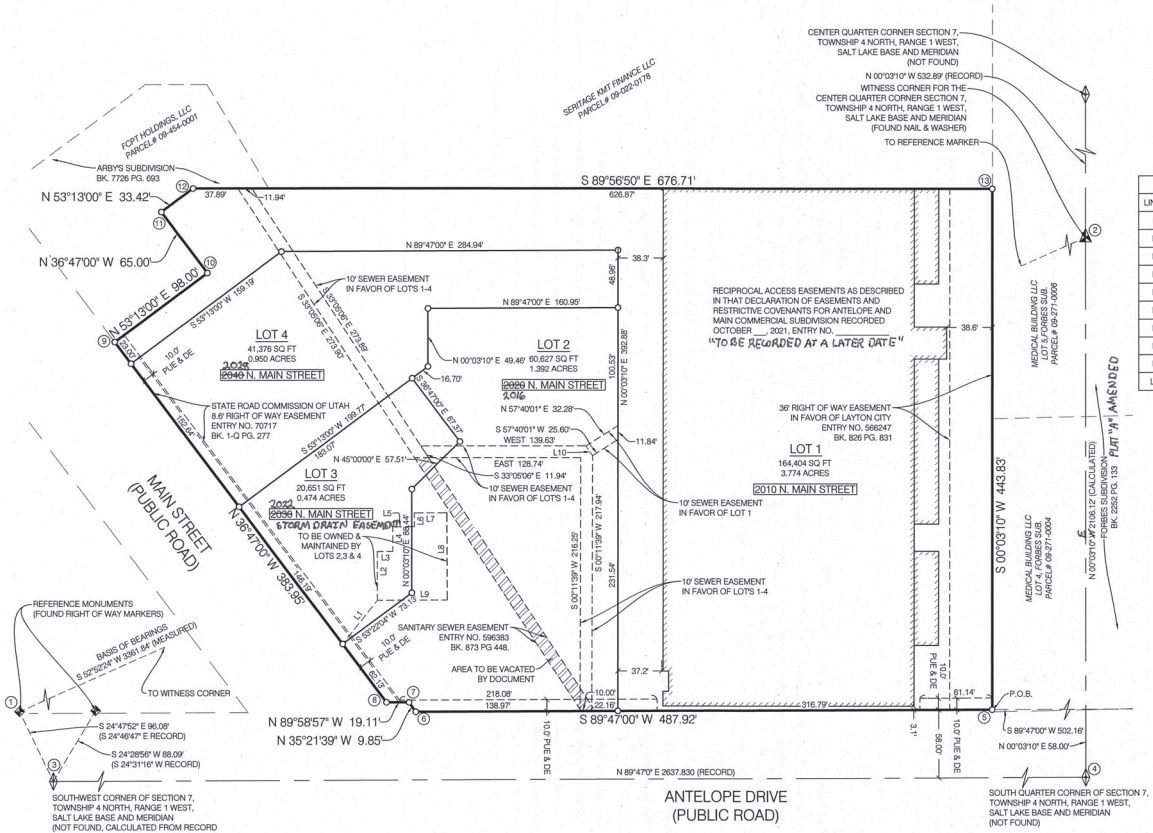
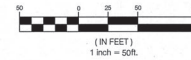


ANTELOPE AND MAIN COMMERCIAL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH



GRAPHIC SCALE



LINE #	BEARING	DISTANCE
L1	S 38°25'49" W	47.65'
L2	S 00°13'00" E	41.54'
L3	S 89°47'00" W	13.13'
L4	S 00°13'00" E	21.11'
L5	S 89°47'00" W	18.37'
L6	S 00°13'00" E	11.73'
L7	S 89°47'00" W	27.63'
L8	N 00°13'00" W	74.38'
L9	N 89°47'00" E	59.13'
L10	S 34°14'03" E	10.01'

Point #	Northing	Easting
1	3556889.64	1500645.22
2	3558702.07	1503338.58
3	3556602.20	1500698.94
4	3556596.53	1503322.15
5	3556555.59	1502820.52
6	3556556.64	1502332.72
7	3559964.71	1502327.07
8	3559964.83	1502307.97
9	3556973.62	1502079.95
10	3557031.82	1502158.78
11	3557084.09	1502120.16
12	3557103.94	1502147.04
13	3557099.30	1502823.56

STATE PLANE COORDINATES (NAD 83 2011) (US SURVEY FEET) (MULTIPLY GRID DISTANCES BY 0.9997489 TO OBTAIN GROUND DISTANCES)

LEGEND

- SECTION CORNER
- SECTION CORNER, NOT FOUND
- WITNESS CORNER
- REFERENCE CORNER
- BOUNDARY CORNER (SET 1/2 REBAR AND CAP)
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT (PUE & DE)
- PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT

VICINITY MAP



CITY COUNCIL
Presented to the Layton City Council by the Mayor and City Recorder on this 20th day of November 2021. At which time this subdivision was approved and accepted.

Mayor: *Jay Peters*
City Recorder: *Rubyn Reed*

SURVEYOR'S CERTIFICATE
I, BRAN A. LINAU, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 724031 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW AS MORGAN STREET TOWNHOMES SUBDIVISION, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAN.

ANTELOPE AND MAIN COMMERCIAL SUBDIVISION

BOUNDARY DESCRIPTION
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF ANTELOPE DRIVE AND WESTERLY LINE OF FORBES SUBDIVISION PLAT "A" AMENDED, SAID POINT BEING NORTH 00°03'10" EAST 58.00 FEET AND SOUTH 89°47'00" WEST 502.16 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°47'00" WEST 487.92 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF ANTELOPE DRIVE; THENCE NORTH 35°21'39" WEST 9.85 FEET; THENCE NORTH 89°58'57" WEST 18.11 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE NORTH 36°47'00" WEST 383.95 FEET ALONG SAID RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF ARBY'S SUBDIVISION; THENCE ALONG SAID SOUTH BOUNDARY LINE THE FOLLOWING (4) FOUR COURSES: (1) NORTH 45°13'00" EAST 98.00 FEET; (2) NORTH 36°47'00" WEST 65.00 FEET; (3) NORTH 53°13'00" EAST 33.42 FEET; (4) SOUTH 89°56'50" EAST 676.71 FEET TO A POINT ON THE EXTENSION OF THE WESTERLY BOUNDARY OF FORBES SUBDIVISION PLAT "A" AMENDED SUBDIVISION; THENCE SOUTH 07°07'10" WEST 443.89 FEET ALONG SAID WESTERLY BOUNDARY TO THE POINT OF BEGINNING.

CONTAINS 6,930 ACRES, MORE OR LESS
4 LOTS
(ROTATE BEARINGS 00°20'24" CLOCKWISE FOR NAD83 BEARINGS)



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVE CALLED TO THE ATTENTION OF THE PUBLIC TO BE HEREAFTER KNOWN AS ANTELOPE AND MAIN COMMERCIAL SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE. OWNERS HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION TO THE STREET.

IN WITNESS WHEREBY I HAVE HEREUNTO SET MY HAND THIS 16th DAY OF November 2021 A.D.

ANTELOPE LAYTON, LLC
Signature: *Anna Leppson*
(PRINT NAME: Anna Leppson)
TITLE: Manager

TFC ANTELOPE AND MAIN, LLC
Signature: *Glenn B. Smith*
(PRINT NAME: Glenn B. Smith)
TITLE: Manager

LLC ACKNOWLEDGMENT

ON THE 16th DAY OF November A.D. 2021, Anna Leppson PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND SAID COUNTY OF Salt Lake IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR KNOWN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE Manager OF ANTELOPE LAYTON, LLC, A UTAH LIMITED LIABILITY COMPANY AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF ANTELOPE LAYTON, LLC, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 1/4/2025 (DATE)
Signature: *Anna Galbraith*
(SIGNATURE)

COMMISSION NUMBER: 719 713
Signature: *Anna Galbraith*
(SIGNATURE) NOTARY PUBLIC COMMISSIONED IN UTAH

LLC ACKNOWLEDGMENT

ON THE 16th DAY OF November A.D. 2021, Anna Leppson PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND SAID COUNTY OF Salt Lake IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR KNOWN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE Manager OF ANTELOPE AND MAIN, LLC, A UTAH LIMITED LIABILITY COMPANY AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF TFC ANTELOPE AND MAIN, LLC, A UTAH LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES: 1/4/2025 (DATE)
Signature: *Anna Galbraith*
(SIGNATURE)

COMMISSION NUMBER: 719 713
Signature: *Anna Galbraith*
(SIGNATURE) NOTARY PUBLIC COMMISSIONED IN UTAH

ANTELOPE AND MAIN COMMERCIAL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

RECORDED AS 20211116
STATE OF UTAH COUNTY OF DAVIS RECORDED AND FILED AT THE REQUEST OF:
DATE: 12-20-2021 TIME: 2:50 BOOK: 7209 PAGE: 6541
FEE: \$58.00
Signature: *Glenn B. Smith*
(SIGNATURE) COUNTY RECORDER

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.

BENCHMARK CIVIL
BENCHMARK ENGINEERING & LAND SURVEYING
1838 800th STATE STREET SUITE # 100
SANDY, UTAH 84085 (801) 562-7192
www.benchmarkcivil.com

DEVELOPER/OWNER:
ELIOTT SMITH
TERRAFORM
6770 SOUTH 4000 EAST, SUITE 102
801-276-4669
EBSMITH@TERRAFORMCO.COM

CITY ENGINEER
APPROVED AS TO FORM THIS 16th DAY OF November 2021
Signature: *[Signature]*
LAYTON CITY ENGINEER

CITY ATTORNEY
APPROVED AS TO FORM THIS 16th DAY OF November 2021
Signature: *[Signature]*
LAYTON CITY ATTORNEY

PLANNING COMMISSION
APPROVED AS TO FORM THIS 16th DAY OF November 2021
Signature: *[Signature]*
CHAIRMAN, PLANNING COMMISSION

Notary Seal for Anna Galbraith, Notary Public, State of Utah, Commission Expires 1/4/2025.