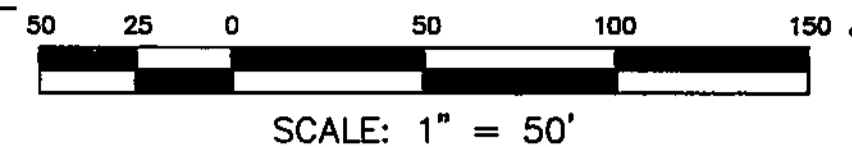


5431

# WINDSOR SQUARE COMMERCIAL SUBDIVISION PHASE 3

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 9  
TOWNSHIP 4 NORTH, RANGE 1 WEST, SLB&M  
LAYTON CITY, DAVIS COUNTY, UTAH



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. Maps may be necessary or desirable in providing utility services within and without the lot 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.E. 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 require such structures to be reconstructed at the lot owner's expense. At no time may any performance or construction be undertaken without the prior written approval of the utility which shall be in the P.U.E.

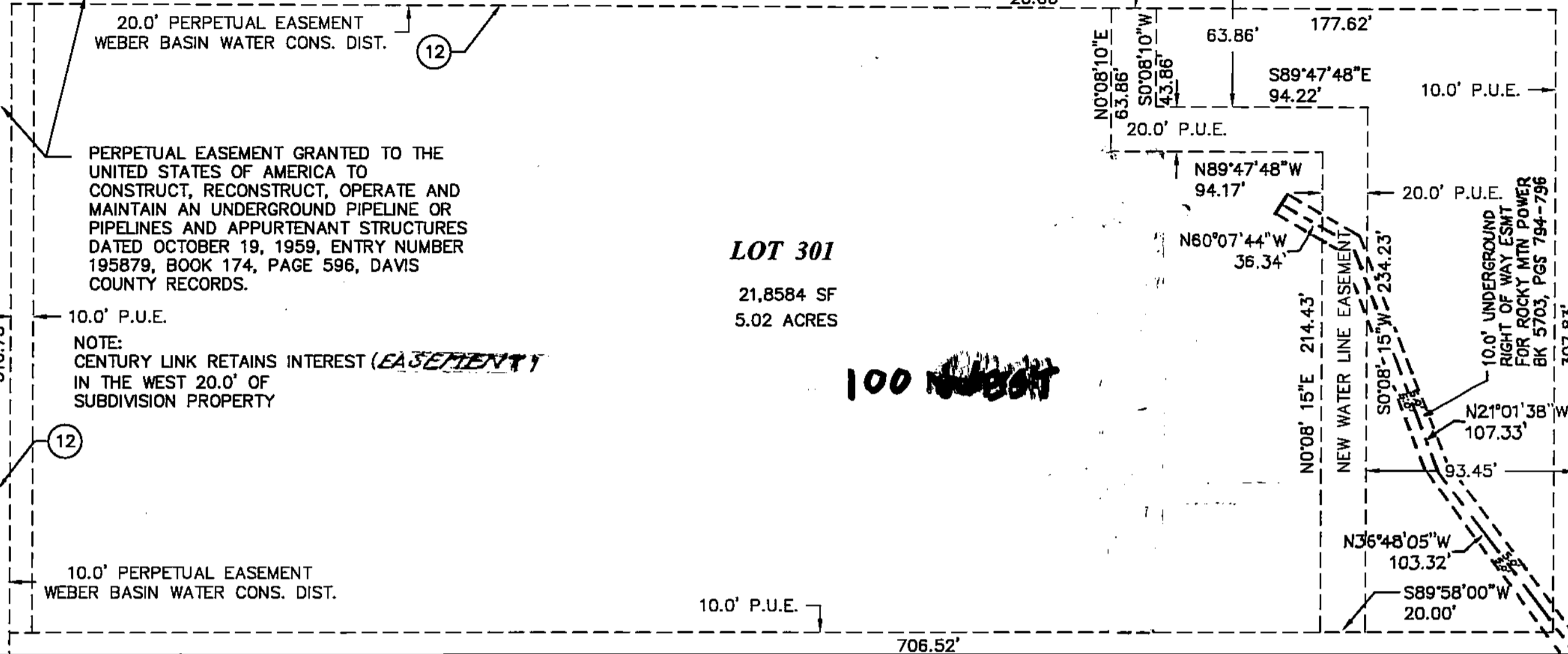
WINDSOR SQUARE COMMERCIAL SUBDIVISION PHASE 2  
LOT 201  
Rocky Mountain Power  
Approved this 28th day of July 2014 by  
Rocky Mountain Power  
Century Link  
Approved this 28th day of July 2014 by  
Century Link

WINDSOR SQUARE COMMERCIAL SUBDIVISION PHASE 2  
LOT 202

CENTURYLINK  
Approved this 27th day of August 2014 by  
CenturyLink

FOUND MONUMENT AT NE CORNER OF SECTION 8, T4N, R1W, SLB&M

S89°47'48"E 706.99'



PERPETUAL EASEMENT GRANTED TO THE UNITED STATES OF AMERICA TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN AN UNDERGROUND PIPELINE OR PIPELINES AND APPURTENANT STRUCTURES DATED OCTOBER 19, 1959, ENTRY NUMBER 195879, BOOK 174, PAGE 596, DAVIS COUNTY RECORDS.

NOTE: CENTURY LINK RETAINS INTEREST (EASEMENT) IN THE WEST 20.0' OF SUBDIVISION PROPERTY

10.0' PERPETUAL EASEMENT WEBER BASIN WATER CONS. DIST.

10.0' P.U.E.

PARCEL A  
DETENTION POND AREA  
PRIVATE  
61,618 SF  
1.41 ACRES

LOT 301  
21,854 SF  
5.02 ACRES

LOT 302  
99,703 SF  
2.29 ACRES

2675 NORTH STREET  
Public Street

P.O.B.  
NW CORNER LOT 1  
LAKEVIEW MEADOWS

LOT 1  
LAKEVIEW MEADOWS

LOT 2  
LAKEVIEW MEADOWS

LEGEND  
BOUNDARY \_\_\_\_\_  
LOT LINE \_\_\_\_\_  
ROAD CENTERLINE \_\_\_\_\_  
PUBLIC UTILITY EASEMENT (P.U.E.) \_\_\_\_\_  
TEMPORARY TURNAROUND \_\_\_\_\_  
TIE TO MONUMENT \_\_\_\_\_

FOUND MONUMENT AT WEST 1/4 CORNER SECTION 9, T4N, R1W, SLB&M  
357°16'15"E TO RADAR

### CONSENT TO RECORD

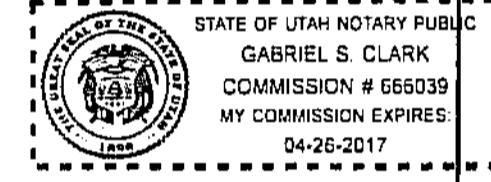
KNOW ALL MEN BY THESE PRESENTS THAT VECTRA BANK COLORADO, NATIONAL ASSOCIATION, THE UNDERSIGNED COMPANY AS A CLAIMANT WITH RESPECT TO THE ABOVE TITLED SUBDIVISION, DOES HEREBY CONSENT TO THE RECORDING THEREOF OF ALL STREETS AND EASEMENTS AS SHOWN HEREON FOR THE USE OF THE PUBLIC FOREVER, AND IN CONSIDERATION OF THE ACCEPTANCE OF THIS DEDICATION PLAT BY THE GOVERNING BODY OF LAYTON CITY, SAID COMPANY DOES HEREBY SUBORDINATE ITS INTEREST IN AND TO THE LAND INCLUDED WITHIN SUCH PUBLIC STREETS AND EASEMENTS TO THE PUBLIC USE FOREVER.

NAME: Chad Freeman TITLE: Senior Vice President  
VECTRA BANK COLORADO, NATIONAL ASSOCIATION

### CORPORATE ACKNOWLEDGMENT

ON THIS 19 DAY OF September, 2013, THERE PERSONALLY APPEARED BEFORE ME Chad Freeman WHO BEING DULY SWORN DID SAY THAT HE/SHE IS THE Senior Vice President OF VECTRA BANK COLORADO, NATIONAL ASSOCIATION, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: Gabriel S. Clark  
RESIDENCE: Hayden, UT  
MY COMMISSION EXPIRES: 04-26-2017



TEMPORARY TURNAROUND EASEMENT  
R=50.0'

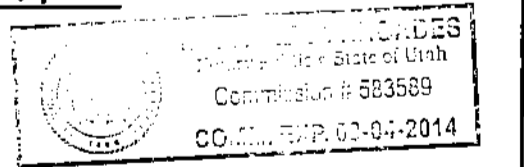
### NOTE:

LOT 301 AND THE DETENTION AREA PARCEL OVERLAP AN IRRIGATION EASEMENT OF THE UNITED STATES OF AMERICA. EARTH CUTS OR FILLS, TREES, SHRUBS, AND/OR PERMANENT OR TEMPORARY STRUCTURES OF ANY KIND ARE STRICTLY PROHIBITED WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE WEBER BASIN WATER CONSERVANCY DISTRICT AND THE U.S. BUREAU OF RECLAMATION

### ACKNOWLEDGMENT

ON THE 19 DAY OF September, 2013, THERE PERSONALLY APPEARED BEFORE ME, Sheldan Kellback WHO BEING DULY SWORN BY ME DID SAY THAT HE/SHE IS A MEMBER OF HILL FIELD SCHOOL DEVELOPMENT, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC BY A RESOLUTION OF ITS MEMBERS, AND ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

NOTARY PUBLIC: Mohale W. Rhoads  
RESIDENCE: Layton, Ut.  
MY COMMISSION EXPIRES: 8-4-14



### CITY ENGINEER'S APPROVAL

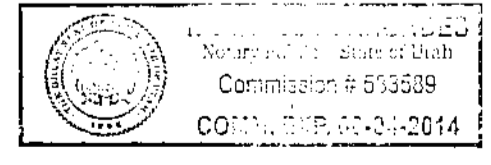
APPROVED THIS 15th DAY OF July, 2014 BY THE LAYTON CITY ENGINEER.

LAYTON CITY ENGINEER: Jim Woodruff

### ACKNOWLEDGMENT

ON THE 19 DAY OF September, 2013, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WAYNE A. BELLEAU, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE ABOVE OWNER'S DEDICATION AND THAT HE EXECUTED THE SAME.

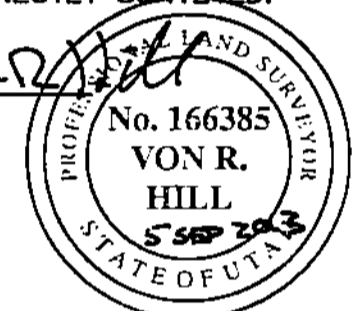
NOTARY PUBLIC: Mohale W. Rhoads  
RESIDENCE: Layton, Ut.  
MY COMMISSION EXPIRES: 8-4-14



- ### RECORD EASEMENTS:
- 12 EASEMENT AND RIGHT OF WAY IN FAVOR OF THE UNITED STATES OF AMERICA, RECORDED NOVEMBER 12, 1959 AS ENTRY No. 195879, IN BOOK 174, AT PAGE 596, OF OFFICIAL RECORDS
  - 18 EASEMENT IN FAVOR OF LAYTON CITY CORPORATION, RECORDED OCTOBER 14, 1969 AS ENTRY No. 335317 IN BOOK 422, AT PAGE 483 AND RECORDED AS ENTRY No. 335318, IN BOOK 442 AT PAGE 484, OF OFFICIAL RECORDS.
  - 19 RIGHT OF WAY EASEMENT IN FAVOR OF MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AND/OR QWEST COMMUNICATIONS, RECORDED MARCH 5, 1980 AS ENTRY No. 559066, IN BOOK 815 AT PAGE 447, OF OFFICIAL RECORDS. LOCATION NOTE DISCLOSED.
  - 20 LAND USE EASEMENT IN FAVOR OF STATE OF UTAH, RECORDED JULY 23, 1996 AS ENTRY No. 1263476, IN BOOK 2025 AT PAGE 1194, OF OFFICIAL RECORDS.
  - 21 ACCESS AND UTILITIES EASEMENT IN FAVOR OF LAYTON CITY CORPORATION, RECORDED FEBRUARY 3, 2006 AS ENTRY No. 2142615, IN BOOK 3964 AT PAGE 28, OF OFFICIAL RECORDS.
  - 22 ACCESS AND UTILITIES EASEMENT IN FAVOR OF LAYTON CITY CORPORATION, RECORDED FEBRUARY 3, 2006 AS ENTRY No. 2142616, IN BOOK 3964 AT PAGE 31, OF OFFICIAL RECORDS.
  - 23 ACCESS AND UTILITIES EASEMENT IN FAVOR OF LAYTON CITY CORPORATION, RECORDED FEBRUARY 3, 2006 AS ENTRY No. 2142617, IN BOOK 3964 AT PAGE 34, OF OFFICIAL RECORDS.

### CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER 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 HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND HEREAFTER TO BE KNOWN AS WINDSOR SQUARE COMMERCIAL SUBDIVISION PHASE 3, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED.



VON R. HILL

### BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, LAKEVIEW MEADOWS, SAID POINT BEING NORTH 0°03'00" EAST 717.07 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE NORTH 0°03'00" EAST 595.13 FEET; THENCE SOUTH 89°47'48" EAST 706.99 FEET; THENCE SOUTH 0°08'15" WEST 600.43 FEET TO THE NORTH LINE OF LAKEVIEW MEADOWS; THENCE NORTH 89°22'00" WEST 706.11 FEET ALONG SAID LINE TO THE POINT OF BEGINNING, CONTAINING 9.696 ACRES.

### OWNERS DEDICATION

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 WINDSOR SQUARE COMMERCIAL SUBDIVISION PHASE 3 DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 19 DAY OF September, 2013.

Gary M. Wright  
GARY M. WRIGHT AS MANAGER OF TETON LAND COMPANY, LLC, THE GENERAL PARTNER OF TETON INVESTMENT HOLDING, L.P.  
Wayne A. Belleau  
WAYNE A. BELLEAU  
Sheldan Kellback  
HILL FIELD SCHOOL DEVELOPMENT, LLC

### ACKNOWLEDGMENT

ON THE 19 DAY OF September, 2013, THERE PERSONALLY APPEARED BEFORE ME, GARY M. WRIGHT WHO BEING DULY SWORN BY ME DID SAY THAT HE IS A MANAGER OF TETON LAND COMPANY, LLC, THE GENERAL PARTNER OF TETON INVESTMENT HOLDING, L.P. A UTAH LIMITED PARTNERSHIP COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.P. BY A RESOLUTION OF ITS MEMBERS, AND GARY M. WRIGHT ACKNOWLEDGED TO ME THAT SAID LIMITED PARTNERSHIP COMPANY EXECUTED THE SAME.

NOTARY PUBLIC: Mohale W. Rhoads  
RESIDENCE: Layton, Ut.  
MY COMMISSION EXPIRES: 8-4-14



**H HILL & ARGYLE, Inc.**  
Engineering and Surveying  
181 North 200 West, Suite #4, Bountiful, Utah 84010  
(801) 298-2236 Phone, (801) 298-5983 Fax  
07-113 PLAT3.MAIN 11/12/12 9/4/13

### PLANNING COMMISSION APPROVAL

APPROVED THIS 10th DAY OF October, 2012 BY THE PLANNING COMMISSION OF LAYTON CITY.  
DIRECTOR: [Signature]

### WEBER BASIN WATER CONS. DIST

APPROVED THIS 24th DAY OF Oct, 2013 BY THE WEBER BASIN WATER CONSERVANCY DISTRICT.  
DIRECTOR: [Signature]

### CITY ATTORNEY'S APPROVAL

APPROVED THIS 24th DAY OF July, 2014  
LAYTON CITY ATTORNEY: [Signature]

### MAYOR APPROVAL AND ACCEPTANCE

PRESENTED TO THE CITY COUNCIL OF LAYTON CITY, UTAH, THIS 15th DAY OF April, 2014 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
CITY RECORDER: [Signature]  
MAYOR: [Signature]

### DAVIS COUNTY RECORDER

ENTRY NO. 2817293 FEE PAID \$33.00  
FILED FOR RECORD AND RECORDED THIS 8th DAY OF Aug., 2014 AT 11:22 AM. IN BOOK 6077 OF Pa. 115  
COUNTY RECORDER: [Signature]  
BY DEPUTY: [Signature]