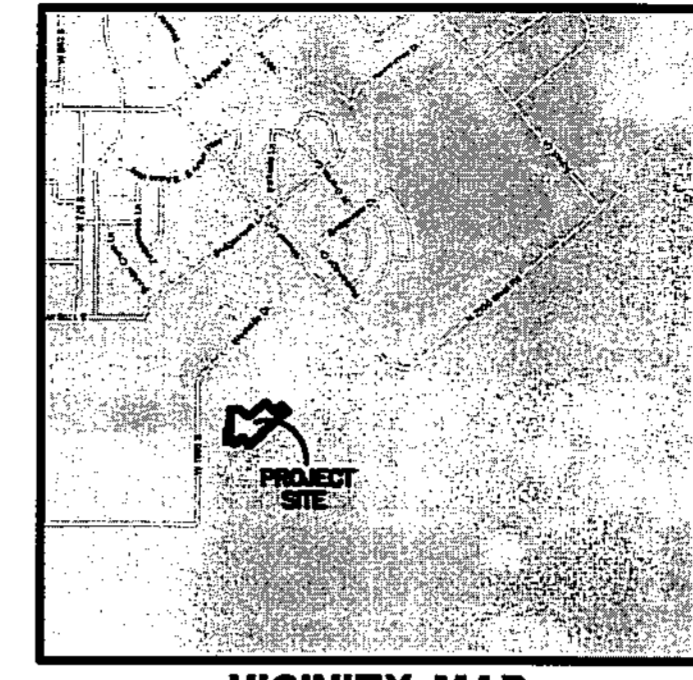
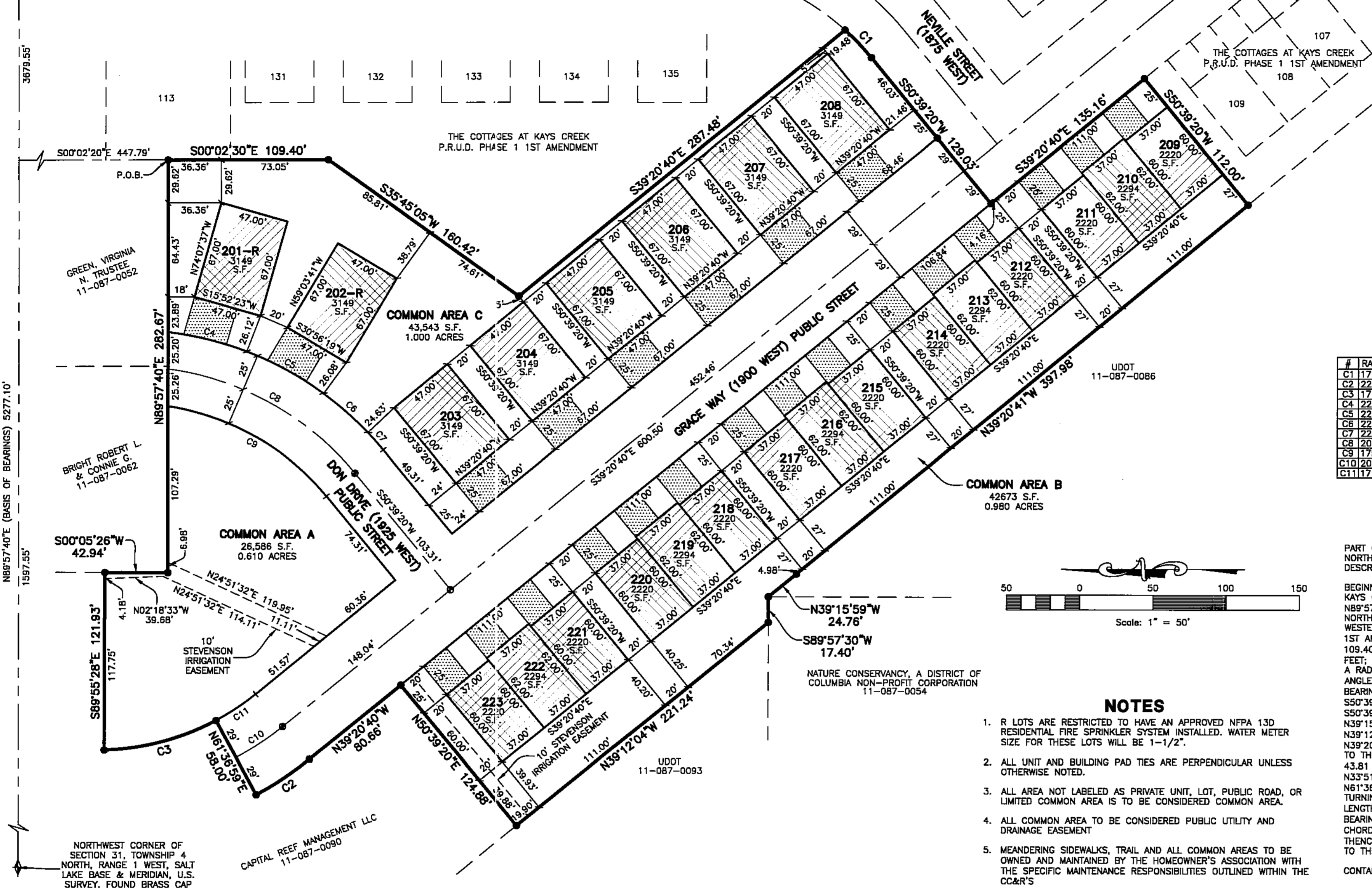


# THE COTTAGES AT KAYS CREEK P.R.U.D. PHASE 2

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY  
LAYTON CITY, DAVIS COUNTY, UTAH  
JULY, 2018

FOUND WITNESS MONUMENT TO THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY.  
(CALCULATED)



VICINITY MAP  
SCALE: NONE

### CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	171.00	26.07	26.05	13.06	S46°17'16"W	8°44'09"
C2	229.00	43.81	43.74	21.97	N33°51'51"W	10°57'38"
C3	171.00	79.73	79.03	40.62	N15°01'21"W	26°43'21"
C4	225.00	55.59	55.45	27.84	S13°55'31"W	14°09'21"
C5	225.00	60.11	59.93	30.23	S28°39'22"W	15°18'21"
C6	225.00	40.38	40.32	20.24	S41°27'01"W	10°16'56"
C7	225.00	15.98	15.96	7.98	S48°37'24"W	4°33'51"
C8	200.00	149.90	148.41	78.67	S29°11'04"W	42°56'32"
C9	175.00	127.75	124.93	66.87	S28°44'32"W	41°49'36"
C10	200.00	38.26	38.20	19.19	S33°51'51"E	10°57'38"
C11	171.00	32.71	32.68	16.41	S33°51'51"E	10°57'38"

### BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE COTTAGES AT KAYS CREEK P.R.U.D. PHASE 1 1ST AMENDMENT, SAID POINT BEING N89°57'40"E 1597.55 FEET AND S00°02'20"E 447.79 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 31; THENCE ALONG SAID WESTERLY LINE OF THE COTTAGES AT KAYS CREEK P.R.U.D. PHASE 1 1ST AMENDMENT THE FOLLOWING SEVEN (7) COURSES: (1) S00°02'30"E 109.40 FEET; (2) S35°45'05"W 160.42 FEET; (3) S39°20'40"E 287.48 FEET; (4) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 171.00 FEET, AN ARC LENGTH OF 26.07 FEET, A DELTA ANGLE OF 08°44'09", A CHORD BEARING OF S46°17'16"W, A RADIAL BEARING OF N48°04'49"W, AND A CHORD LENGTH OF 26.05 FEET; (5) S50°39'20"W 129.03 FEET; (6) S39°20'40"E 135.16 FEET; AND (7) S50°39'20"W 112.00 FEET; THENCE N39°20'41"W 397.98 FEET; THENCE N39°15'59"W 24.76 FEET; THENCE S89°57'30"W 17.40 FEET; THENCE N39°12'04"W 221.24 FEET; THENCE N50°39'20"E 124.88 FEET; THENCE N39°20'40"W 80.66 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 225.00 FEET, AN ARC LENGTH OF 43.81 FEET, A DELTA ANGLE OF 10°57'38", A CHORD BEARING OF N33°51'51"W, AND A CHORD LENGTH OF 43.74 FEET; THENCE N61°36'59"E 58.00 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 171.00 FEET, AN ARC LENGTH OF 79.73 FEET, A DELTA ANGLE OF 26°43'21", A CHORD BEARING OF N15°01'21"W, A RADIAL BEARING OF N61°36'59"E, AND A CHORD LENGTH OF 79.03 FEET; THENCE S89°57'30"W 121.93 FEET; THENCE S00°05'26"W 42.94 FEET; THENCE N89°57'40"E 282.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 219943 SQUARE FEET OR 5.049 ACRES MORE OR LESS

### NOTES

- R LOTS ARE RESTRICTED TO HAVE AN APPROVED NFPA 13D RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED. WATER METER SIZE FOR THESE LOTS WILL BE 1-1/2".
- ALL UNIT AND BUILDING PAD TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- ALL AREA NOT LABELED AS PRIVATE UNIT, LOT, PUBLIC ROAD, OR LIMITED COMMON AREA IS TO BE CONSIDERED COMMON AREA.
- ALL COMMON AREA TO BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
- MEANDERING SIDEWALKS, TRAIL AND ALL COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITH THE SPECIFIC MAINTENANCE RESPONSIBILITIES OUTLINED WITHIN THE C&R'S.
- THE LAND SHOWN HEREON LIE WITHIN ZONE 4 (NO BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) F.I.R.M. (FLOOD INSURANCE RATE MAP) MAP #49011C0236E, EFFECTIVE DATE: JUNE 18, 2007, THE SPECIAL HAZARD AREA LINE SHOWN HEREON HAVE BEEN SCALED FROM SAID FEMA MAP AND ARE THEREFORE APPROXIMATE IN LOCATION AND SHOWN FOR REFERENCE ONLY.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE CALCULATED NORTHEAST CORNER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: N89°57'40"E

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO PRIVATE UNITS, LOTS, BUILDING PADS, AND STREETS AS SHOWN ON THE PLAT. THE SUBDIVISION BOUNDARIES WERE DETERMINED ON THE WESTERLY LINE BY UDOT TAKES, ON THE EASTERLY AND SOUTHERLY LINES BY PREVIOUS PHASES OF THIS DEVELOPMENT, AND ON THE NORTHERLY LINES BY DEED, USING THE MONUMENTS SHOWN HEREON. ALL BOUNDARY CORNERS NOT FOUND WERE SET WITH A 3/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". THE BOUNDARY WAS DETERMINED BY MATCHING THE ANNEXATION PLAT TO LAYTON CITY.

### DEVELOPER:

OVATION HOMES  
8540 FROST  
893 N. MARSHALL WAY, #A  
LAYTON, UT. 84041

### LEGEND

- SECTION CORNER
- WITNESS MONUMENT
- SET STREET MONUMENT
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- PRIVATE UNITS
- LIMITED COMMON AREA
- TRAIL
- BOUNDARY LINE
- LOT LINE
- ADJOINING PROPERTY
- SECTION TIE LINE
- ROAD CENTERLINE

### ADDRESS TABLE

UNIT #	ADDRESS	1925 West
201-R	1091 S. DON DRIVE	1925 West
202-R	1103 S. DON DRIVE	1925 West
203	1123 S. GRACE WAY	1900 West
204	1135 S. GRACE WAY	1900 West
205	1145 S. GRACE WAY	1900 West
206	1155 S. GRACE WAY	1900 West
207	1165 S. GRACE WAY	1900 West
208	1175 S. GRACE WAY	1900 West
209	1210 S. GRACE WAY	1900 West
210	1204 S. GRACE WAY	1900 West
211	1198 S. GRACE WAY	1900 West
212	1192 S. GRACE WAY	1900 West
213	1186 S. GRACE WAY	1900 West
214	1180 S. GRACE WAY	1900 West
215	1172 S. GRACE WAY	1900 West
216	1168 S. GRACE WAY	1900 West
217	1160 S. GRACE WAY	1900 West
218	1154 S. GRACE WAY	1900 West
219	1148 S. GRACE WAY	1900 West
220	1142 S. GRACE WAY	1900 West
221	1134 S. GRACE WAY	1900 West
222	1128 S. GRACE WAY	1900 West
223	1122 S. GRACE WAY	1900 West

### STEVENSON IRRIGATION COMPANY

EASEMENT STIPULATIONS: STEVENSON IRRIGATION COMPANY SHALL HAVE THE ABILITY TO MAINTAIN, OPERATE, REPAIR AND REPLACE THE PIPELINE AS WELL AS THE RIGHT OF INGRESS AND EGRESS TO THE UTILITY EASEMENT.

EASEMENT RESTRICTIONS:

- NO PERMANENT STRUCTURES, INCLUDING SHEDS, ANIMAL RUNS, CONCRETE PAD AND/OR OTHER SIMILAR FACILITIES.
- NO PLANTING OF TREES OR LARGE SHRUBS WITH POTENTIAL ROOT STRUCTURES IN EXCESS OF 1.5 FEET BELOW THE PLANTING SURFACE.
- NO SWIMMING POOLS, SPAS AND/OR SIMILAR FACILITIES.
- NO EXCAVATION OR CUTS OR SOIL REMOVAL IN EXCESS OF 0.5 FEET.
- NO FILLS OR PLACEMENT OF SOIL, ROCK OR OTHER MATERIAL IN EXCESS OF 2 FEET ABOVE THE EXISTING GRADE.
- NO INSTALLATION OF RETAINING WALLS, POLES, BASKETBALL STANDARDS, POSTS AND/OR OTHER SUCH INSTALLATIONS WHICH WOULD REQUIRE SUPPORTS OF PLACEMENT OF CONCRETE 1.5 FEET BELOW THE EXISTING GRADE.
- NO TRENCHING TUNNELING OR SIMILAR EXCAVATION IN EXCESS OF 1.5 FEET BELOW EXISTING GRADE.

LAYTON CITY PLANNING COMMISSION  
APPROVED THIS 3rd DAY OF January 2019, BY THE LAYTON CITY PLANNING COMMISSION.  
*Chairman*  
LAYTON CITY PLANNING COMMISSION

LAYTON CITY ENGINEER  
APPROVED THIS 23rd DAY OF DECEMBER 2018, BY THE LAYTON CITY ENGINEER.  
*Engineer*  
LAYTON CITY ENGINEER

LAYTON CITY COUNCIL  
PRESENTED TO THE LAYTON CITY COUNCIL THIS THE 24th DAY OF January 2019, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.  
*Mayor*  
LAYTON CITY MAYOR

LAYTON CITY ATTORNEY  
APPROVED BY THE LAYTON CITY ATTORNEY THIS THE 2nd DAY OF January 2019.  
*Attorney*  
LAYTON CITY ATTORNEY

PROJECT INFORMATION

Surveyor:	T. HATCH	Project Name:	COTT. AT KAYS CREEK P.R.U.D. PH 2
Designer:	N. ANDERSON	Number:	5041-883
Scale:	1"=50'	Revision:	9-14-18 E.R.
Begin Date:	7-18-18	Checked:	

DAVIS COUNTY RECORDER  
ENTRY NO. 313923. FEE PAID \$56.00 FILED FOR RECORD AND RECORDED, 1-23-2019 AT 9:04 AM IN BOOK 2184 OF THE OFFICIAL RECORDS, PAGE 101  
RECORDED FOR:  
*Recorder*  
DAVIS COUNTY RECORDER  
DEPUTY.



STATE OF UTAH  
COUNTY OF DAVIS  
NOTARY PUBLIC  
COMMISSION EXPIRES 9-12-2020

STATE OF UTAH  
COUNTY OF DAVIS  
NOTARY PUBLIC  
COMMISSION EXPIRES 01-09-2022

STATE OF UTAH  
COUNTY OF DAVIS  
NOTARY PUBLIC  
COMMISSION EXPIRES 01-09-2022

6025