

Scale: 1" = 50'

Graphic Scale



VICINITY MAP  
Not to Scale

| EASEMENT LINE DATA |               |        |
|--------------------|---------------|--------|
| Line               | Bearing       | Length |
| L1                 | S 54°20'25" W | 11.53  |
| L2                 | S 51°28'05" W | 18.08  |
| L3                 | S 18°32'31" E | 13.01  |
| L4                 | N 69°02'00" E | 21.49  |
| L5                 | N 0°04'15" E  | 24.88  |
| L6                 | S 88°15'10" W | 26.54  |
| L7                 | S 48°29'16" W | 5.70   |
| L8                 | N 70°25'44" W | 6.56   |
| L9                 | N 45°32'20" W | 38.21  |
| L10                | N 65°32'20" W | 12.68  |
| L11                | N 45°32'20" W | 15.93  |
| L12                | N 44°28'01" E | 1.32   |
| L13                | S 44°27'23" W | 1.32   |
| L14                | S 45°32'20" E | 11.07  |
| L15                | S 65°32'20" E | 9.69   |
| L16                | S 45°32'20" E | 43.36  |
| L17                | S 76°07'20" E | 12.09  |
| L18                | S 70°25'44" E | 35.77  |
| L19                | N 88°15'10" E | 29.41  |
| L20                | N 18°54'07" W | 10.50  |
| L21                | N 51°09'35" E | 23.85  |
| L22                | N 54°32'24" E | 27.07  |

| LAYTON CITY TRAIL EASEMENT CURVE DATA |           |          |         |                 |              |
|---------------------------------------|-----------|----------|---------|-----------------|--------------|
| Curve #                               | Delta     | Radius   | Length  | Chord Direction | Chord Length |
| C1                                    | 72°28'26" | 2.00'    | 2.53'   | S 17°41'42" W   | 2.36'        |
| C2                                    | 17°28'33" | 295.00'  | 89.98'  | S 56°52'50" W   | 89.63'       |
| C3                                    | 6°24'52"  | 95.00'   | 10.64'  | S 44°56'10" W   | 10.63'       |
| C4                                    | 43°59'20" | 65.26'   | 50.10'  | S 66°12'57" W   | 48.88'       |
| C5                                    | 28°34'29" | 21.83'   | 10.89'  | N 57°59'02" W   | 10.78'       |
| C6                                    | 20°00'00" | 10.00'   | 3.49'   | N 55°32'20" W   | 3.47'        |
| C7                                    | 19°43'10" | 40.00'   | 13.77'  | N 55°40'45" W   | 13.70'       |
| C8                                    | 1°16'36"  | 5630.00' | 125.46' | N 45°10'52" W   | 125.46'      |
| C9                                    | 20°00'00" | 20.00'   | 6.98'   | S 55°32'20" E   | 6.95'        |
| C10                                   | 20°00'00" | 30.00'   | 10.47'  | S 55°32'20" E   | 10.42'       |
| C11                                   | 21°19'06" | 45.00'   | 16.74'  | S 81°05'17" E   | 16.65'       |
| C12                                   | 46°31'25" | 45.00'   | 36.54'  | N 64°59'28" E   | 35.54'       |
| C13                                   | 6°24'48"  | 115.00'  | 12.87'  | N 44°56'10" E   | 12.87'       |
| C14                                   | 17°28'32" | 315.00'  | 96.08'  | N 56°52'50" E   | 95.71'       |
| C15                                   | 70°03'42" | 14.00'   | 17.12'  | N 16°07'44" E   | 16.07'       |



Northwest corner of Section 28  
T4N, R1W, SLB&M, U.S. Survey  
(Found Brass Cap Monument)

### Legend

- Set Nail & Washer
- Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- (D.C.S.) Davis County Surveyor
- P.U.&D.E. Public Utility & Drainage Easement
- Flood Zone X
- Flood Zone AE
- Public Utility Easement
- Layton City Trail Easement
- Irrigation Line Easement
- Layton City Easement
- Building Setback Line
- Rocky Mountain Power Easement
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe

Tamara A. Boysen  
(11-061-0153)

CONSENT TO RECORD  
Approved as to form by Kays Creek Irrigation Company.  
Signed this 13 day of Aug, 2023.

Chairman

### LAYTON CITY ATTORNEY

Approved by the Layton City Attorney  
this 7th day of December, 2023.

Signature

| PROPERTY LINE CURVE DATA |           |          |         |                 |              |
|--------------------------|-----------|----------|---------|-----------------|--------------|
| Curve #                  | Delta     | Radius   | Length  | Chord Direction | Chord Length |
| C101                     | 1°56'44"  | 5630.00' | 191.16' | N 45°41'19" W   | 191.16'      |
| C102                     | 1°21'25"  | 5630.00' | 133.35' | N 44°02'14" W   | 133.34'      |
| C103                     | 90°00'00" | 3.00'    | 4.71'   | S 0°32'20" E    | 4.24'        |

(89°55'43") Record

Carlton Doyle  
(11-061-0010)

N 48°29'16" E  
17.15'

Union Pacific Railroad

### Parcel D

1798 sq. ft.  
Quit Claim Deed  
Entry No. 3452391  
Subject to Entry No. 3452392

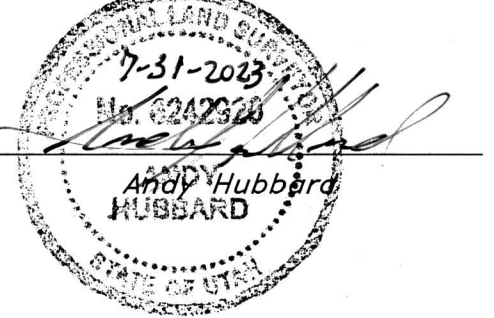
Δ = 3°18'09"  
R = 5630.00'  
L = 324.51'  
LC = 324.46'  
S 45°00'36" E

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that this plat of Layton Parkway North Subdivision 2nd Amendment Amending lot 1 in Layton City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.

Signed this 31st day of July, 2023.

6242920  
License No.



### BOUNDARY DESCRIPTION

A tract of land being 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 said tract being all of lot 1 Layton Parkway North Subdivision according to the official records of Davis County being more particularly described as follows:  
Beginning at the Southwest Corner of said lot 1, said point being 1046.68 feet North 0°04'16" East along the Section line and South 89°55'44" East 137.75 feet from the West Quarter Corner of said Section 28 and running thence along said lot 1 the following thirteen (13) courses, (1) North 36°35'30" West 355.31 feet, (2) North 53°24'30" East 36.57', (3) North 0°04'15" East 64.34 feet, (4) North 69°02'00" East 102.12 feet, (5) North 31°48'10" East 94.96 feet, (6) North 64°40'44" East 181.33 feet, (7) South 0°04'16" West 8.24 feet, (8) North 47°59'16" East 98.38 feet, (9) North 63°00'00" East 151.33 feet, (10) South 70°25'44" East 102.00 feet, (11) North 48°29'16" East 17.15 feet to the south Right of Way line of Union Pacific Railroad, (12) along the arc of said South Right of Way being a 5630.00 foot radius curve to the right a distance of 324.51 feet (Central Angle equals 3°18'09" Long Chord bears South 45°00'36" East 324.46 feet), and (13) South 56°48'54" West 804.50 feet to the point of beginning.

Containing 2.18 Acres.

NOTE: the above description should be rotated clockwise 0°22'09" to match NAD 83 Bearings.

### OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and parcels, as shown on this plat, and name said tract Layton Parkway North Subdivision 2nd Amendment Amending Lot 1, and hereby dedicate, grant and convey to Layton City, Davis County, Utah, all those parts or portions of said tract of land designated as Layton City Trail Easement, the same to be used as public thoroughfares as pedestrian ingress and egress forever, and also dedicate to Layton City those parts or portions of said tract designated as Parcel D.

Signed this 15th day of August, 2023.

JF Parkway Partners QQZB LLC

Layton City Corporation

Signature of Chad Bessinger  
CHAD BESSINGER  
MANAGING PARTNER

Signature of Joy Petro  
Joy Petro  
Mayor

### ACKNOWLEDGMENT

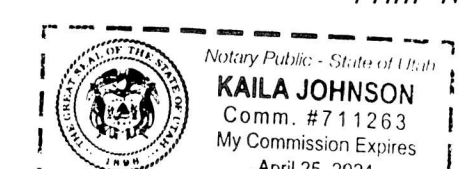
State of Utah } ss  
County of Davis

The foregoing instrument was acknowledged before me this 10th day of August, 2023 by Chad Bessinger.

Residing At: Davis County, Utah  
Commission Number: 711263

Commission Expires: 04/25/2024  
Signature of Kaila Johnson  
Kaila Johnson  
Print Name

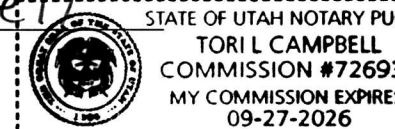
### ACKNOWLEDGMENT



The foregoing instrument was acknowledged before me this 15th day of August, 2023 by Joy Petro.

Residing At: Davis County, UT  
Commission Number: 726938

Commission Expires: 09-27-2026  
Signature of Tori L. Campbell  
Tori L. Campbell  
Print Name



DAVIS COUNTY RECORDER  
ENTRY NO. 3655893 FEE PAID  
RECORDED 11/1/2024  
AT 11:13 AM IN BOOK 3109 OF OFFICIAL RECORDS, PAGE 83  
FOR: Richard T. Maughan  
DAVIS COUNTY RECORDER  
BY: DEPUTY

### LAYTON CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Layton City, Utah this 2nd day of February, 2023.

Title: City Recorder  
Attest: Kimberly Read

Signature of Joy Petro  
Joy Petro  
Mayor

### LENDER CONSENT

The Undersigned Beneficiary hereby consents to the recording of this plat for the herein described property and the dedications provided here in.

Approved this 16 day of November, 2023.  
U.S. Bank National Association

By: Signature of U.S. Bank National Association

### LAYTON CITY PLANNING COMMISSION

Approved by the Layton City Planning Commission this 1 day of December, 2023.

Signature of Tori L. Campbell  
Tori L. Campbell  
Chairman

State of Utah } ss  
County of Davis