH LINE OF PARCEL 8 OF KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 8 (ENTRY NO. 2321752, IN BOOK 4412 AT PAGE 572) AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER, THENCE SOUTH 88°19'11" EAST ALONG SAID SOUTH LINE TO THE EXTENSION THEREOF 635.23 FEET; THENCE SOUTH 19°30'42" EAST 114.40 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 572.50 FOOT RADIUS RADIAL CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 70°29'18" EAST, THROUGH A CENTRAL ANGLE OF 05°59'10", A DISTANCE OF 56.48 FEET; THENCE SOUTH 25°09'52" EAST 16.39 FEET TO THE NORTH LINE OF SAID PLAT 6; THENCE ALONG SAID NORTH LINE THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 53°25'42" WEST 56.11 FEET; 2) SOUTHWESTERLY ALONG THE ARC OF A 653.00 FOOT RADIUS NORTH-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 27°34'41" EAST, THROUGH A CENTRAL ANGLE OF 27°34'41", A DISTANCE OF 314.22 FEET; 3) SOUTH 33°12'52" WEST 55.00 FEET; 4) SOUTH 32°19'44" WEST 135.21 FEET; AND 5) SOUTHWESTERLY ALONG THE ARC OF A 547.00 FOOT RADIUS NORTH-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 57°34'47" WEST, THROUGH A CENTRAL ANGLE OF 10°13'55", A DISTANCE OF 97.68 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

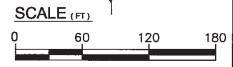
THE BASIS OF BEARING FOR THIS PLAT IS NORTH 00°16'22" WEST 2671.91' BETWEEN THE NORTH QUARTER CORNER AND THE CENTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND SHOWN HEREON.

Table with 5 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD, CHORD DIST. Lists curve data for various segments of the plat.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line data for various segments of the plat.

LEGEND:

- Legend symbols and descriptions: DAVIS COUNTY SECTION CORNER MONUMENTS FOUND, STREET MONUMENT TO BE SET, EXISTING STREET MONUMENT, SET REBAR W/ CAP MARKED "BINGHAM ENG.", SUBDIVISION BOUNDARY LINE, FUTURE PHASE LINE, LOT LINE, PUBLIC UTILITY & DRAINAGE EASEMENT, SECTION LINE, RIGHT-OF-WAY LINE, CENTERLINE.



Plat Prepared by: BINGHAM ENGINEERING, 5100 Hwy West, Salt Lake City, UT 84116

Plat Prepared For: WOODSIDE SUNSET FARMS, LLC, 38 EAST EAGLERIDGE DRIVE, SUITE 100, North Salt Lake City, Utah 84054

HAIGHTS CREEK IRRIGATION COMPANY APPROVAL: Approved This 16th day of July, 2014

CITY COUNCIL APPROVAL: Presented to the City Council of Kaysville City, Utah this 21st day of July, 2014

RECOMMENDED FOR APPROVAL: Approved this 21st day of July, 2014

RECOMMENDED FOR APPROVAL: Approved this 9th day of June, 2014

RECOMMENDED FOR APPROVAL: Approved this 14th day of July, 2014

Davis County Recorder: Entry No. 2817142, Fee Paid \$43.00, Filed for Record and Recorded this 7th day of August, 2014 at 12:00 PM

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