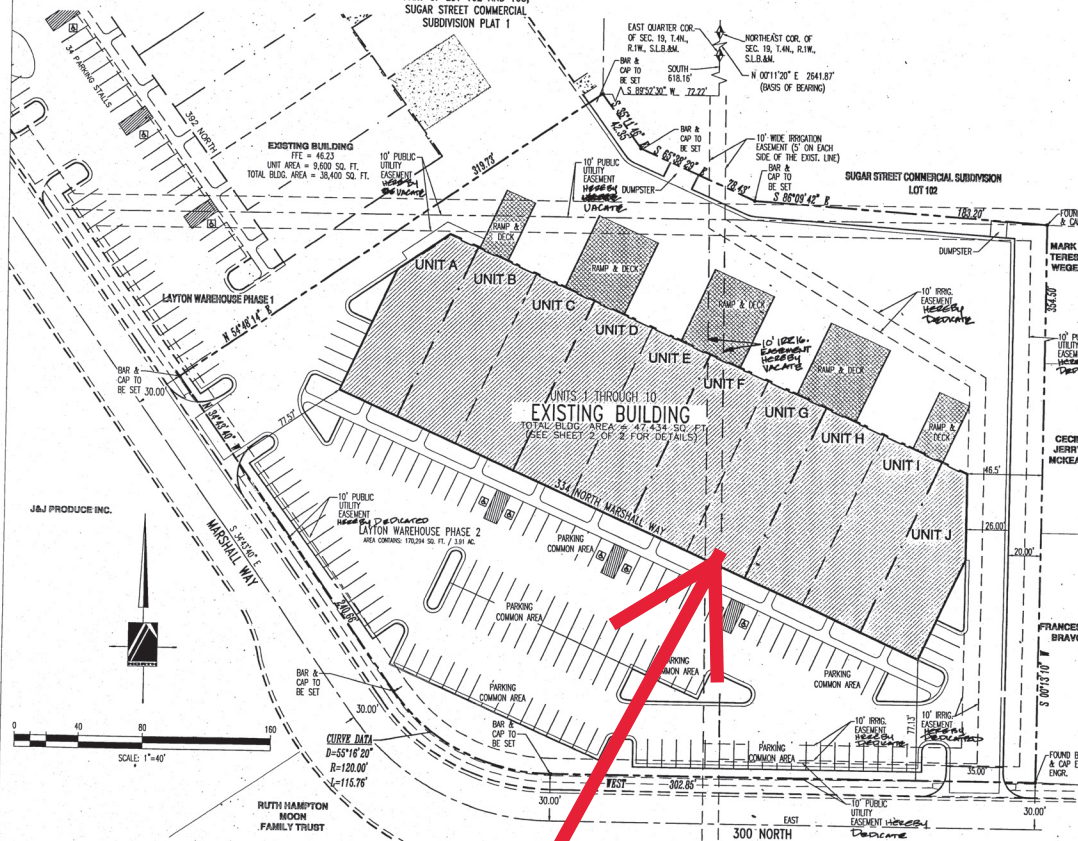


9153-1

# LAYTON WAREHOUSE PHASE 2 A CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 19,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
LAYTON CITY, DAVIS COUNTY, UTAH  
PART OF LOT 102 AND 103,  
SUGAR STREET COMMERCIAL  
SUBDIVISION PLAT 1



4127-1  
1-2814

### NARRATIVE

THIS RECORD OF SURVEY MAP WAS REQUESTED BY U.S. DEVELOPMENT FOR THE PURPOSE OF DEFINING THE AIR SPACE FOR EACH CONDOMINIUM UNIT. A LINE BEARING NORTH 07°11'20" EAST BETWEEN THE NORTHWEST CORNER AND EAST CORNER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN WAS USED AS THE BASIS OF BEARING.

NOTE:  
1. BUILDING CONSTRUCTION OF THIS PROJECT WAS COMPLETE AT THE TIME THIS RECORD OF SURVEY MAP WAS PREPARED.  
2. EACH CONDOMINIUM UNIT CONTAINED WITHIN THE PROJECT IS AS SHOWN AND IS DESIGNATED BY A NUMBER. (SEE SHEET 2 OF 2)  
COMMON AREAS AND FACILITIES - [Symbol] COMMON AREA TO INCLUDE A CROSS ACCESS  
PROGRESS/STRESS EASEMENT FOR VEHICULAR TRAFFIC AND STORM DRAINAGE  
PRIVATE OWNERSHIP - [Symbol]  
LIMITED COMMON AREAS AND FACILITIES - [Symbol]  
EXTERIOR FOUNDATION OF BUILDING - [Symbol]

3. ALL RAMPS AND DOCKING AREAS, CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE CONDOMINIUM UNIT TO WHICH THEY ARE ATTACHED AND/OR APPOINTMENT.  
4. ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN ON DIAGONAL STRIPE OR CROSS HATCHED LINES ARE CONSIDERED COMMON AREA, INCLUDING COVERED AND UNCOVERED PARKING, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA.  
5. DIMENSIONS ON SHEET 1 OF 1 ARE TO EXTERIOR FOUNDATION ONLY.  
6. ALL COMMON AREA IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

### ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF DAVIS

ON THE 25<sup>th</sup> DAY OF October, 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, DAN BROESTING, BEING (1) IN NUMBER, WHO DULY SWORN TO SAY THAT HE IS THE MANAGER OF BARNES BANKING COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED FREELY FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: Layton, Utah  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
COMMISSION EXPIRES: Sept. 1, 2007  
Mary Lynn Howard  
NOTARY PUBLIC

### ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF DAVIS

ON THE 25<sup>th</sup> DAY OF October, 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, JERRY STEVENSON, BEING (1) IN NUMBER, WHO DULY SWORN TO SAY THAT HE IS THE MANAGER OF J&J PRODUCE INCORPORATED, AND THAT SAID INSTRUMENT WAS SIGNED FREELY FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: Layton, Utah  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
COMMISSION EXPIRES: Sept. 1, 2007  
Mary Lynn Howard  
NOTARY PUBLIC

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, STEPHEN J. FACRELL, A DULY REGISTERED PROFESSIONAL UTAH LAND SURVEYOR AS REQUIRED BY THE LAWS OF THE STATE OF UTAH, HOLDING LICENSE NO. 19517, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED TRACT OF LAND AT THE INSTANCE OF U.S. DEVELOPMENT - LAYTON WAREHOUSE PHASE 2 AND I AM BASED ON INFORMATION ON RECORD AT THE DAVIS COUNTY RECORDER'S OFFICE.

A PART OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
WHICH IS ALL OF LAYTON WAREHOUSE, A UTAH COMMERCIAL SUBDIVISION LOCATED IN LAYTON CITY, DAVIS COUNTY, UTAH.

I FURTHER CERTIFY THAT THE ABOVE DESCRIPTION CORRECTLY DESCRIBES THE PERIMETER OF THE SURFACE OF THE LAND ON WHICH HAS BEEN CONSTRUCTED "LAYTON WAREHOUSE PHASE 2"; THAT THE PROPERTY CORNERS HAVE BEEN ACCURATELY SET ON THE GROUND AND ARE SUFFICIENT TO RE-ESTABLISH OR RE-RECREATE THIS SURVEY; THAT THIS RECORD OF SURVEY MAP CONSISTING OF TWO (2) SHEETS WAS PREPARED IN ACCORDANCE WITH THE UTAH CONDOMINIUM ACT AND REPRESENTS A TRUE AND ACCURATE MAP OF THE LAND AND BUILDINGS-PRESENT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STEPHEN J. FACRELL  
LICENSE NO. 19517

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, DAN BROESTING, MANAGER OF U.S. DEVELOPMENT, BARNES BANKING COMPANY AND J & J PRODUCE INCORPORATED, OWNER(S) OF THE TRACT OF LAND DESCRIBED HEREIN, LAYTON WAREHOUSE PHASE 2, DO HEREBY MAKE THIS CERTIFICATE THAT SAID OWNER(S) HAVE CAUSED A SURVEY TO BE MADE, AND THIS RECORD OF SURVEY MAP CONSISTING OF TWO (2) SHEETS TO BE PREPARED, THAT SAID OWNER(S) HAS CONSENTED TO AND DO HEREBY CONSENT TO THE RECORDED OF THIS RECORD OF SURVEY MAP IN ACCORDANCE WITH THE PROVISIONS IN SECTION 57-8-13(1) OF THE "UTAH CONDOMINIUM OWNERSHIP ACT", CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND CONVERTIBLE SPACE, AND ALSO GRANT AND DEDICATE UNTO ALL OWNERS OF UNITS UPON WHICH PRIVATE UTILITY LINES ARE CONSTRUCTED FOR THE PURPOSES OF PERPETUAL MAINTENANCE AND OPERATION, ALL AS SET FORTH HEREIN, AND DO HEREBY DEDICATE TO LAYTON CITY AND DAVIS COUNTY, UTAH, THE EASEMENTS AND CONVEYANCES OF THIS SURVEY.

SIGNED THIS 25<sup>th</sup> DAY OF October, 2004.

DAN BROESTING, MANAGER OF U.S. DEVELOPMENT, INC.  
JERRY STEVENSON, MANAGER OF J&J PRODUCE INCORPORATED

### ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF DAVIS

ON THE 25<sup>th</sup> DAY OF October, 2004, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, DAN BROESTING, BEING (1) IN NUMBER, WHO DULY SWORN TO SAY THAT HE IS THE MANAGER OF BARNES BANKING COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED FREELY FOR THE PURPOSES THEREIN MENTIONED.

RESIDING AT: Layton, Utah  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
COMMISSION EXPIRES: Sept. 1, 2007  
Mary Lynn Howard  
NOTARY PUBLIC

### LAYTON WAREHOUSE PH. 2 DESCRIPTION

BEGINNING AT A POINT WHICH IS LOCATED SOUTH 89°52'30" WEST ALONG SECTION LINE 22.22 FEET AND 618.16 FEET SOUTH FROM THE EAST QUARTER CORNER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN SAID POINT ALSO BEING LOCATED EAST CONTIGUOUS WITH THE COMMON LOT LINE BETWEEN LOTS 102 & 103, SUGAR STREET COMMERCIAL SUBDIVISION PLAT NO. 1, PART OF LOT 3, LAYTON INDUSTRIAL PARK AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER 334.11 FEET AND NORTH 79.02 FEET FROM THE NORTHWEST CORNER OF SAID LOT 103 AND RUNNING THENCE SOUTH 35°11'46" EAST 42.35 FEET; THENCE SOUTH 65°38'29" EAST 78.45 FEET; THENCE SOUTH 86°09'42" EAST 183.20 FEET TO THE NORTHWEST CORNER OF SAID LOT 103; THENCE SOUTHWEST, WESTERLY & NORTHERLY THE FOLLOWING (4) CALLS ALONG THE PERIMETER OF SAID LOT 103: SOUTH 07°11'20" WEST 351.50 FEET TO THE NORTH LINE OF 300 NORTH STREET, WEST 302.85 FEET TO A POINT OF CURVATURE, NORTHWESTERLY ALONG THE ARC OF A 120.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55°16'20" A DISTANCE OF 115.76 FEET (GRADE BEARS: NORTH 62°15'50" WEST 111.33 FEET), NORTH 34°43'40" WEST ALONG THE EAST LINE OF MARSHALL WAY 240.66 FEET, THENCE NORTH 54°48'14" EAST 319.73 FEET TO THE POINT OF BEGINNING.

CONTAINS 170,294 SQ. FT.  
331 AC.

### LAYTON WAREHOUSE PHASE 2 A CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
LAYTON CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 2224879  
PAID \$712.00  
RECORDED THIS 25<sup>th</sup> DAY OF October, 2004 AT 12:59 PM IN BOOK 265 OF OFFICIAL RECORDS PAGE 212

BY: [Signature] DEPUTY RECORDER

**PINNACLE**  
Engineering & Land Surveying, Inc.  
1513 North Hillfield Rd., Suite #2  
Layton, UT 84041  
Phone: (801) 638-7271  
Fax: (801) 544-0651

**CITY ATTORNEY'S APPROVAL**  
APPROVED THIS 17<sup>th</sup> DAY OF November, 2004  
[Signature]  
LAYTON CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 25<sup>th</sup> DAY OF October, 2004  
BY THE LAYTON CITY PLANNING COMMISSION.  
[Signature]  
CHAIRMAN, LAYTON CITY PLANNING COMMISSION

**CITY ENGINEER'S APPROVAL**  
APPROVED THIS 17<sup>th</sup> DAY OF November, 2004  
BY THE LAYTON CITY ENGINEER.  
[Signature]  
LAYTON CITY ENGINEER

**CITY COUNCIL APPROVAL**  
APPROVED THIS 21<sup>st</sup> DAY OF October 2004  
BY THE LAYTON CITY COUNCIL.  
[Signature]  
LAYTON CITY RECORDER  
[Signature]  
LAYTON CITY MAYOR

**LEGEND**

- B&C & CAP TO BE SET STAMPED "PINNACLE"
- SECTION CORNER
- BOUNDARY LINE
- CENTER LINE
- SECTION LINE
- ADJACENT PROPERTY LINE

FORM 33-010  
SHEET 1 OF 2

1-5814

1-5814

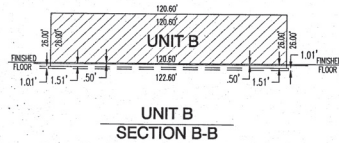
4127-2

4127-2

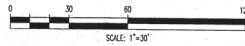
# LAYTON WAREHOUSE PHASE 2 A CONDOMINIUM PROJECT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9,  
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
LAYTON CITY, DAVIS COUNTY, UTAH  
PART OF LOTS 102 AND 103  
SUGAR STREET COMMERCIAL  
SUBDIVISION PLAT 1

4127-2



UNIT B  
SECTION B-B



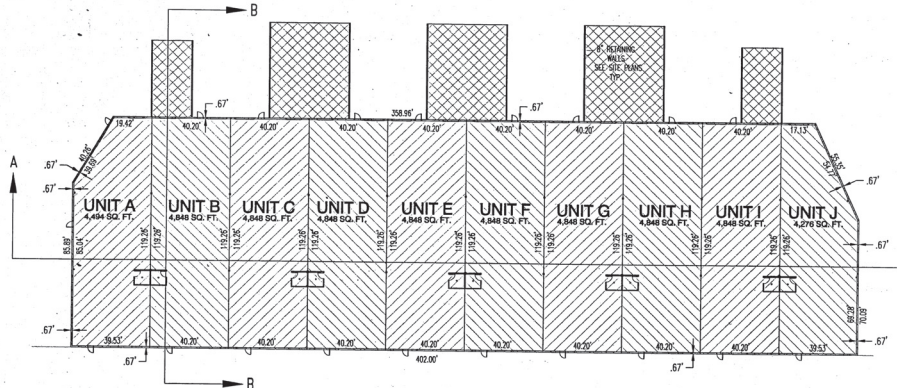
**UNIT A**  
AIR SPACE 4,370 SQ. FT.  
WALL SPACE 124 SQ. FT.  
OVERALL AREA 4,494 SQ. FT.

**UNITS B - I**  
AIR SPACE 4,794 SQ. FT.  
WALL SPACE 54 SQ. FT.  
OVERALL AREA 4,746 SQ. FT.

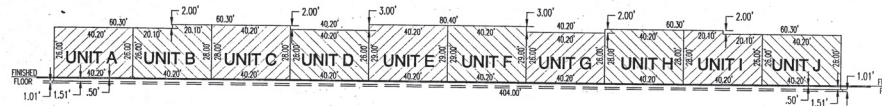
**UNIT J**  
AIR SPACE 4,155 SQ. FT.  
WALL SPACE 121 SQ. FT.  
OVERALL AREA 4,276 SQ. FT.

- NOTE:
- BUILDING CONSTRUCTION OF THIS PROJECT WAS COMPLETE AT THE TIME THIS RECORD OF SURVEY MAP WAS PREPARED.
  - EACH CONDOMINIUM UNIT CONTAINED WITHIN THE PROJECT IS AS SHOWN AND IS DESIGNATED BY A NUMBER. (SEE SHEETS 2 THROUGH 4)
  - COMMON AREAS AND FACILITIES - [Symbol] COMMON AREA TO INCLUDE A CROSS ACCESS WALKWAY/DECK/ESCAPEMENT FOR VEHICULAR TRAFFIC AND STORM DRAINAGE.
  - PRIVATE OWNERSHIP - [Symbol]
  - LIMITED COMMON AREAS AND FACILITIES - [Symbol]
  - EXTERIOR FOUNDATION OF BUILDING - [Symbol]

- ALL RAMPS & DOCKING AREAS, CONTAINED WITHIN THE PROJECT ARE CONSIDERED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE CONDOMINIUM UNIT TO WHICH THEY ARE ATTACHED AND/OR APPOINTMENT.
- ALL OTHER AREA OWNED WITHIN THE PROJECT, BUT NOT SHOWN ON DIMENSIONAL STRIPS OR CROSS-HATCHED LINES ARE CONSIDERED COMMON AREA, INCLUDING COVERED AND UNCOVERED PARKING, STORM WATER DETENTION AND DRAINAGE ESCAPEMENT AREA.
- DIMENSIONS ON SHEET 1 OF 1 ARE TO EXTERIOR FOUNDATION ONLY.
- ALL COMMON AREA IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.



UNITS A - J  
FLOOR PLAN



UNITS A - J  
SECTION A-A

SHEET 2 OF 2

5-5814

## LAYTON WAREHOUSE PHASE 2

**Pinnacle**  
Engineering & Land Surveying, Inc.  
1512 North 2000th Rd, Suite 22  
Layton, UT 84041  
Phone: (801) 438-7271  
Fax: (801) 444-0661



DAVIS COUNTY RECORDER

ENTRY NO. 2026872 FEE PAID 11/25 FILED FOR RECORD AND RECORDED THIS 25th DAY OF OCTOBER, 2024 AT 12:59 PM IN BOOK 3651 OF OFFICIAL RECORDS PAGE 292.

*Michael McLaughlin*  
DAVIS COUNTY RECORDER

DEPUTY RECORDER

5-5814