

11-844-0101 thru 0110
0113 to 0121, 0123 thru 0153
11-848-0154
11-871-0155, 0156
11-911-0201 thru 0254
11-890-0301-0310

3540151
BK 8315 PG 380

E 3540151 B 8315 P 380-385
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/14/2023 12:14 PM
FEE 0.00 Pgs: 6
DEP JMF REC'D FOR LAYTON
CITY

AMENDED AGREEMENT FOR THE DEVELOPMENT OF LAND BETWEEN
LAYTON CITY AND SYRACUSE LAND INVESTMENTS, LLC.

RETURNED
AUG 14 2023

**AMENDED AGREEMENT FOR THE DEVELOPMENT OF LAND BETWEEN LAYTON CITY AND SYRACUSE
LAND INVESTMENTS, LLC.**

THIS AMENDED AGREEMENT for the development of land (hereinafter referred to as "Amendment") is made and entered into this 9th day of AUGUST, 2023, between LAYTON CITY, a municipal corporation of the State of Utah (hereinafter referred to as "City"), and SYRACUSE LAND INVESTMENTS, LLC (hereinafter referred to as "Owner"), with City and Owner collectively referred to as the "Parties" and separately as "Party".

WHEREAS, Owner, is developing certain property located at approximately 2100 W 1000 South ("Subject Area") in Layton City; and

WHEREAS, the development agreement entitled "Agreement for Development of Land Between Layton City and Syracuse Land Investments, LLC" (the Agreement) was entered into on the 15th day of June, 2017 setting forth the responsibilities of both parties relative to various aspects of the development of the Subject Area to accommodate development with appropriate land uses, utilities, landscaping, and architectural design to enhance the general area; and

WHEREAS, the development of the Subject Area includes the construction of a "Connector Street" as described in the agreement to provide for connection and realignment of 1000 South and 2200 West in conjunction with the construction of the West Davis Corridor; and

WHEREAS, the Utah Department of Transportation (UDOT) has installed certain pedestrian improvements on the west side of the Connector Street that were not anticipated at the time of the original Agreement; and

WHEREAS, in light of the improvements installed by UDOT, the City Council has determined it to be in the best interest of the citizens of Layton City to enter into this Amendment for the purpose of modifying the proposed cross section for the Connector Street identified in the original agreement.

That the agreement entitled "Agreement for Development of Land between Layton City, Utah and Syracuse Land Investments, LLC" be amended to include the revised text below and the revised Exhibit "D" which is attached hereto and incorporated herein by this reference.

**ARTICLE IV
OWNER'S UNDERTAKINGS AND RIGHTS**

4.5 Street Improvements. Owner shall be responsible for the construction of all on-site and off-site improvements throughout the Subject Area.

4.5.1. Pedestrian and landscaping improvements shall be provided along the development side of a Connector Street between 2200 West at 850 South, and 1000 South at 2000 West, including: 1) a five foot landscaping planting bed along the back side of residential lot fencing; the planting bed shall be planted with continuous shrub row, and with trees spaced every 25 feet; 2) a five foot concrete sidewalk shall be constructed next to the landscaping planting bed; 3) a four and one-half foot planting strip between the sidewalk and a 30 inch concrete curb and gutter on the Connector Street. Within the

planning strip, the City's required light pole/fixtures shall be installed per City standards (hereinafter Exhibit "D").

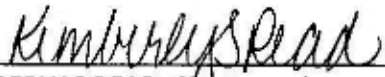
IN WITNESS WHEREOF, the Parties have caused this Amendment to be executed by their duly authorized representatives effective as of the day and year first above written.

LAYTON CITY CORPORATION

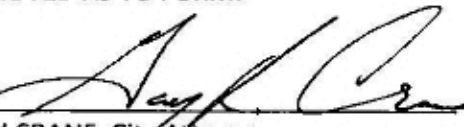



JOY PETROS, Mayor

ATTEST:

By: 
KIMBERLY S READ, City Recorder

APPROVED AS TO FORM:

By: 
GARY CRANE, City Attorney

APPROVED AS TO FORM:

By: 
CHAD WILKINSON, Director, Community &
Economic Development

CITY ACKNOWLEDGEMENT

STATE OF UTAH)
) :SS
COUNTY OF DAVIS)

On this 9th day of August, 2023, personally appeared before me Joy Petro
Who being duly sworn, did say that he/she is the Mayor of LAYTON CITY, a municipal corporation of the
State of Utah, and that the foregoing Amendment was signed in his/her capacity as Mayor on behalf of
the City for approval of the Amendment.



STATE OF UTAH NOTARY PUBLIC
TORI L. CAMPBELL
COMMISSION #726938
MY COMMISSION EXPIRES:
09-27-2026

Tori L. Campbell
Notary Public

OWNER ACKNOWLEDGEMENT

Bryce Thurgood
SYRACUSE LAND INVESTMENTS, LLC
Bryce Thurgood, Owner

STATE OF UTAH)
) :SS
COUNTY OF Weber)

On this 2 day of August, 2023, personally appeared before me Bryce Thurgood who
being duly sworn, did say that he/she is owner of Syracuse Land Investments, LLC, who is the
legal property owner of record of the property subject to the Amendment and that he/she has executed
this Amendment with full authority to do so.



JONI NIELSEN
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 707557
COMM. EXP. 09-08-2023

Joni Nielsen
Notary Public

Layton Parke Subdivision Phase 1 Boundary Description

Beginning at a point on the center line of Layton Parkway, said point being South 0°11'01" West 1320.25 feet along the section line to the Southwest Corner of Evergreen Farms Subdivision - Phase 1, (South 0°11'08" West record on Evergreen Farms Subdivision - Phase 1), also being the center line of Layton Parkway and North 89°57'21" East 788.66 feet along the center line of Layton Parkway from the West Quarter Corner of Section 30, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running;

Thence North 89°57'21" East 1095.58 feet along the center line of Layton Parkway;

Thence South 0°12'50" West 731.31 feet;

Thence South 89°57'40" West 358.85 feet;

Thence South 89°57'21" West 332.10 feet;

Thence South 0°02'20" East 588.97 feet to the section line, also being the center line of 1000 South Street;

Thence South 89°57'40" West 295.48 feet along the section line, also being the centerline of 1000 South Street;

Thence North 0°02'20" West 154.00 feet;

Thence South 89°57'40" West 26.54 feet;

Thence North 0°02'20" West 454.95 feet;

Thence North 89°57'40" East 30.00 feet;

Thence North 0°02'20" West 165.81 feet;

Thence westerly 18.09 feet along the arc of a 369.00-foot radius curve to the left, (center bears South 2°45'54" West and long chord bears North 88°38'22" West 18.09 feet, with a central angle of 2°48'33");

Thence North 0°02'39" West 180.42 feet;

Thence North 83°37'51" West 95.96 feet;

Thence North 0°02'39" West 123.86 feet;

Thence North 89°57'21" East 4.11 feet;

Thence North 0°02'39" West 230.00 feet to this point of beginning.

Contains 949,350 square feet, 21.794 acres, 53 lots.

Layton Parke Subdivision Phase 2 Boundary Description

Beginning at the Southwest Corner of Evergreen Farms Subdivision - Phase 1, also being the intersection of the center line of Layton Parkway and the section line, said point of beginning being South 0°11'01" West 1320.25 feet (NAD83 Bearing being South 00°32'21" West between the West Quarter and the Southwest Corner of said Section 30, per the Davis County Township Reference Plat) along the section line (South 0°11'08" West record on Evergreen Farms Subdivision - Phase 1), from the West Quarter Corner of Section 30, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running;

thence North 89°57'21" East 788.66 feet along the center line of Layton Parkway, and the South line of said Evergreen Farms Subdivision Phase 1 and beyond, to the Northwest Corner of Layton Parke Estates Phase 1;

thence along the Westerly Line of said Layton Parke Estates Phase 1 the following (11) courses and distances:

- (1) South 00°02'39" East 230.00 feet;
 - (2) South 89°57'21" West 4.11 feet;
 - (3) South 00°02'39" East 123.86 feet;
 - (4) South 83°37'51" East 95.96 feet;
 - (5) South 00°02'39" East 180.42 feet;
 - (6) Easterly 18.09 feet along the arc of a 369.00-foot radius curve to the right (center bears South 00°02'39" East and the long chord bears South 88°38'22" East 18.09 feet with a central angle of 02°48'33");
 - (7) South 00°02'20" East 165.81 feet;
 - (8) South 89°57'40" West 30.00 feet;
 - (9) South 00°02'20" East 454.95 feet;
 - (10) North 89°57'40" East 26.54 feet;
 - (11) South 00°02'20" East 154.00 feet to the section line, also being the centerline of 1000 South Street;
- thence South 89°57'40" West 94.04 feet along the section line, also being the centerline of 1000 South Street;
- thence North 00°02'20" West 33.00 feet;
- thence Westerly 273.70 feet along the arc of a 477.00-foot radius curve to the right (center bears North 00°02'20" West and the long chord bears North 73°36'04" West 269.96 feet with a central angle of 32°52'33");
- thence North 57°09'47" West 348.81 feet;
- thence Northwesterly 477.42 feet along the arc of a 477.00-foot radius curve to the right (center bears North 32°50'13" East and the long chord bears North 28°29'23" West 457.74 feet with a central angle of 57°20'48");
- thence North 89°48'59" West 33.00 feet to the section line, also being the centerline of 2200 West Street;
- thence North 00°11'01" East 618.81 feet along the section line, also being the centerline of 2200 West Street, to the point of beginning.

Contains 941,861 square feet, or 21.622 acres 54 lots.

Layton Parke Subdivision Phase 3 Boundary Description

Beginning at a point on the section line, said point being South 89°57'40" West 1108.55 feet along the section line from the South Quarter Corner of Section 30, Township 4 North, Range 1 West, Salt Lake Base and Meridian and running;

Thence South 89°57'40" West 329.81 feet along the section line to the Southeast Corner of Layton Park Estates Phase 1;

Thence North 0°02'20" West 588.97 feet along the east line to an interior corner of Layton Parke Estates Phase 1;

Thence North 89°57'21" East 332.10 feet along the south line of Layton Parke Estates Phase 1;

Thence South 0°11'01" West 589.01 feet to the point of beginning.

Contains 194,927 square feet, 4.475 acres, 10 lots.

"All of Lot 154 in the Layton Parke Estates
Phase 1, 1st Amendment"

"All of Lots 155 and 156 in the Layton Park Estates
Phase 1, 2nd Amendment."