

E 3547900 B 8361 P 565-571  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
10/18/2023 2:21 PM  
FEE 0.00 Pgs: 7  
DEP AAM REC'D FOR LAYTON  
CITY

**Office of the Davis County Recorder**



**Davis**  
COUNTY

ESTABLISHED 1850

**RETURNED**  
OCT 18 2023

Recorder  
Richard T. Maughan  
Chief Deputy  
Lalle H. Lomax

THE UNDERLYING DOCUMENT ATTACHED HERETO IS AN ORIGINAL DOCUMENT SUBMITTED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, UTAH. THE DOCUMENT HAS INSUFFICIENT MARGIN SPACE FOR THE REQUIRED RECORDING ENDORSMENT STAMP. THIS PAGE BECOMES THE FRONT PAGE OF THE DOCUMENT FOR RECORDING PURPOSES.

THE DOCUMENT HEREIN RECORDED IS A Agreement  
(Document Type)

Tax Serial Number(s)

09-332-0041  
09-332-0042  
09-332-0040  
09-332-0004  
09-332-0005  
09-332-0038  
09-332-0034  
09-332-0008 to 0014  
09-332-0043  
09-332-0046  
09-332-0017 to 0021

09-334-0201 to 0206  
09-334-0209  
09-334-0210  
09-334-0208  
09-332-0033  
09-332-0032

**FIRST ADDENDUM TO THE AGREEMENT ENTITLED  
AGREEMENT FOR ANNEXATION AND FOR THE DEVELOPMENT  
OF LAND BETWEEN LAYTON CITY AND M & Y LAYTON, L.L.C.  
DATED THE 3RD DAY OF JUNE, 2002**

The Agreement for Annexation and for the Development of Land Between Layton City and M & Y Layton, L.L.C., dated the 3<sup>rd</sup> day of June, 2002, is hereby amended to read as follows:

1. Article IV, Developer's Undertakings, paragraph 4.3, shall be amended to add the following paragraph:

If the City is unable to obtain, from the US Government, an easement for a tank and water line, the Developer agrees to construct a separate tank, as approved by the City Engineer's office, for the provision of culinary water, to the subdivision. The tank and improvements shall be substantially as proposed and approved by the City Engineer under the application for the previous subdivision known as Raz-de-Maree.

3. All other provisions of this Agreement shall remain in full force and effect.

Dated this 16<sup>th</sup> day of July, 2002.



ATTEST:

By: Steven M. Ashby  
STEVEN M. ASHBY, City Recorder

LAYTON CITY CORPORATION,  
a municipal corporation of the State of Utah

By: Jerry Stevenson  
JERRY STEVENSON, Mayor

APPROVED AS TO FORM:

Gary R. Crane  
GARY R. CRANE, City Attorney

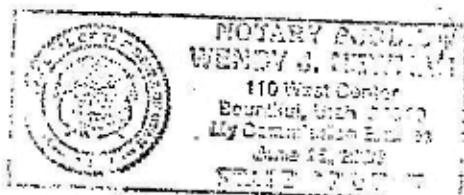
DEVELOPER

M & Y LAYTON, L.L.C.

By: Ronald L. Marshall  
Its: Manager

STATE OF UTAH            )  
                                  ): ss.  
COUNTY OF DAVIS        )

On this 16 day of July, 2002, personally appeared before me Ronald L. Marshall who duly acknowledged to me that he is the Manager of M & Y Layton, L.L.C., and that the document was signed by him in behalf of said limited liability corporation, and \_\_\_\_\_ acknowledged to me that said corporation executed the same.



Wendy J. Newman  
NOTARY PUBLIC

Parcels:

09-332-0041 ALL OF LOT 1, LAYTON RIDGES SUB. CONT 0.57 ACRES LESS & EXCEPT ANY PORTION OF LOT 1 THAT LIES WITHIN THE FOLLOWING: BEG AT THE W COR COMMON TO LOTS 2 & 3, LAYTON RIDGES SUB, BEING PART OF THE W 1/2 OF SEC 1-T4N-R1W, SLB&M, & RUN TH ALG THE W'LY LINE OF LOT 2 & SD LINE EXT THE FOLLOWING TWO (2) COURSES & DISTANCES: CURVE TO THE LEFT, RADIUS = 42.00 FT, ARC = 37.59 FT, CENTRAL ANGLE =  $51^{\circ}16'43''$ , CHORD BEARING & DIST = N  $17^{\circ}29'04''$  W 36.35 FT, N  $12^{\circ}45'00''$  E 284.54 FT, N  $80^{\circ}00'14''$  E 168.78 FT TO THE E'LY LINE OF SD LOT 1, LAYTON RIDGES SUB, TH S  $07^{\circ}32'00''$  E 100.09 FT ALG SD LINE TO A PT OF CURVATURE TO A 30.00 FT RADIUS NON-TANGENT CURVE TO THE LEFT; TH W'LY ALG THE ARC OF SD CURVE FOR A DIST OF 39.29 FT, (CENTRAL ANGLE =  $75^{\circ}02'45''$ , CHORD BEARING & DIST = S  $51^{\circ}11'38''$  W 36.55 FT); TH S  $14^{\circ}22'52''$  W 108.63 FT TO THE LOT LINE COMMON TO LOTS 2 & 3; TH S  $57^{\circ}00'00''$  W 209.57 FT ALG SD LINE TO THE POB. CONT. 0.12 ACRES TOTAL ACREAGE 0.45 ACRES

09-332-0042 BEG AT THE W COR COMMON TO LOTS 2 & 3, LAYTON RIDGES SUB, BEING PART OF THE W 1/2 OF SEC 1-T4N-R1W, SLB&M, & RUN TH ALG THE W'LY LINE OF LOT 2 & SD LINE EXT THE FOLLOWING TWO (2) COURSES & DISTANCES: CURVE TO THE LEFT, RADIUS = 42.00 FT, ARC = 37.59 FT, CENTRAL ANGLE =  $51^{\circ}16'43''$ , CHORD BEARING & DIST = N  $17^{\circ}29'04''$  W 36.35 FT, N  $12^{\circ}45'00''$  E 284.54 FT, N  $80^{\circ}00'14''$  E 168.78 FT TO THE E'LY LINE OF SD LOT 1, LAYTON RIDGES SUB, TH S  $07^{\circ}32'00''$  E 100.09 FT ALG SD LINE TO A PT OF CURVATURE TO A 30.00 FT RADIUS NON-TANGENT CURVE TO THE LEFT; TH W'LY ALG THE ARC OF SD CURVE FOR A DIST OF 39.29 FT, (CENTRAL ANGLE =  $75^{\circ}02'45''$ , CHORD BEARING & DIST = S  $51^{\circ}11'38''$  W 36.55 FT); TH S  $14^{\circ}22'52''$  W 108.63 FT TO THE LOT LINE COMMON TO LOTS 2 & 3; TH S  $57^{\circ}00'00''$  W 209.57 FT ALG SD LINE TO THE POB. CONT. 1.097 ACRES

09-332-0040 BEG AT THE W COR COMMON TO LOT 2 & 3, LAYTON RIDGES SUB, BEING PART OF THE W 1/2 OF SEC 1-T4N-R1W, SLB&M; & RUN TH N  $57^{\circ}00'00''$  E 209.57 FT; TH N  $14^{\circ}22'52''$  E 108.63 FT TO A PT OF CURVATURE TO A 30.00 FT RAD CURVE TO THE RIGHT; TH E'LY ALG THE ARC OF SD CURVE FOR A DIST OF 39.29 FT, (CENTRAL ANGLE =  $75^{\circ}02'45''$ , CHORD BEARING & DIST = N  $51^{\circ}11'38''$  E 36.55 FT) TO THE W'LY LINE OF LAYTON RIDGE DR; TH S  $07^{\circ}32'00''$  E 149.43 FT ALG SD LINE TO A PT OF CURVATURE TO A 180.00 FT RAD CURVE TO THE LEFT; TH SE'LY ALG THE ARC OF SD CURVE FOR A DIST OF 258.93 FT, (CENTRAL ANGLE =  $82^{\circ}25'09''$ , CHORD BEARING & DIST = S  $48^{\circ}44'34''$  E 237.17 FT); TH N  $89^{\circ}57'03''$  W 458.51 FT ALG THE S LINE OF SD LOT 2; TH N  $15^{\circ}37'41''$  E 26.05 FT TO A PT OF CURVATURE TO A 18.00 FT RAD CURVE TO THE RIGHT; TH N'LY ALG THE ARC OF SD CURVE FOR A DIST OF 11.58 FT, (CENTRAL ANGLE =  $36^{\circ}51'37''$ , CHORD BEARING & DIST = N  $34^{\circ}03'43''$  E 11.38 FT) TO A PT OF REVERSE CURVATURE TO A 42.00 FT RAD CURVE TO THE LEFT; (TH N'LY ALG THE ARC OF SD CURVE 32.05 FT); (CENTRAL ANGLE =  $42^{\circ}20'32''$ , CHORD BEARING & DIST = N  $30^{\circ}19'39''$  E 31.70 FT) TO THE POB. CONT. 1.09 ACRES (CORRECTIONS MADE FOR TAXING PURPOSES.)

09-332-0004 ALL OF LOT 4, LAYTON RIDGES SUBDIVISION. CONTAINS 1.507 ACRES

09-332-0005 ALL OF LOT 5, LAYTON RIDGES SUBDIVISION. CONTAINS 0.513 ACRES

09-332-0038 ALL OF LOT 6, LAYTON RIDGES SUB. CONT 1.826 ACRES LESS & EXCEPT: A PORTION OF LOT 6, LAYTON RIDGES SUB, BEG AT THE MOST N PT OF LOT 6 OF SD SUB; RUN TH S 00°06'00" W 48.54 FT ALG THE BNDRY BETWEEN LOT 6 & LOT 7; TH N 22°31'17" W 26.40 FT TO THE W'LY R/W LINE OF LAYTON RIDGE DR; TH ALG SD R/W N 25°32'44" E 29.51 FT TO THE POB. CONT. 0.006 ACRES ALSO: A PORTION OF LOT 7, LAYTON RIDGES SUB, BEG AT A PT THAT IS S 00°06'00" W 48.54 FT ALG THE BNDRY BETWEEN LOT 6 & LOT 7, FR THE MOST N'LY PT OF LOT 6; RUN TH S 31°32'17" E 6.02 FT; TH S 11°43'18" E 17.89 FT; TH S 05°57'52" W 66.77 FT TO A PT ON THE BNDRY BETWEEN LOT 6 & LOT 7; TH N 00°06'00" E 89.06 FT ALG SD BNDRY TO THE POB. CONT. 0.007 ACRES TOTAL ACREAGE 1.827 ACRES

09-332-0034 ALL OF LOT 7, LAYTON RIDGES SUB. CONT 0.572 ACRES. LESS & EXCEPT: A PORTION OF LOT 7, LAYTON RIDGES SUB, BEG AT A PT THAT IS S 00°06'00" W 48.54 FT ALG THE BNDRY BETWEEN LOT 6 & LOT 7, FR THE MOST N PT OF LOT 6; RUN TH S 31°32'17" E 6.02 FT; TH S 11°43'18" E 17.89 FT; TH S 05°57'52" W 66.77 FT TO A PT ON THE BNDRY BETWEEN LOT 6 & LOT 7; TH N 00°06'00" E 89.06 FT ALG SD BNDRY TO THE POB. CONT. 0.007 ACRES. TOTAL ACREAGE 0.565 ACRES. (CORRECTIONS MADE FOR TAXING PURPOSES.)

09-332-0008 ALL OF LOT 8, LAYTON RIDGES SUBDIVISION CONTAINS 0.489 ACRES

09-332-0009 ALL OF LOT 9, LAYTON RIDGES SUBDIVISION CONTAINS 0.498 ACRES

09-332-0010 ALL OF LOT 10, LAYTON RIDGES SUBDIVISION CONTAINS 0.614 ACRES

09-332-0011 ALL OF LOT 11, LAYTON RIDGES SUBDIVISION CONTAINS 0.637 ACRES

09-332-0012 ALL OF LOT 12, LAYTON RIDGES SUBDIVISION CONTAINS 0.85 ACRES

09-332-0013 ALL OF LOT 13, LAYTON RIDGES SUBDIVISION CONTAINS 4.007 ACRES

09-332-0014 ALL OF LOT 14, LAYTON RIDGES SUBDIVISION CONTAINS 3.663 ACRES

09-332-0043 ALL OF LOT 15, LAYTON RIDGES SUB. CONT. 6.250 ACRES. LESS A TRIANGULAR PIECE OF LAND IN THE LAYTON RIDGES SUB, BEING A PART OF THE W 1/2 OF SEC 1-T4N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT WH IS N 59°00'00" E 122.0 FT ALG THE LOT LINE FR THE NW COR OF LOT 15 OF THE AFOREMENTIONED SUB, SD NW LOT COR BEING N 43°52'32" E 2635.21 FT FR THE WITNESS COR TO THE SW COR OF THE AFOREMENTIONED SEC; & RUN TH N 59°00'00" E 60.00 FT; TH S 19°16'00" W 27.17 FT; TH S 82°56'49" W 42.79 FT TO THE POB. CONT. 0.011 ACRES. PLUS A TRIANGULAR PIECE OF LAND IN THE LAYTON

RIDGES SUB, BEING A PART OF THE W 1/2 OF SEC 1-T4N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT WH IS N 59°00'00" E 122.0 FT ALG THE LOT LINE FR THE NW COR OF LOT 15 OF THE AFOREMENTIONED SUB SD NW LOT COR BEING N 43°52'32" E 2635.21 FT FR THE WITNESS COR TO THE SW COR OF THE AFOREMENTIONED SEC; & RUN TH S 59°00'00" W 74.00 FT; TH N 33°44'00" E 33.00 FT; TH N 76°41'31" E 46.35 FT TO THE POB. CONT. 0.11 ACRES TOTAL ACREAGE 6.25 ACRES

09-332-0046 ALL OF LOT 16, LAYTON RIDGES SUB. CONT 1.180 ACRES LESS & EXCEPT A TRIANGULAR PIECE OF LAND IN THE LAYTON RIDGES SUB, BEING A PART OF THE W 1/2 OF SEC 1-T4N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT WH IS N 59°00'00" E 122.0 FT ALG THE LOT LINE FR THE NW COR OF LOT 15 OF THE AFOREMENTIONED SUB SD NW LOT COR BEING N 43°52'32" E 2635.21 FT FR THE WITNESS COR TO THE SW COR OF THE AFOREMENTIONED SEC, & RUN TH S 59°00'00" W 74.00 FT, TH N 33°44'00" E 33.00 FT, TH N 76°41'31" E 46.35 FT TO THE POB. CONT. 0.011 ACRES ALSO, A TRIANGULAR PIECE OF LAND IN THE LAYTON RIDGES SUB, BEING A PART OF THE W 1/2 OF SEC 1-T4N-R1W, SLB&M, DESC AS FOLLOWS: BEG AT A PT WH IS N 59°00'00" E 122.0 FT ALG THE LOT LINE FR THE NW COR OF LOT 15 OF THE AFOREMENTIONED SUB, SD NW LOT COR BEING N 43°52'32" E 2635.21 FT FR THE WITNESS COR TO THE SW COR OF THE AFOREMENTIONED SEC & RUN TH N 59°00'00" E 60.00 FT, TH S 19°16'00" W 27.17 FT, TH S 82°56'49" W 42.79 FT TO THE POB. CONT. 0.011 ACRES TOTAL ACREAGE 1.180 ACRES

09-332-0017 ALL OF LOT 17, LAYTON RIDGES SUBDIVISION CONTAINS 0.664 ACRES

09-332-0018 ALL OF LOT 18, LAYTON RIDGES SUBDIVISION CONTAINS 2.801 ACRES

09-332-0019 ALL OF LOT 19, LAYTON RIDGES SUBDIVISION CONTAINS 4.856 ACRES

09-332-0020 ALL OF LOT 20, LAYTON RIDGES SUBDIVISION CONTAINS 3.665 ACRES

09-332-0021 ALL OF LOT 21, LAYTON RIDGES SUBDIVISION CONTAINS 4.566 ACRES

09-334-0201 ALL OF LOT 201, LAYTON RIDGES SUB. AMD. CONTAINS 6.62 ACRES

09-334-0202 ALL OF LOT 202, LAYTON RIDGES SUB. AMD. CONTAINS 4.42 ACRES

09-334-0203 ALL OF LOT 203, LAYTON RIDGES SUB. AMD. CONTAINS 4.25 ACRES

09-334-0204 ALL OF LOT 204, LAYTON RIDGES SUB. AMD. CONTAINS 4.02 ACRES

09-334-0205 ALL OF LOT 205, LAYTON RIDGES SUB. AMD. CONTAINS 2.97 ACRES

09-334-0206 ALL OF LOT 206, LAYTON RIDGES SUB. AMD. CONTAINS 2.47 ACRES

09-334-0209 ALL OF LOT 207, LAYTON RIDGES SUB. AMD. CONTAINS 2.3 ACRES <sup>X SEE</sup> ATTACHED

09-334-0210 BEG AT A PT ON THE S LINE OF LOT 207, LAYTON RIDGES SUB AMD, BEING A PART OF THE W 1/2 OF SEC 1-T4N-R1W, SLB&M; SD PT IS N 56^00'00" W 53.00 FT ALG THE LOT LINE FR THE SE COR OF SD LOT & RUN TH N 56^00'00" W 156.01 FT ALG SD LOT LINE; TH N 60^27'22" E 41.82 FT; TH S 40^45'11" E 142.38 FT TO THE POB. CONT. 0.07 ACRES

09-334-0208 ALL OF LOT 208, LAYTON RIDGES SUB. AMD. CONTAINS 3.13 ACRES

09-332-0033 ALL OF PARCEL B, LAYTON RIDGES SUBDIVISION CONTAINS 5.196 ACRES

09-332-0032 ALL OF PARCEL A/COMMON AREA, LAYTON RIDGES SUB. CONT. 1.812 ACRES (THE INFORMATION SHOWN ON THIS PARCEL NUMBER IS FOR REFERENCE PURPOSES ONLY & THIS PARCEL IS NOT TO BE CONSTRUED AS A SEPARATELY TAXABLE PARCEL OF LAND.)

Date: 10/18/2023

Page 1 of 1

**Davis County Utah - Legal Description**  
**Serial Number: 09-334-0209**

Mailing Address  
3213 EAST LAYTON RIDGE DR

LAYTON, UT 84040

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**Acres**

2.30000

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**Deleted Date**

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**Owner Names**

Sanders, Scott -- Tr  
Sanders, Amanda -- Tr  
Empowered Intelligence Revocable Trust 10/28/2009 Restated  
06/04/2014

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**Situs Address**

3213 E Layton Ridge Dr Layton 84040-

ALL OF LOT 207, LAYTON RIDGES SUB AMD. CONT. 2.37 ACRES LESS & EXCEPT: BEG AT A PT ON THE S LINE OF LOT 207, LAYTON RIDGES SUB AMD, BEING A PART OF THE W 1/2 OF SEC 1-T4N-R1W, SLB&M; SD PT IS N 56°00'00" W 53.00 FT ALG THE LOT LINE FR THE SE COR OF SD LOT & RUN TH N 56°00'00" W 156.01 FT ALG SD LOT LINE; TH N 60°27'22" E 41.82 FT; TH S 40°45'11" E 142.38 FT TO THE POB. CONT. 0.07 ACRES TOTAL ACREAGE 2.30 ACRES