

3235534
BK 7474 PG 349

E 3235534 B 7474 P 349-350
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/20/2020 09:43 AM
FEE \$40.00 Pgs: 2
DEP RT REC'D FOR LAYTON CITY

When Recorded, Mail to:
IHC Health Services, Inc.
36 South State Street, 23rd Floor
Salt Lake City, Utah 84111
Attn: Corporate Real Estate Director
Parcels No. 11-075-0149; 11-061-0010
11-061-0253; 11-061-0219

AFFIDAVIT AND NOTICE OF FILING OF:
DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS
"Layton Parkway North Subdivision" *D*

IHC HEALTH SERVICES, INC., a Utah nonprofit corporation ("Declarant") hereby provides notice that a "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS" was filed on the 10th day of March, 2020, with the Davis County Recorder's office as E 3232859, Book 7466, Page 1048-1060, the same having been executed on March 9, 2020, by Clay Ashdown, for IHC Healthcare, Inc., for the purpose of establishing the covenants, conditions, restrictions, and easements intended to run with the property described and known as the "Layton Parkway North Subdivision" plat being described in said Declaration and upon the terms and purposes stated therein.

DATED THIS 19 DAY OF MARCH, 2020.

11-856-0001 -> 0004

IHC HEALTH SERVICES, INC.

A Utah nonprofit corporation

By: *Clay Ashdown*

Print Name: Clay L. Ashdown

Title: VP

STATE OF UTAH)

: SS.

COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 19 day of March, 2020, by Clay Ashdown, the VP of IHC HEALTH SERVICES, INC., a Utah nonprofit corporation.

Shelly Spencer

NOTARY SIGNATURE AND SEAL

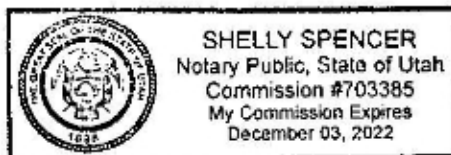


Exhibit A

Description of the Property

Real property located in Davis County, Utah, more particularly described as follows:

A part of the Northeast Quarter of Section 29 and the Northwest Quarter of Section 28 Township 4 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Layton City, Davis County, Utah:

Beginning at the Southeasterly Corner of the Dajany Property (Davis County Recorder's Office Entry #93497), said point being 738.05 feet North $0^{\circ}04'16''$ East along the Section Line and 33.73 feet South $89^{\circ}55'44''$ East from the East Quarter Corner of said Section 29; and running thence North $36^{\circ}47'44''$ West 3.42 feet; thence North $42^{\circ}29'59''$ West 540.21 feet to the Southerly Line of the Layton City Property; thence North $53^{\circ}24'30''$ East 359.91 feet; thence North $00^{\circ}04'16''$ East 64.34 feet; thence North $69^{\circ}02'00''$ East 102.12 feet; thence North $31^{\circ}48'10''$ East 94.96 feet; thence North $64^{\circ}40'44''$ East 181.33 feet to the West property line of the Doyle Property (Davis County Parcel #11-061-0010); thence two (2) course along the West and South Boundary of said Doyle Property as follows: (1) South $00^{\circ}04'16''$ West 8.24 feet; and (2) North $47^{\circ}59'16''$ East 98.38 feet; thence North $63^{\circ}00'00''$ East 151.33 feet to the South Line of said Doyle Property; thence two (2) courses along said South Boundary line as follows: (1) South $70^{\circ}25'44''$ East 102.00 feet; and (2) North $48^{\circ}29'16''$ East 17.15 feet to a point on non-tangent curve, said point being on the Westerly right of way line of the Union Pacific Railroad Property; of which the radius point lies South $43^{\circ}20'19''$ West; thence Southeasterly along the arc of a 5,630.00 foot radius curve to the right a distance of 798.14 feet (Central Angle equals $08^{\circ}07'21''$ and Long Chord bears South $42^{\circ}36'00''$ East 797.47 feet) along said Westerly right of way line to the Northerly Line of Layton Parkway; thence South $66^{\circ}09'10''$ West 304.17 feet along said Northerly Line; thence South $33^{\circ}09'51''$ East 53.79 feet; thence Easterly along the arc of a 36.00 foot radius curve to the left a distance of 48.54 feet (Central Angle equals $77^{\circ}15'11''$ and Long Chord bears South $71^{\circ}47'27''$ East 44.95 feet) to said Northerly Line; thence South $65^{\circ}56'29''$ West 127.10 feet along said Northerly line to a point on a non-tangent curve to the left, of which the radius point lies North $25^{\circ}27'06''$ West; thence Northerly along the arc of a 38.30 foot radius curve to the left a distance of 61.13 feet (Central Angle equals $91^{\circ}26'08''$ and Long Chord bears North $18^{\circ}49'50''$ East 54.84 feet); thence South $56^{\circ}50'09''$ West 561.02 feet to a point on a non-tangent curve of which the radius point lies North $05^{\circ}02'19''$ East said point being on the Easterly right of way of 100 West Street; thence along said Easterly and Northerly right of way lines the following three (3) courses: (1) Northwesterly along the arc of a 25.00 foot radius curve to the right a distance of 22.02 feet (Central Angle equals $50^{\circ}28'07''$ and Long Chord bears North $59^{\circ}43'37''$ West 21.32 feet); (2) North $34^{\circ}29'34''$ West 261.45 feet; and (3) South $48^{\circ}54'49''$ West 195.66 feet to the POINT OF BEGINNING.

Contains 19.834 Acres, more or less