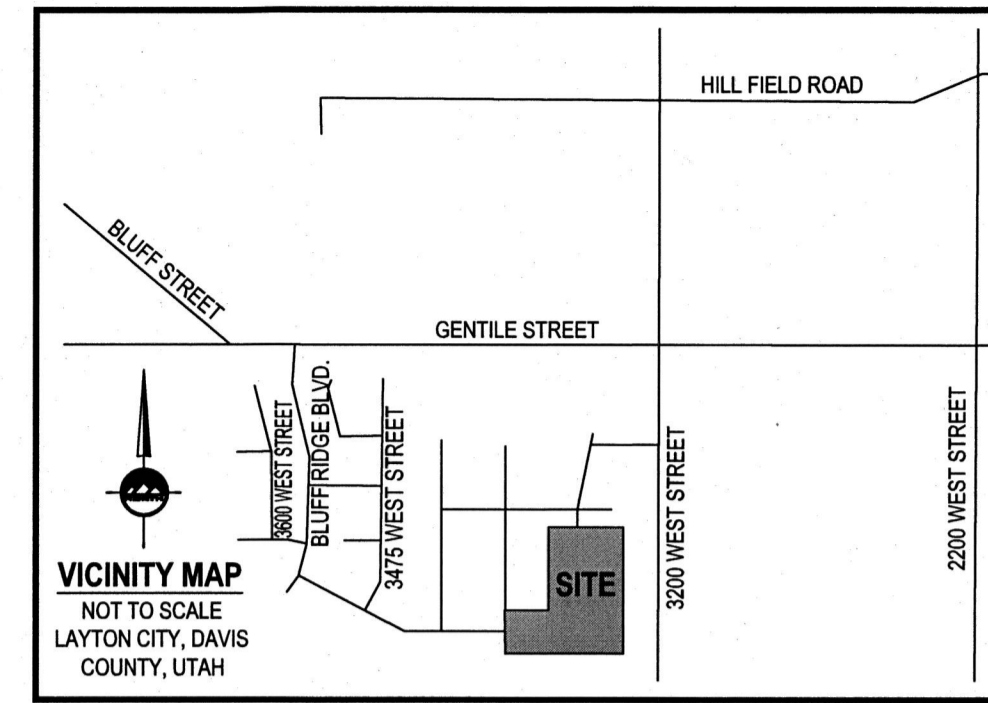


# WINDMILL SUBDIVISION PHASE 3B

LOCATED IN THE NORTHEAST QUARTER  
OF SECTION 26  
TOWNSHIP 4 NORTH RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
LAYTON CITY, DAVIS COUNTY, UTAH  
OCTOBER 2021



## SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

## BOUNDARY DESCRIPTION

A PARCEL OF LAND, SITUATE IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL ALSO LOCATED IN LAYTON CITY, DAVIS COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF WINDMILL SUBDIVISION PHASE 1, SAID POINT BEING SOUTH 0°11'56" WEST 1049.64 FEET ALONG THE SECTION LINE (NAD 83 BEARING IS S 0°32'44" W BETWEEN NORTHEAST CORNER AND THE EAST QUARTER CORNERS OF SAID SECTION 26) AND NORTH 89°48'04" WEST 358.67 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 26 AND RUNNING THENCE:  
SOUTH 00°11'54" WEST 717.29 FEET;  
THENCE NORTH 89°18'00" WEST 469.31 FEET TO THE SOUTH EAST CORNER OF LOT 218, WINDMILL SUBDIVISION PHASE 2B;  
THENCE NORTH 00°42'45" EAST 160.06 FEET ALONG THE EAST LINE OF WINDMILL PHASE 2B;  
THENCE NORTH 00°12'31" EAST 156.07 FEET TO THE EAST LINE OF WINDMILL PHASE 3A;  
THENCE SOUTH 89°47'29" EAST 134.53 FEET ALONG THE SOUTH LINE OF WINDMILL PHASE 3A;  
THENCE NORTH 00°12'31" EAST 397.08 FEET ALONG THE EAST LINE OF WINDMILL PHASE 3A TO THE SOUTH LINE OF WINDMILL PHASE 1;  
THENCE SOUTH 89°47'29" EAST 5.50 FEET ALONG THE SOUTH LINE OF WINDMILL PHASE 1;  
THENCE SOUTH 89°48'04" EAST 327.73 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

CONTAINS: 28140 SQUARE FEET OR 6.460 ACRES.



TRENT R. WILLIAMS, PLS  
LICENSE NO. 8034679

Oct. 18, 2021  
DATE

## OWNER'S DEDICATION

We (I) the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-ways) as shown hereon and name said tract:

## WINDMILL SUBDIVISION PHASE 3B

Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility and drainage easements with no buildings or structures being erected within such easements.

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares.

In witness whereof I / we have hereunto set our hand (s) this 18<sup>th</sup> day of October A.D., 20 21.

By: Krista Bailey DISCOVER DEVELOPMENT, LLC.  
DAVID S. BAILEY  
By: Krista Bailey NOTHING BUT FLOWERS, LLC.  
DAVID S. BAILEY  
By: Howard Kent - Trustee SLI COMMERCIAL REAL ESTATES RETIREMENT SAVINGS PLAN  
HOWARD KENT

## GENERAL NOTES:

- PROPERTY IS ZONED R-S.
  - FRONT YARD SETBACK IS 25'
  - REAR YARD SETBACK IS 30' (INTERIOR AND CORNER LOT)
  - SIDE YARD SETBACK IS 8' AND A TOTAL OF 20' (INTERIOR LOT)
  - SIDE YARD SETBACK IS 8' AND 20' (CORNER LOT)
  - FRONT PORCH MAY ENCR OACH 8' INTO FRONT SETBACK
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 7' FRONT, 10' REAR, AND 5' SIDE YARD (CENTERED ON LOT LINE) UNLESS OTHERWISE NOTED HEREON.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE OPERATION IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AREA IN WHICH THE AGRICULTURAL OPERATION IS BEING CARRIED ON. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- 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 MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS 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 PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS
- 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT LOT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.43'	89°29'46"	S44°32'46"E	21.12'
C2	15.00'	23.70'	90°30'14"	N45°27'20"E	21.31'
C3	15.00'	23.56'	90°00'00"	N44°48'04"W	21.21'
C4	15.00'	23.56'	90°00'00"	S45°11'56"W	21.21'
C5	15.00'	11.26'	43°01'25"	S21°18'47"E	11.00'
C6	50.00'	23.20'	28°35'16"	N29°31'51"W	22.99'
C7	50.00'	52.57'	60°14'37"	N13°53'05"E	50.18'
C8	50.00'	46.09'	52°49'15"	N70°25'01"E	44.48'
C9	50.00'	32.21'	36°54'31"	S64°43'06"E	31.65'
C10	50.00'	154.07'	176°33'39"	N45°27'20"E	99.95'
C11	15.00'	11.26'	43°01'25"	N67°46'33"W	11.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°32'40"E	5.00'

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of Davis-Weber J.S.S.

On the 19<sup>th</sup> day of October A.D., 20 21, David S. Bailey personally appeared before me, the undersigned Notary Public, in and for said County of Weber in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of Discovery Development LLC, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 2-11-2023 #704573  
Amy Roskelley RESIDING IN Weber COUNTY.  
NOTARY PUBLIC

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of Davis-Weber J.S.S.

On the 19<sup>th</sup> day of October A.D., 20 21, David S. Bailey personally appeared before me, the undersigned Notary Public, in and for said County of Weber in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of Nothing But Flowers LLC, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 2-11-2023 #704573  
Amy Roskelley RESIDING IN Weber COUNTY.  
NOTARY PUBLIC

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH  
County of Davis-Weber J.S.S.

On the 19<sup>th</sup> day of October A.D., 20 21, Howard Kent personally appeared before me, the undersigned Notary Public, in and for said County of Weber in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of SLI Commercial Real Estates Retirement Savings Plan and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 2-11-2023 #704573  
Amy Roskelley RESIDING IN Weber COUNTY.  
NOTARY PUBLIC

ALLRED EASEMENT APPROVAL	
APPROVED THIS <u>19<sup>th</sup></u> DAY OF <u>October</u> , 20 <u>21</u>	<u>Nathan Hugh Allred</u> NATHAN HUGH ALLRED
	<u>Clare Baugh Allred</u> CLARE BAUGH ALLRED

## SURVEY RECORDING DATA

DATE:  
DRAWING No.:

DEVELOPER  
DESTINATION HOMES  
67 SOUTH MAIN STREET, SUITE 300  
LAYTON, UTAH 84041  
AMY ROSKELLEY

**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.**

## LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- SETBACKS (SEE GENERAL NOTE 1)

**ENSIGN**  
919 North 400 West  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315  
WWW.ENSIGNENG.COM

SALT LAKE CITY  
Phone: 801.255.0229  
TOOLE  
Phone: 435.843.3590  
CEDAR CITY  
Phone: 435.863.1653  
RICHFIELD  
Phone: 435.896.2983

CITY ATTORNEY'S APPROVAL  
APPROVED THIS 26<sup>th</sup> DAY OF October, 20 21  
J. Mason  
LAYTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL  
APPROVED THIS 27<sup>th</sup> DAY OF October, 20 21  
Christina Larson  
CHAIRMAN, LAYTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL  
APPROVED THIS 26<sup>th</sup> DAY OF OCTOBER, 20 21  
Amy Roskelley  
LAYTON CITY ENGINEER

Land Use Authority  
CITY COUNCIL APPROVAL  
APPROVED THIS 28<sup>th</sup> DAY OF October, 20 21  
Kimberly Reed  
CITY RECORDER

SHEET 1 OF 2  
PROJECT NUMBER: L2214E  
MANAGER: T.WILLIAMS  
DRAWN BY: J.MOSS  
CHECKED BY: T.WILLIAMS  
DATE: 10/15/21  
BY: Richard T. Madsen  
DAVIS COUNTY RECORDER  
DEPUTY RECORDER

WINDMILL SUBDIVISION PHASE 3B  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 26 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN LAYTON, DAVIS COUNTY, UTAH

## DAVIS COUNTY RECORDER

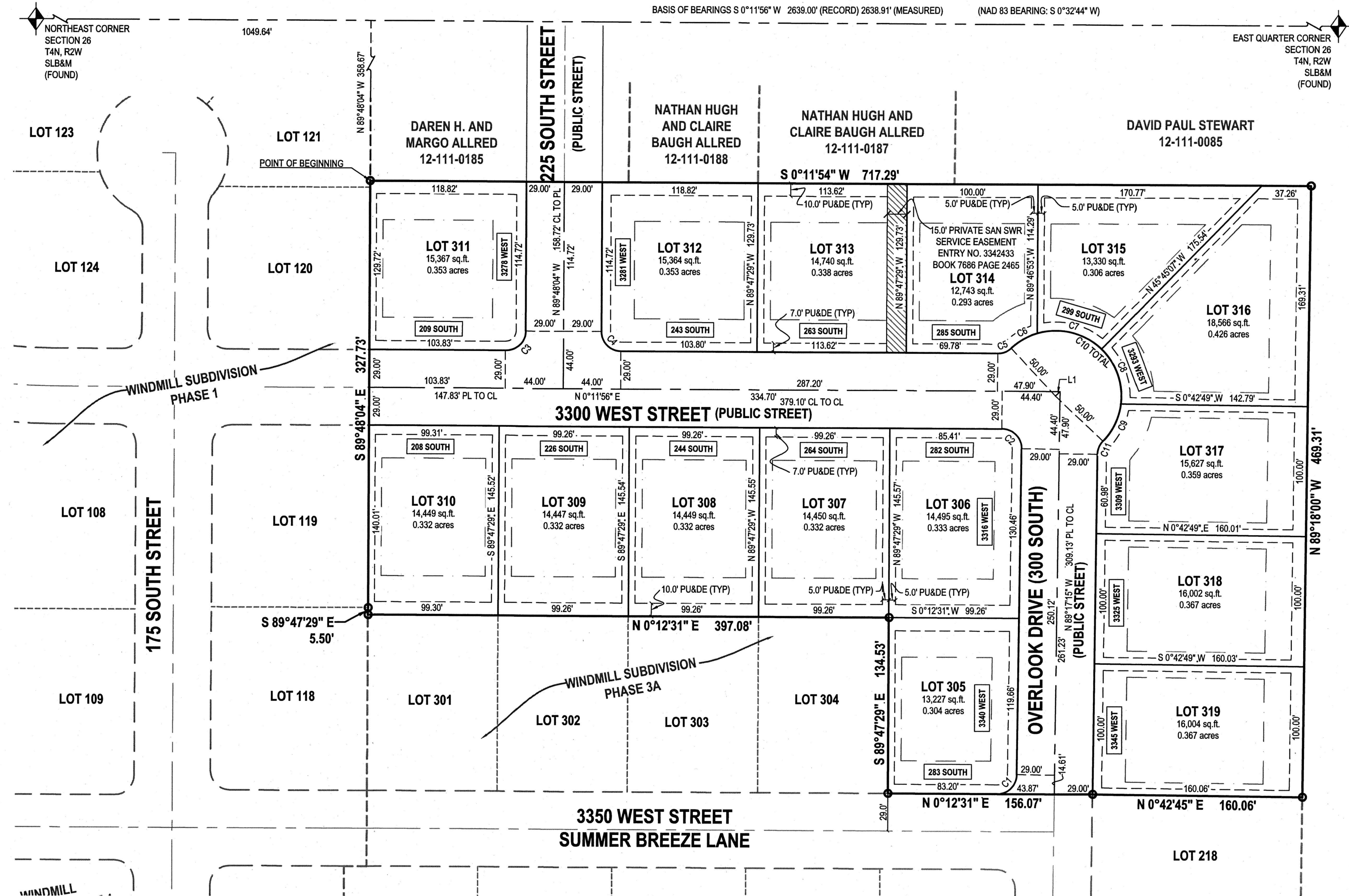
ENTRY NO. 3423954 FEE  
PAID \$130.00 FILED FOR RECORD AND  
RECORDED THIS 19<sup>th</sup> DAY OF Nov., 20 21  
AT 12:09 IN BOOK 7883 OF OFFICIAL RECORDS  
PAGE 524



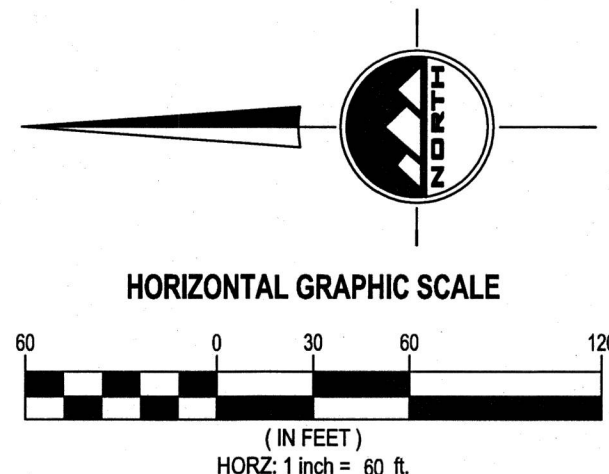
# WINDMILL SUBDIVISION PHASE 3B

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SALT LAKE BASE & MERIDIAN  
LAYTON CITY, DAVIS COUNTY, UTAH  
OCTOBER 2021

BASIS OF BEARINGS S 0°11'56" W 2639.00' (RECORD) 2638.91' (MEASURED) (NAD 83 BEARING: S 0°32'44" W)



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.



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Phone: 435.896.2983

## WINDMILL SUBDIVISION PHASE 3B

LOCATED IN THE NORTHEAST QUARTER  
OF SECTION 26  
TOWNSHIP 4 NORTH RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
LAYTON, DAVIS COUNTY, UTAH

### DAVIS COUNTY RECORDER

ENTRY NO. 343396 FEE PAID \$130.00 FILED FOR RECORD AND RECORDED THIS 9<sup>TH</sup> DAY OF Nov, 2021 AT 1:39 PM IN BOOK 7883 OF OFFICIAL RECORDS PAGE 526

### SHEET 2 OF 2

PROJECT NUMBER: L2214E  
MANAGER: C.PRESTON  
DRAWN BY: J.MOSS  
CHECKED BY: T.WILLIAMS  
DATE: 10/28/21

*Richard M. Maughan*  
DAVIS COUNTY RECORDER  
DEPUTY RECORDER