

3305-1

# CHERRY MEADOWS SUBDIVISION

LOCATED IN THE WEST 1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST, S.L.B.&M. LAYTON CITY, DAVIS COUNTY, UTAH

# SURVEYOR'S CERTIFICATE

3302-7

SEE VACATION 3483-541

3305-1

DAWSON HOLLOW ESTATES PLAT - A  
ENTRY NO. 913901,  
BOOK 1391, PAGE 138

DAWSON HOLLOW ESTATES PLAT - C  
ENTRY NO. 1056159, BOOK 1653, PAGE 140

CHERRY RIDGE SUBDIVISION  
ENTRY NO. 1140526, BOOK 1798, PAGE 1086

OPEN SPACE /  
WET LAND 4.31 ACRES

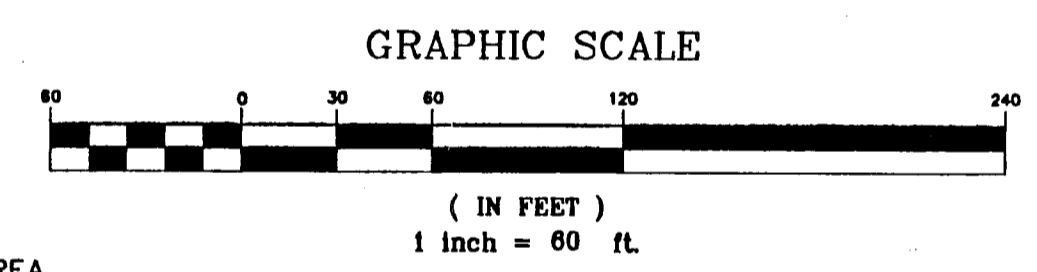
### ACKNOWLEDGMENT

On the 8th day of November, A.D., 1999, personally appeared before me, SCOTT M. BRUBAKER, who being by me duly sworn did say that he is a MEMBER/MANAGER of MOUNTAIN STATES DEVELOPMENT LLC and that the within and foregoing instrument was signed in behalf of said Limited Liability Company and said SCOTT M. BRUBAKER, duly acknowledged to me that said Limited Liability Company executed the same.

CAROL HINTZE  
Notary Public - State of Utah  
1064 S. LOCUST LANE  
SALT LAKE CITY, UT 84117  
MY COMMISSION EXPIRES 6/12/2002

CURVE	RADIUS	ARC LENGTH	CHORD DIR.	CHORD LENGTH	DELTA
C1	126.50'	166.30'	S15°39'41"W	154.58'	75°19'25"
C2	101.50'	133.44'	S15°35'41"W	124.03'	75°19'25"
C3	151.50'	175.61'	S11°08'24"W	165.94'	66°24'50"
C4	151.50'	23.26'	S48°48'02"W	23.54'	98°54'34"
C5	20.00'	31.42'	N08°12'24"E	28.28'	90°00'00"
C6	20.00'	31.42'	N81°44'36"W	28.28'	90°00'00"
C7	125.00'	52.40'	N24°44'02"W	52.02'	24°01'09"
C8	72.00'	44.80'	S18°52'06"E	44.08'	32°39'01"
C9	125.00'	27.80'	N08°22'30"W	27.14'	122°24'24"
C10	25.00'	4.74'	S43°11'02"W	4.73'	103°11'44"
C11	45.50'	70.45'	N09°00'48"W	63.62'	88°42'28"
C12	45.50'	44.06'	N63°04'43"E	42.35'	55°28'57"
C13	45.50'	54.27'	S52°00'59"E	51.11'	68°20'02"
C14	45.50'	55.56'	S14°07'58"W	52.17'	69°57'52"

Any lot that borders the "Special 30-Foot Flood Control Easement" shall not be permitted to install a fence, wall, hedge, or similar structure of any kind, within the easement or on the rear property lines of said lots within the said easement except that side property lines. Also, no fence, wall, hedge, or similar structure shall be permitted within 10 feet from the edge of the waterline on the side property lines of said lots. (Davis County Flood Control Easement) This will allow necessary emergency maintenance of Kays Creek. Control for the purpose of routing or bypassing water into the "Special 30-Foot Flood Control Easement" shall be provided by the Owner. The Owner understands and agrees that reallocated within this "Special 30-Foot Flood Control Easement" that may have to be removed, dismantled or destroyed for maintenance of any kind within said easement, will be at the sole expense of the Owner. Individual flood control permitted must be obtained prior to any construction of residential structure for each lot.



ALL LOTS HAVE 10 FEET PUBLIC UTILITIES EASEMENT ALONG FRONT AND REAR LOT LINES AND 7 FEET ALONG SIDE LOT LINE UNLESS OTHERWISE NOTED.

- DEVELOPER, BUILDERS AND OWNERS TO REVIEW THE LAYTON CITY FIRE PREVENTION BUREAU DOCUMENT ENTITLED SUPPRESSION AND CONTROL OF HAZARDOUS FIRE AREA (GRASS, BRUSH, ETC). THESE REGULATIONS ARE IN FULL EFFECT AND MUST BE FOLLOWED FOR THIS DEVELOPMENT.
- ALL THE MAIL BOXES CAN ONLY BE LOCATED ON THE SIDE OF THE STREET WITH A PARK STRIP.
- CERTAIN LOTS HEREIN REQUIRE MITIGATION MEASURES FOR SLOPE STABILIZATION. INDIVIDUAL LOT OWNER/BUILDER/PURCHASER IS RESPONSIBLE FOR COMPLYING WITH THE SLOPE STABILITY REPORTS. REFER TO APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, PROJECT NO- 973205 (PHONE 801-566-6399 FOR ALL DETAILS) AND TO OTHER REQUIRED SOIL REPORTS AND REVIEWS ON FILE AT LAYTON CITY PUBLIC WORKS OFFICE. LAYTON CITY IS NOT RESPONSIBLE FOR ANY SLOPE, ENGINEERING OR INSPECTION FAILURE, OR ANY RESULTING DAMAGES.
- ALL CUTS AND FILLS OVER 5' ARE TO BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER.
- A LICENSED GEOTECHNICAL ENGINEER TO OBSERVE ALL FOOTING EXCAVATIONS AND PROVIDE A TEST REPORT PRIOR TO THE FOOTING INSPECTION BEING PERFORMED BY LAYTON CITY.
- LOT NOTED AS 148 WILL NOT BE ISSUED A BUILDING PERMIT UNTIL A SOILS REPORT IS SUBMITTED THAT ADDRESSES THE HILLSIDE STABILITY, RELOCATION OF THE GROUND WATER DRAINS AND MEETS ALL OTHER REQUIREMENTS FOR THE SUBDIVISION.
- RETAINING WALLS ON LOT 147 AND LOT 142 NEED TO PROVIDED AND INSPECTED PRIOR TO THE FOOTING DRAIN/ PLUMBING INSPECTION.
- ALL LOTS WITHIN THE SUBDIVISION ARE REQUIRED TO HAVE INDIVIDUAL RECOMMENDATIONS FOR DRAINAGE SYSTEMS AND FOUNDATION.
- ALL LOTS DESIGNATED WITH AN "R" ARE ENTIRELY ENCOMPASSED BY THE PERPETUAL PUBLIC LAND DRAINAGE EASEMENT, AND ARE RESTRICTED TO THEIR USE AS DEFINED IN THE RECORDED DECLARATION OF COVENANTS, CONDITIONS, AGREEMENTS & RESTRICTIONS FOR CHERRY MEADOWS SUBDIVISION.

I, Kenneth W. Watson, do hereby certify that I am a Registered Civil Engineer, and Land Surveyor, and that I hold certificate No. 158397/152300, as prescribed under the 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 CHERRY MEADOWS SUBDIVISION and that same has been correctly surveyed and staked on the ground as shown on this plat.

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS N89°28'00"W, 246.50 FEET ALONG THE QUARTER SECTION LINE AND N00°25'00"W, 200.00 FEET AND N45°37'30"E, 240.78 FEET FROM THE CENTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N.45°37'30"E, 34.03 FEET, THENCE N.31°55'00"W, 386.616 FEET TO THE CENTER LINE OF THE SOUTH FORK OF KAYS CREEK, SAID LINE ALSO THE SOUTH LINE OF DAWSON HOLLOW ESTATES, PLAT "C", LOT 309; ENTRY NO. 1056159, BOOK 1653, PAGE 140, THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID DAWSON HOLLOW ESTATES, PLAT "C" AND ALSO FOLLOWING SAID CENTERLINE OF THE SOUTH FORK KAYS CREEK NINE (9) COURSES AND DISTANCES: THENCE S.57°24'27"W, 41.784 FEET; THENCE S.74°54'13"W, 122.810 FEET; THENCE S.63°58'12"W, 52.410 FEET; THENCE S.77°36'28"W, 147.65 FEET; THENCE S.88°45'08"W, 125.12 FEET; THENCE S.89°01'52"W, 76.02 FEET TO THE SOUTHWEST CORNER OF LOT 304 OF SAID DAWSON HOLLOW ESTATES, PLAT "C"; THENCE S.54°40'44"W, 145.45 FEET; THENCE S.59°01'07"W, 49.69 FEET; THENCE S.52°56'07"W, 114.90 FEET TO THE SOUTHWEST CORNER OF LOT 301, OF SAID DAWSON HOLLOW ESTATES, PLAT "C"; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF DAWSON HOLLOW ESTATES, PLAT "C"; ENTRY NO. 913901, BOOK 1391, PAGE 138; THE FOLLOWING NINE (9) COURSES AND DISTANCES: THENCE S.52°56'07"W, 114.90 FEET; THENCE S.83°21'12"W, 65.61 FEET; THENCE N.68°18'54"W, 297.72 FEET; THENCE N.83°32'36"W, 131.08 FEET; THENCE S.88°45'55"W, 111.31 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID DAWSON HOLLOW ESTATES, PLAT "A"; THENCE S.72°52'23"W, 81.540 FEET; THENCE N.87°06'58"W, 130.98 FEET; THENCE N.60°11'33"W, 95.02 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID DAWSON HOLLOW ESTATES, PLAT "A", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF ROBERT HARDISON PROPERTY, ENTRY NO. 1008811, BOOK 1562, PAGE 715; THENCE N.60°12'18"W, 107.245 FEET; THENCE N.56°56'50"W, 88.88 FEET; THENCE N.51°04'49"E, 32.608 FEET; THENCE N.65°33'20"W, 15.33 FEET; THENCE N.73°01'06"W, 16.312 FEET; THENCE N.62°05'36"W, 54.290 FEET; THENCE N.89°01'00"W, 27.400 FEET; THENCE S.88°21'43"W, 40.482 FEET; THENCE N.74°43'54"W, 40.740 FEET; THENCE S.72°55'45"W, 37.940 FEET; THENCE S.83°45'47"W, 89.525 FEET; THENCE N.83°12'29"W, 54.200 FEET; THENCE N.40°00'00"W, 4.000 FEET TO THE SOUTHWEST CORNER OF LOT 328; EAST LAYTON HILLS NO. 5 SUBDIVISION; ENTRY NO. 677375, BOOK 907, PAGE 1113; THENCE S.54°47'00"W, 44.254 FEET TO THE SECTION LINE; THENCE S.00°13'00"W, 384.194 FEET; THENCE N.85°52'50"W, 100.00 FEET; THENCE S.00°13'00"W, 200.20 FEET; THENCE S.74°00'00"W, 92.59 FEET; ALONG THE CENTER LINE OF A 33 FOOT ROAD; THENCE S.66°10'00"E, 108.88 FEET; THENCE N.16°08'15"E, 140.00 FEET; THENCE S.66°51'00"E, 112.00 FEET; THENCE N.16°08'15"E, 90.990 FEET; THENCE S.66°51'00"E, 188.735 FEET; THENCE N.00°21'00"W, 16.370 FEET; THENCE S.66°51'00"E, 588.227 FEET; THENCE S.00°21'00"E, 67.675 FEET; THENCE EAST 181.38 FEET (DECEDED 196.00'); THENCE NORTH 153.708 FEET (DECEDED 156.00'); THENCE S.89°11'00"E, 618.978 FEET TO THE WEST LINE OF CHERRY RIDGE SUBDIVISION; THENCE NORTH 379.821 FEET ALONG SAID CHERRY RIDGE SUBDIVISION; THENCE N.64° 49' 43" E, 177.38 FEET; THENCE S.89°28'00"E, 520.28 FEET TO THE POINT OF BEGINNING. CONTAINS 26.85 ACRES.

11-8-99  
DATE  
KENNETH W. WATSON, P.E., L.S.  
REG. PROFESSIONAL LAND SURVEYOR (#158397)



### OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the CHERRY MEADOWS SUBDIVISION do hereby dedicate all parcels of land shown on this plat as public right-of-way and utility easements by the public utilities normally utilizing such public utility easements. Furthermore, we do hereby dedicate a parcel of land, to be located by the developer hereof, as a Perpetual Private Land Drainage Easement for perpetual use by the Lot Owners Association of Cherry Meadows Subdivision as created and governed by the Declaration of Covenants, conditions, agreements & restrictions recorded in association herewith. In witness whereof we have hereunto set our hand this 8th day of November, A.D., 1999.

SCOTT M. BRUBAKER  
Notary Public - State of Utah  
1064 S. LOCUST LANE  
SALT LAKE CITY, UT 84117  
MY COMMISSION EXPIRES 6/12/2002

### ACKNOWLEDGMENT

On the 8th day of November, A.D., 1999, personally appeared before me, ROBERT C. MILLER, who being by me duly sworn did say that he is the President of SYMPHONY DEVELOPMENT CORP., which corporation is known to me to be a MEMBER OF CHERRY MEADOWS L.L.C. that the within and foregoing instrument by proper authority, both in its capacity as a corporation, and its capacity as member, of said Limited Liability Company and the said ROBERT C. MILLER, duly acknowledged to me that said corporation and Limited Liability Company executed the same.

STATE OF UTAH  
NOTARY PUBLIC  
ELLIOTT B. SMITH  
2281 E. MURRAY HOLLIDAY RD.  
SUITE # 200  
SALT LAKE CITY, UT 84111  
MY COMMISSION EXPIRES 6/12/2003

### CHERRY MEADOWS SUBDIVISION

LOCATED IN THE WEST 1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST, S.L.B.&M. LAYTON CITY, DAVIS COUNTY, UTAH

SHEET 1 OF 3

**EWP ENGINEERING, INC.**  
CIVIL - ENVIRONMENTAL - TRANSPORTATION - WATER RESOURCES  
WATER/WASTEWATER TREATMENT  
3995 South 700 East, Suite 300, S.L.C. UTAH 84121-0090

PLANNING COMMISSION  
APPROVED THIS 26th DAY OF Jan. A.D., 1999 BY THE LAYTON CITY PLANNING COMMISSION  
Preston Cox  
CHAIRMAN, LAYTON CITY PLANNING COMMISSION

ENGINEERS CERTIFICATE  
APPROVED THIS 2nd DAY OF February  
David Decker  
LAYTON CITY ENGINEER

APPROVAL AS TO FORM  
APPROVED AS TO FORM THIS 21st DAY OF January, A.D., 1999  
Layton City Attorney

LAYTON CITY COUNCIL  
PRESENTED TO THE LAYTON CITY COUNCIL THIS 11th DAY OF January, A.D., 1999 AT WHICH TIME THIS SUBDIVISION PROJECT WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL  
Layton City Mayor

DAVIS COUNTY RECORDER  
ENTRY NO. 1574579 FEE PAID 141.00  
FILED FOR RECORD AND RECORDED THIS 10th DAY OF February 1999 AT 1:38 PM IN BOOK 2614 OF OFFICIAL RECORDS PAGE 192  
Sheryl L. White  
DAVIS COUNTY RECORDER  
James Ashauer  
BY DEPUTY RECORDER

3305-2

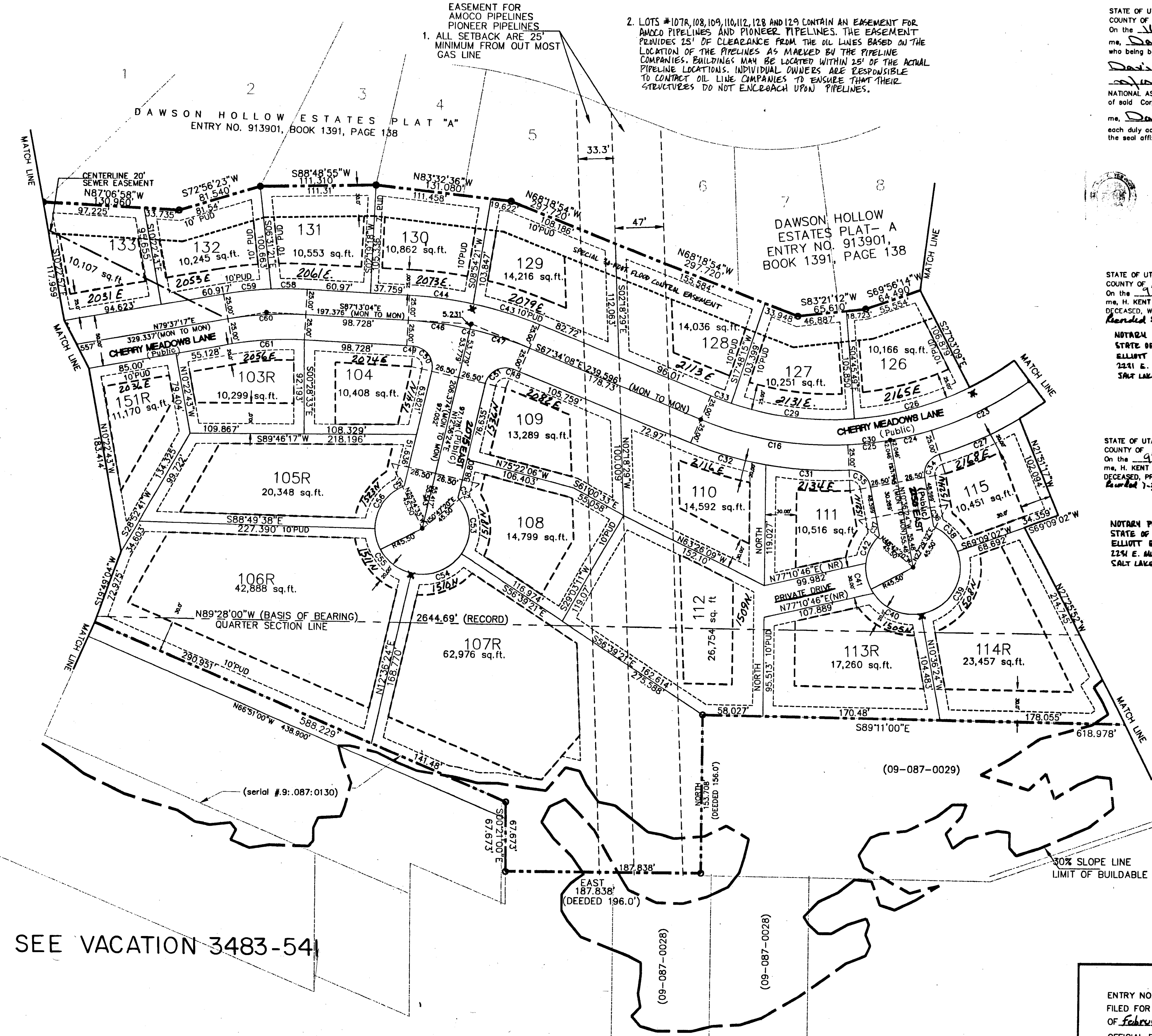
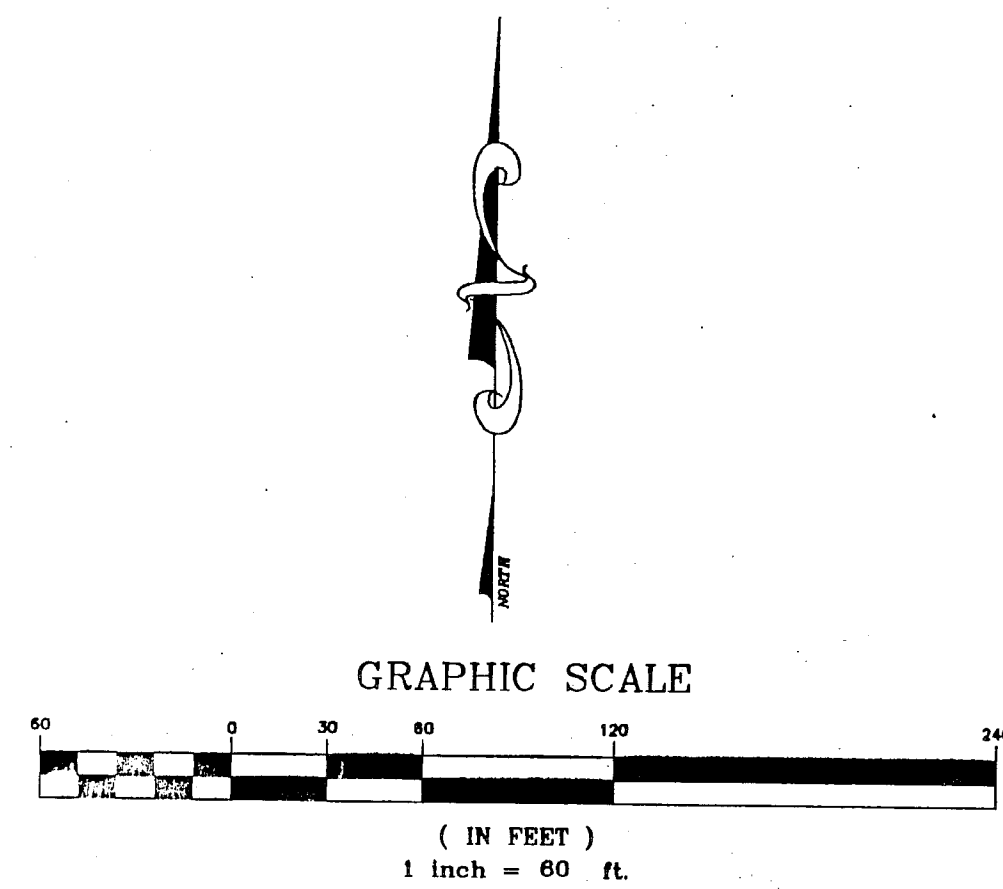
# CHERRY MEADOWS SUBDIVISION

LOCATED IN THE WEST 1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST, S.L.B.&M.  
LAYTON CITY, DAVIS COUNTY, UTAH

## LEGEND

- PROPERTY LINE
- SETBACK LINE
- 10' PUBLIC UTILITY AND DRAINAGE ESAMENT
- NEW FIRE HYDRANT
- MONUMENT TO BE SET
- NOT RADIAL LINE

CURVE	RADIUS	ARC LENGTH	CHORD DIR.	CHORD LENGTH	DELTA
C15	25.00'	0.82'	N52°25'35"W	0.82'	01°52'52"
C16	322.50'	145.04'	S80°27'11"E	143.88'	25°46'06"
C17	98.50'	63.17'	N18°21'18"W	62.09'	36°44'36"
C18	98.50'	32.49'	N27°17'34"W	32.32'	18°54'04"
C19	98.50'	16.67'	N12°59'43"W	16.65'	09°41'38"
C20	98.50'	14.01'	N04°04'27"W	14.00'	08°08'54"
C21	347.50'	29.29'	N55°40'17"E	29.28'	04°49'47"
C22	297.50'	50.32'	N58°06'07"E	50.26'	09°41'28"
C23	322.50'	106.20'	N62°41'25"E	105.77'	18°52'04"
C24	322.50'	40.92'	N75°45'32"E	40.89'	07°16'09"
C25	322.50'	40.92'	N83°01'41"E	40.89'	07°16'09"
C26	322.50'	115.73'	N74°03'31"E	115.00'	14°02'16"
C27	347.50'	85.14'	N65°06'19"E	84.93'	14°02'16"
C28	297.50'	120.18'	S83°11'22"E	119.36'	23°08'44"
C29	347.50'	80.52'	S86°41'59"E	80.34'	13°16'32"
C30	322.50'	333.07'	N82°50'38"E	318.47'	59°10'28"
C31	347.50'	75.77'	S73°48'56"E	75.62'	12°28'35"
C32	297.50'	21.02'	S69°35'37"E	21.02'	04°02'57"
C33	20.00'	28.88'	N30°45'32"E	26.43'	82°43'51"
C34	20.00'	28.88'	N51°58'18"E	26.43'	82°43'51"
C35	25.00'	2.07'	N60°08'07"W	2.07'	04°44'41"
C36	25.00'	2.07'	S38°55'20"W	2.07'	04°44'41"
C37	45.50'	33.08'	N41°40'43"W	32.36'	41°39'30"
C38	45.50'	79.61'	N29°16'19"E	69.84'	100°14'34"
C39	45.50'	52.78'	S67°22'30"E	49.87'	66°27'48"
C40	45.50'	30.59'	S14°52'54"E	30.02'	38°31'24"
C41	45.50'	29.32'	S22°50'14"W	28.81'	36°54'52"
C42	376.50'	67.29'	N72°41'21"W	67.20'	10°14'26"
C43	376.50'	61.82'	N82°30'49"W	61.75'	09°24'30"
C44	351.50'	120.54'	N77°23'36"W	119.95'	19°38'55"
C45	351.50'	60.27'	N82°18'20"W	60.20'	09°49'28"
C46	351.50'	60.27'	N72°28'52"W	60.20'	12°24'36"
C47	326.50'	6.26'	S68°07'05"E	6.26'	01°05'53"
C48	326.50'	6.26'	S86°40'07"E	6.26'	01°05'53"
C49	20.00'	34.46'	S36°45'23"E	30.35'	98°43'34"
C50	20.00'	34.46'	N61°58'11"E	30.35'	98°43'34"
C51	25.00'	2.14'	N36°45'16"W	2.14'	04°54'449"
C52	45.50'	57.62'	N02°56'01"W	53.85'	72°33'19"
C53	45.50'	55.00'	S67°58'32"W	51.72'	69°15'45"
C54	45.50'	61.03'	S38°58'00"E	56.56'	76°51'13"
C55	45.50'	51.72'	S32°01'32"W	48.98'	65°07'51"
C56	25.00'	2.00'	S62°18'10"W	2.00'	04°34'36"
C57	352.50'	34.70'	S89°57'44"W	34.69'	05°38'25"
C58	327.50'	46.27'	S83°22'54"W	46.24'	07°31'14"
C59	327.50'	75.23'	S86°12'07"W	75.06'	13°09'39"
C60	362.50'	69.48'	S86°12'07"W	69.33'	13°09'39"



- EASEMENT FOR AMOCO PIPELINES PIONEER PIPELINES
- ALL SETBACK ARE 25' MINIMUM FROM OUT MOST GAS LINE
  - LOTS #107R, 108, 109, 110, 112, 128 AND 129 CONTAIN AN EASEMENT FOR AMOCO PIPELINES AND PIONEER PIPELINES. THE EASEMENT PROVIDES 25' OF CLEARANCE FROM THE OIL LINES BASED ON THE LOCATION OF THE PIPELINES AS MARKED BY THE PIPELINE COMPANIES. BUILDINGS MAY BE LOCATED WITHIN 25' OF THE ACTUAL PIPELINE LOCATIONS. INDIVIDUAL OWNERS ARE RESPONSIBLE TO CONTACT OIL LINE COMPANIES TO ENSURE THAT THEIR STRUCTURES DO NOT ENCLASH UPON PIPELINES.

## ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF Salt Lake  
On the 16 day of November A.D., 1999 personally appeared before me, David A. Young AND wife who being by me duly sworn did say, each for himself, that he, she said David A. Young is the President, and the said wife is the Secretary of KEY BANK NATIONAL ASSOCIATION and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its Board of Directors, and said me David A. Young AND wife each duly acknowledged to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

*Christie Carlson*  
NOTARY PUBLIC  
RESIDING IN Salt Lake City  
MY COMMISSION EXPIRES 5-20-2003

## ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF Salt Lake  
On the 9 day of November A.D., 1999 personally appeared before me, H. KENT FORBES, TRUSTEE OF THE SHELTERED TRUST U/W RAY J. FORBES DECEASED, who duly acknowledged to me that he executed the same.  
Recorded 5-28-96 #125145 BK 2005 #1181

NOTARY PUBLIC  
STATE OF UTAH  
ELLIOTT B. SMITH  
2241 E. MURKIN HOLLIDAY RD, SUITE 200 RESIDING IN Salt Lake City  
SALT LAKE CITY, UT 84117  
MY COMMISSION EXPIRES 6/17/2003

## ACKNOWLEDGMENT

STATE OF UTAH  
COUNTY OF Salt Lake  
On the 9 day of November A.D., 1999 personally appeared before me, H. KENT FORBES, PERSONAL REPRESENTATIVE OF THE ESTATE OF ADA P.F.O. SES DECEASED, PROBATE NO. 983700293, who duly acknowledged to me that he executed the same.  
Recorded 7-30-99 #153578 BK 2539 #969

NOTARY PUBLIC  
STATE OF UTAH  
ELLIOTT B. SMITH  
2241 E. MURKIN HOLLIDAY RD, SUITE 200 NOTARY PUBLIC  
RESIDING IN Salt Lake City  
SALT LAKE CITY, UT 84117  
MY COMMISSION EXPIRES 6/17/2003

SEE VACATION 3483-54

SHEET 2 OF 3

DAVIS COUNTY RECORDER  
ENTRY NO. 1574579 FEE PAID 141.00  
FILED FOR RECORD AND RECORDED THIS 10th DAY  
OF February 2000 AT 1:38 PM IN BOOK 2614 OF  
OFFICIAL RECORDS PAGE 192

*Sheryl L. White*  
DAVIS COUNTY RECORDER

*James Ashauer*  
BY DEPUTY RECORDER

3305-3

3305-3

# CHERRY MEADOWS SUBDIVISION

LOCATED IN THE WEST 1/4 OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 WEST, S.L.B.&M.  
LAYTON CITY, DAVIS COUNTY, UTAH

3305-3  
4-9066

## LEGEND

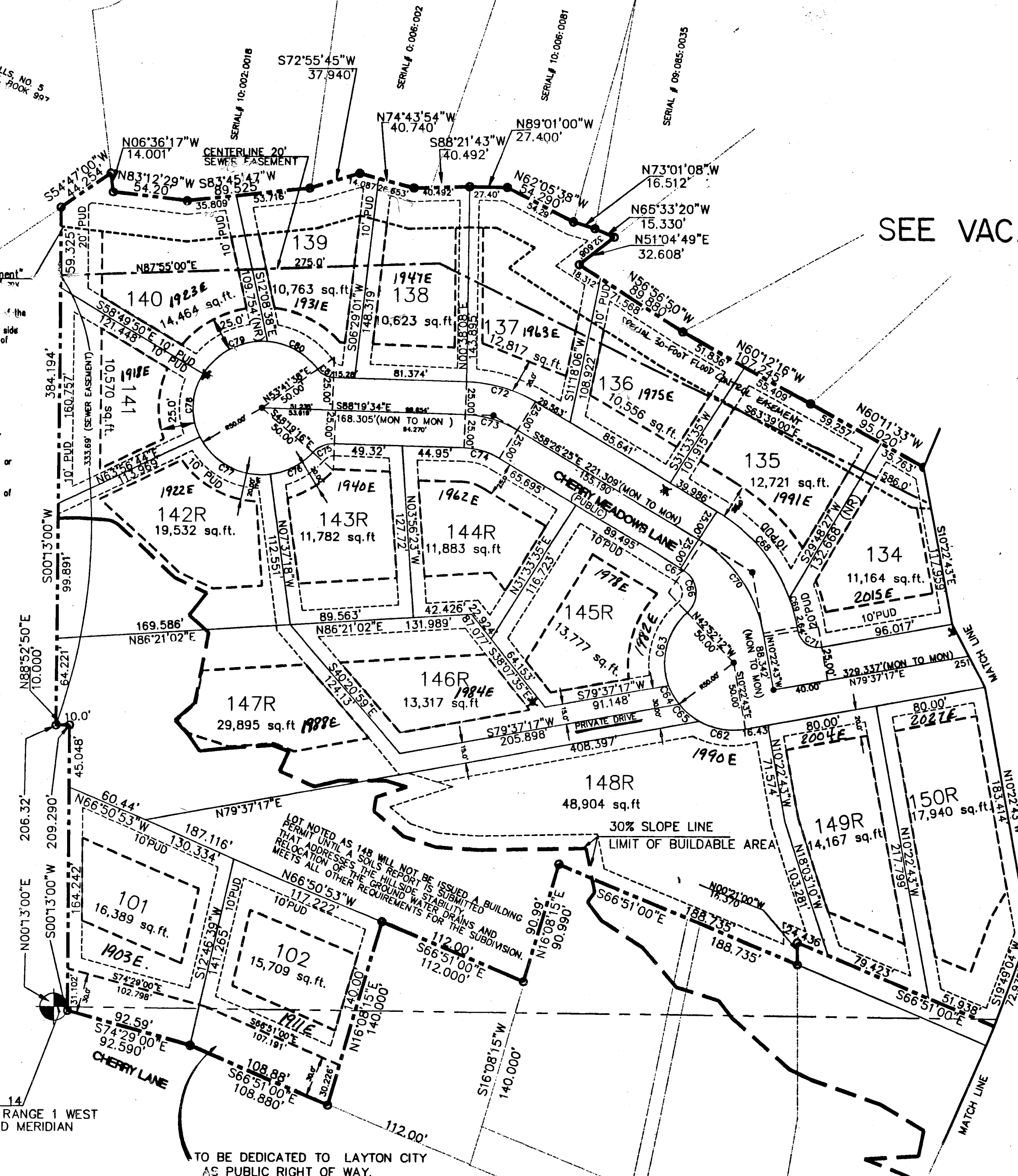
- PROPERTY LINE
- SETBACK LINE
- 10' PUBLIC UTILITY AND DRAINAGE EASEMENT
- NEW FIRE HYDRANT
- MONUMENT TO BE SET
- NOT RADIAL LINE

SEE VACATION 3483-541

DAWSON HOLLOW ESTATES PLAT "A"  
ENTRY NO. 913901, BOOK 1391, PAGE 138

Any lot that borders the "Special 30-Foot Flood Control Easement" shall not be permitted to install a fence, wall, hedge, or similar structure of any kind, within the easement or on the rear property lines of said lots within the said easement except for side property lines. Also, no fence, wall, hedge, or similar structure shall be permitted within 10 feet from the edge of the waterline on the side property lines of said lots. (Davis County Flood Control will need to review with each lot owner individually the placement of side yard fencing within this special flood control easement to avoid obstruction of said easement and provide convenience in maintaining Kays Creek.) If a fence is installed within the "Special 30-Foot Flood Control Easement" it shall be done only under the following conditions:

- The restrictions of placement found within these covenants shall be strictly followed.
- A fifteen (15) foot wide gate must be installed on each side property fence if a fence is installed within the "Special 30-Foot Flood Control Easement". This will allow necessary ingress/egress to Davis County Flood Control for the purpose of routine or emergency maintenance of Kays Creek. The Owner understands and agrees that replacement of any walls, fences, landscaping and the like, constructed or installed within this "Special 30-Foot Flood Control Easement" that may have to be removed, dismantled or destroyed for maintenance of any kind within said easement, will be at the sole expense of the Owner.
- Individual flood control permit must be obtained prior to any construction of residential structure for each lot.



GRAPHIC SCALE



CURVE	RADIUS	ARC LENGTH	CHORD DIR.	CHORD LENGTH	DELTA
C62	50.00'	34.60'	S80°33'20"E	33.91'	39°38'46"
C63	50.00'	58.73'	S13°28'55"W	55.41'	67°17'47"
C64	50.00'	15.92'	S29°17'22"E	15.86'	18°14'47"
C65	50.00'	19.48'	S49°34'21"E	19.35'	22°19'11"
C66	20.00'	36.15'	N04°39'13"W	31.43'	103°34'01"
C67	77.50'	2.71'	N57°26'20"W	2.71'	02°00'12"
C68	127.50'	84.80'	N38°23'15"W	83.24'	38°06'21"
C69	127.50'	22.15'	N15°21'23"W	22.13'	09°57'22"
C70	102.50'	85.98'	N14°24'34"W	83.48'	48°03'43"
C71	15.00'	23.56'	S55°22'43"E	21.21'	90°00'00"
C72	101.50'	52.94'	N73°23'00"W	52.34'	29°53'09"
C73	76.50'	39.90'	N73°23'00"W	39.45'	29°53'09"
C74	51.50'	26.86'	N73°23'00"W	26.56'	29°53'09"
C75	20.00'	17.45'	S66°40'35"W	16.90'	49°58'41"
C76	50.00'	35.52'	N62°01'43"E	34.77'	40°41'58"
C77	50.00'	62.45'	S61°50'17"E	58.47'	71°34'02"
C78	50.00'	49.94'	S02°33'27"W	47.89'	57°13'26"
C79	50.00'	55.14'	S6°24'46"W	52.39'	63°11'17"
C80	50.00'	43.06'	N60°58'30"W	41.74'	49°20'16"
C81	15.00'	13.62'	S62°18'58"E	13.16'	52°01'12"

W 1/4 COR. SECTION 14  
TOWNSHIP 4 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
FOUND MONUMENT

TO BE DEDICATED TO LAYTON CITY  
AS PUBLIC RIGHT OF WAY.  
(30FT.)

DAVIS COUNTY RECORDER

ENTRY NO. 1574579 FEE PAID 141.00

FILED FOR RECORD AND RECORDED THIS 10<sup>th</sup> DAY  
OF February 2009 AT 1:38 PM IN BOOK 2614 OF  
OFFICIAL RECORDS PAGE 192

Sheryl L. White James Ashauer  
DAVIS COUNTY RECORDER BY DEPUTY RECORDER

3305-3