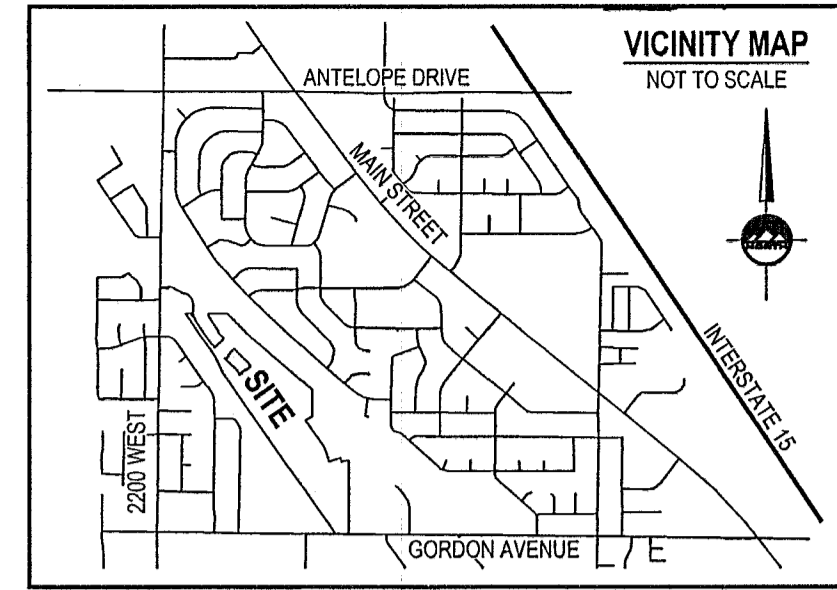


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

## TRAILSIDE WEST PRUD - PHASE 1 FIRST AMENDED

AMENDING UNITS 146-168 AND OPEN SPACE L & K TRAIL SIDE WEST PRUD PHASE 1  
 LOCATED IN THE SOUTHWEST QUARTER SECTION 18  
 TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN  
 LAYTON CITY, DAVIS COUNTY, UTAH  
 JULY 2024



PROPERTY CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
PC1	5.00'	7.85'	90°00'00"	7.07'
PC2	5.00'	7.85'	90°00'00"	7.07'
PC3	279.40'	51.10'	10°28'48"	51.03'
PC4	2.00'	3.14'	90°00'00"	2.83'
PC5	2.00'	3.14'	90°00'00"	2.83'
PC6	5.00'	7.85'	90°00'00"	7.07'
PC7	5.00'	7.85'	90°00'00"	7.07'
PC8	221.00'	42.00'	10°53'22"	41.94'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD
C9	50.00'	9.50'	10°53'22"	9.49'
C10	63.00'	11.97'	10°53'22"	11.96'
C11	37.00'	7.03'	10°53'22"	7.02'
C12	221.00'	19.52'	5°03'38"	19.51'
C13	221.00'	22.33'	5°47'22"	22.32'
C14	221.00'	0.15'	0°02'23"	0.15'
C15	279.40'	18.70'	3°50'04"	18.69'
C16	279.40'	15.30'	3°08'17"	15.30'
C17	279.40'	15.30'	3°08'17"	15.30'
C18	279.40'	1.80'	0°22'14"	1.81'
C19	250.00'	47.51'	10°53'22"	47.44'

LINE TABLE		
LINE	BEARING	LENGTH
PL1	N44°24'38"E	7.00'
PL2	S45°35'22"W	17.00'
PL3	N45°35'22"W	17.00'

### GENERAL NOTES

- PROPERTY IS ZONED PRUD R-H
- TOWNHOME SETBACKS:  
 FRONT SETBACK IS 12'  
 REAR SETBACK IS 0'  
 SIDE YARD SETBACK IS 5'  
 SIDE YARD CORNER SETBACK IS 3' PRIVATE STREET, 8' LOCAL STREET,  
 12' ALONG COLLECTOR STREET
- 7' P&DE IS REQUIRED ALONG ALL PUBLIC ROADS.
- 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 P&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P&DE AT THE LOT OWNERS 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 P&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P&DE.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT 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.
- BASEMENTS ARE NOT PERMITTED IN THE TOWNHOME UNITS.
- EASEMENTS FOR THE UNDERGROUND DETENTION BASINS WILL BE ESTABLISHED WITH A SEPARATE INSTRUMENT.
- ALL UTILITIES LOCATED WITHIN OR SERVICING THE PRIVATE ALLEYS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION. LAYTON CITY SHALL OWN AND MAINTAIN ALL MASTER METERS.
- ALL LANDSCAPED AREAS DESIGNATED TO HAVE WATERWISE PLANTS ARE NOT PERMITTED TO HAVE SOD OR HIGH WATER DEMAND LANDSCAPING.
- RIGHTS TO THE LIMITED COMMON AREA BELONG TO THE NEAREST ADJACENT UNIT.
- ALL OPEN SPACE PARCELS, COMMON SPACE, LANDSCAPE BUFFERS, DETENTION BASIN (S), TRAILS (EXCLUDING THE 10' WIDE TRAIL DEDICATED TO LAYTON CITY) AND/OR OTHER AMENITIES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WITH THE SPECIFIC MAINTENANCE RESPONSIBILITIES OUTLINED WITHIN THE CC&RS.
- OPEN SPACE PARCELS ARE PUBLIC UTILITY AND DRAINAGE EASEMENTS
- AS A PRIVATE DEVELOPMENT, THE HOME OWNERS ASSOCIATION SHALL HAVE THE PRIVATE FIRE HYDRANTS ANNUALLY MAINTAINED AND A 5-YEAR FLOW TEST SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24 AND 25. ALL RECORDS SHALL BE PROVIDED AND SUBMITTED THROUGH THE COMPLIANCE ENGINE FOUND AT <http://www.thecomplianceengine.com>. LAYTON CITY WILL ADDRESS THE PUBLIC HYDRANTS AND THEIR MAINTENANCE.
- "NO PARKING-FIRE LANE" SIGNS AND TOW ENFORCEMENT SHALL BE POSITIONED AND MAINTAINED AT STREET MEASURED 26-31 FEET.

### BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 18, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Layton City, Davis County, Utah. Being more particularly described as follows:

Beginning at the southeasterly corner of Open Space Parcel K, Trailside West PRUD - Phase 1, said point also being at the intersection of the southwesterly right-of-way line of Blue Horizon Boulevard (1825 West Street, a public street) and the northerly right-of-way line of 1450 North Street (a private street) said point being - South 89°50'40" West 1468.10 feet along the section line (N43°03'33"E bearing being North 89°48'39" West between the South Quarter Corner and the Southwest Corner of said Section 18 per the Davis County Township Reference Plat) and North 00°09'20" West 2016.94 feet from the South Quarter corner of Section 18 and running thence:

South 55°18'00" West 59.00 feet along said northerly right-of-way;  
 thence westerly 7.85 feet along the arc of a 5.00-foot radius tangent curve to the right (center bears North 34°42'00" West and the long chord bears North 79°42'00" West 7.07 feet with a central angle of 90°00'00") along said right-of-way;  
 thence South 55°18'00" West 26.00 feet to a point of the northerly right-of-way of 1450 North Street;  
 thence southerly 7.85 feet along the arc of a 5.00-foot radius non-tangent curve to the right (center bears South 55°18'00" West and the long chord bears South 10°18'00" West 7.07 feet with a central angle of 90°00'00");  
 thence South 55°18'00" West 59.00 feet along said right-of-way to a point on the northeasterly right-of-way of Heritage Trail Avenue (1900 West Street, a public street);

thence along the northeasterly right-of-way of Heritage Trail Avenue the following three (3) courses and distances:

- 1) North 34°42'00" West 23.00 feet;
- 2) northwesterly 51.10 feet along the arc of a 279.40-foot radius non-tangent curve to the left (center bears South 54°53'26" West and the long chord bears North 40°20'58" West 51.03 feet with a central angle of 10°28'48");
- 3) North 45°35'22" West 181.85 feet to a point on the southerly right-of-way line of 1500 North Street (a private street);

thence along said southerly right-of-way the following seven (7) courses and distances:

- 1) North 44°24'38" East 7.00 feet;
- 2) easterly 3.14 feet along the arc of a 2.00-foot radius tangent curve to the right (center bears South 45°35'22" East and the long chord bears North 89°24'38" East 2.83 feet with a central angle of 90°00'00");
- 3) South 45°35'22" East 17.00 feet;
- 4) North 44°24'38" East 48.00 feet;
- 5) North 45°35'22" West 17.00 feet;
- 6) northerly 3.14 feet along the arc of a 2.00-foot radius tangent curve to the right (center bears North 44°24'38" East and the long chord bears North 00°35'22" West 2.83 feet with a central angle of 90°00'00");
- 7) easterly 7.85 feet along the arc of a 5.00-foot radius curve to the right (center bears South 45°35'22" East and the long chord bears North 89°24'38" East 7.07 feet with a central angle of 90°00'00")

thence North 44°24'38" East 26.00 feet to a point on the southerly right-of-way of 1500 North Street;  
 thence northerly 7.85 feet along the arc of a 5.00-foot radius non-tangent curve to the right (center bears North 44°24'38" East and the long chord bears North 00°35'22" West 7.07 feet with a central angle of 90°00'00") along said southerly right-of-way;  
 thence North 44°24'38" East 59.00 feet along said right-of-way to a point on the southwesterly right-of-way line of Blue Horizon Boulevard;

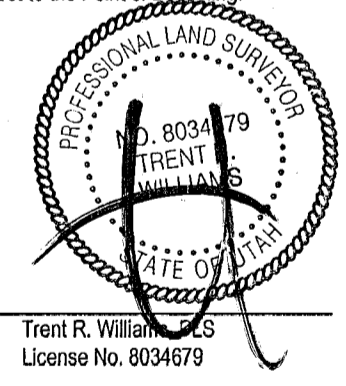
thence along the southwesterly right-of-way of Blue Horizon Boulevard the following three (3) courses and distances:

- 1) South 45°35'22" East 201.85 feet;
- 2) southeasterly 42.00 feet along the arc of a 221.00-foot radius tangent curve to the right (center bears South 44°24'38" West and the long chord bears South 40°08'41" East 41.94 feet with a central angle of 10°53'22");
- 3) South 34°42'00" East 41.28 feet to the Point of Beginning.

Contains: 40,466 square feet or 0.929 acres.

JULY 18, 2024

Trent R. Williams  
 License No. 8034679



DEVELOPER  
**DISCOVERY DEVELOPMENT LLC**  
 67 SOUTH MAIN STREET, SUITE 300  
 LAYTON, UTAH 84041  
 801-593-9993

**ENSIGN**  
 LAYTON  
 919 North 400 West  
 Layton UT 84041  
 Phone: 801.547.1100  
 Fax: 801.593.6315  
 www.ensigneng.com

SALT LAKE CITY  
 Phone: 801.255.0529  
 TOOLE  
 Phone: 435.943.3590  
 CEDAR CITY  
 Phone: 435.961.1453  
 RICHFIELD  
 Phone: 435.996.2983

CITY ATTORNEY'S APPROVAL  
 APPROVED THIS 31 DAY OF July, 2024  
 BY THE LAYTON CITY ATTORNEY.

PLANNING COMMISSION APPROVAL  
 APPROVED THIS 31 DAY OF July, 2024  
 BY THE CITY PLANNING COMMISSION APPROVAL

CITY ENGINEER'S APPROVAL  
 APPROVED THIS 30 DAY OF JULY, 2024  
 BY THE LAYTON CITY ENGINEER

Land Use Authority  
 CITY COUNCIL APPROVAL  
 APPROVED THIS 13th DAY OF August, 2024  
 BY THE LAYTON CITY COUNCIL

SHEET 1 of 2  
 PROJECT NUMBER: 10399  
 MANAGER: C.PRESTON  
 DRAWN BY: ASHELBY  
 CHECKED BY: T.WILLIAMS  
 DATE: 7/18/24  
 DEPUTY RECORDER

## TRAILSIDE WEST PRUD - PHASE 1 FIRST AMENDED

LOCATED IN THE SOUTHWEST QUARTER SECTION 18 TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN LAYTON CITY, DAVIS COUNTY, UTAH

**DAVIS COUNTY RECORDER**

ENTRY NO. 3588693 FEE PAID \$182.00 FILED FOR RECORD AND RECORDED THIS 20th DAY OF Sept 20 24 AT 10:22 IN BOOK 3594 OF OFFICIAL RECORDS PAGE 158

Richard Mangler  
 DAVIS COUNTY RECORDER

**SURVEYOR'S CERTIFICATE**  
 I, **TRENT WILLIAMS**, do hereby certify that I am a Licensed Land Professional Surveyor in the State of Utah, and that I hold certificate 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.

**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 alleys/private right-of-way's) as shown hereon and name said tract:

**TRAILSIDE WEST PRUD - PHASE 1 FIRST AMENDED**

Convey to LAYTON CITY, or its designee, all those parts or portions of said tract of land designated as public streets, the same to be used as public thoroughfares.  
 Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on this plat as private alleys (private rights-of-way) as access to the individual lots, to be maintained by a home owners association whose membership consists of said owners, their grantees, successors, or assigns.  
 Grant and convey to the subdivision home owners association, all those parts or portions of said tract of land designated as common areas to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to LAYTON CITY that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.  
 Grant and dedicate to LAYTON CITY a perpetual right and easement over, upon and under the lands designated hereon as public utility and drainage easements and storm water detention ponds with no buildings or structures being erected within such easements.  
 Grant and dedicate all open spaces/common areas and private drives as public utility easements.  
 Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such yard drains, an easement over such land drains for the purpose of perpetual maintenance and operation.

In witness whereof We(I) have hereunto set our hands(s) this 19 day of July, A.D., 2024

*Courtney Palmer*  
 BY: **Courtney Palmer**  
 DISCOVERY DEVELOPMENT, LLC  
 ITS: CFD

*Courtney Palmer*  
 BY: **Courtney Palmer**  
 TRAILSIDE WEST PRUD MASTER ASSOCIATION INC.  
 AND  
 DESTINATION CONSTRUCTION LLC  
 ITS: CFO

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH      JS.S.  
 County of Davis

On the 19th day of July, A.D., 20 24, Courtney Palmer, personally appeared before me, the undersigned Notary Public, in and for said County of Davis in the State of Utah, who after being duly sworn, acknowledged to me that He is the **MANAGING MEMBER** of **TRAILSIDE WEST PRUD MASTER ASSOCIATION INC.** a Limited Liability Company and that He 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 Limited Liability Company executed the same **AND DESTINATION CONSTRUCTION LLC**

MY COMMISSION EXPIRES: **April 29, 2027**

*Julie Randall*  
 NOTARY PUBLIC      RESIDING IN Salt Lake COUNTY.

**JULIE RANDALL**  
 NOTARY PUBLIC - STATE OF UTAH  
 My Commission Expires April 29, 2027  
 COMMISSION NUMBER 730295

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF UTAH      JS.S.  
 County of Davis

On the 19 day of July, A.D., 20 24, Courtney Palmer, personally appeared before me, the undersigned Notary Public, in and for said County of Davis in the State of Utah, who after being duly sworn, acknowledged to me that He is the **MANAGING MEMBER** of **DISCOVERY DEVELOPMENT, LLC** a Limited Liability Company and that He 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 Limited Liability Company executed the same.

MY COMMISSION EXPIRES: **April 29, 2027**

*Julie Randall*  
 NOTARY PUBLIC      RESIDING IN Salt Lake COUNTY.

**JULIE RANDALL**  
 NOTARY PUBLIC - STATE OF UTAH  
 My Commission Expires April 29, 2027  
 COMMISSION NUMBER 730295

UNIT	ADDRESS
UNIT 146	1452 NORTH 1875 WEST
UNIT 147	1456 NORTH 1875 WEST
UNIT 148	1460 NORTH 1875 WEST
UNIT 149	1464 NORTH 1875 WEST
UNIT 150	1468 NORTH 1875 WEST
UNIT 151	1472 NORTH 1875 WEST
UNIT 152	1476 NORTH 1875 WEST
UNIT 153	1480 NORTH 1875 WEST
UNIT 154	1484 NORTH 1875 WEST
UNIT 155	1488 NORTH 1875 WEST
UNIT 156	1492 NORTH 1875 WEST
UNIT 157	1496 NORTH 1875 WEST

UNIT	ADDRESS
UNIT 158	1491 NORTH 1875 WEST
UNIT 159	1487 NORTH 1875 WEST
UNIT 160	1483 NORTH 1875 WEST
UNIT 161	1479 NORTH 1875 WEST
UNIT 162	1475 NORTH 1875 WEST
UNIT 163	1471 NORTH 1875 WEST
UNIT 164	1467 NORTH 1875 WEST
UNIT 165	1463 NORTH 1875 WEST
UNIT 166	1459 NORTH 1875 WEST
UNIT 167	1455 NORTH 1875 WEST
UNIT 168	1451 NORTH 1875 WEST

# TRAILSIDE WEST PRUD - PHASE 1 FIRST AMENDED

AMENDING UNITS 146-168 AND OPEN SPACE L & K TRAILSIDE WEST PRUD PHASE 1

LOCATED IN THE SOUTHWEST QUARTER

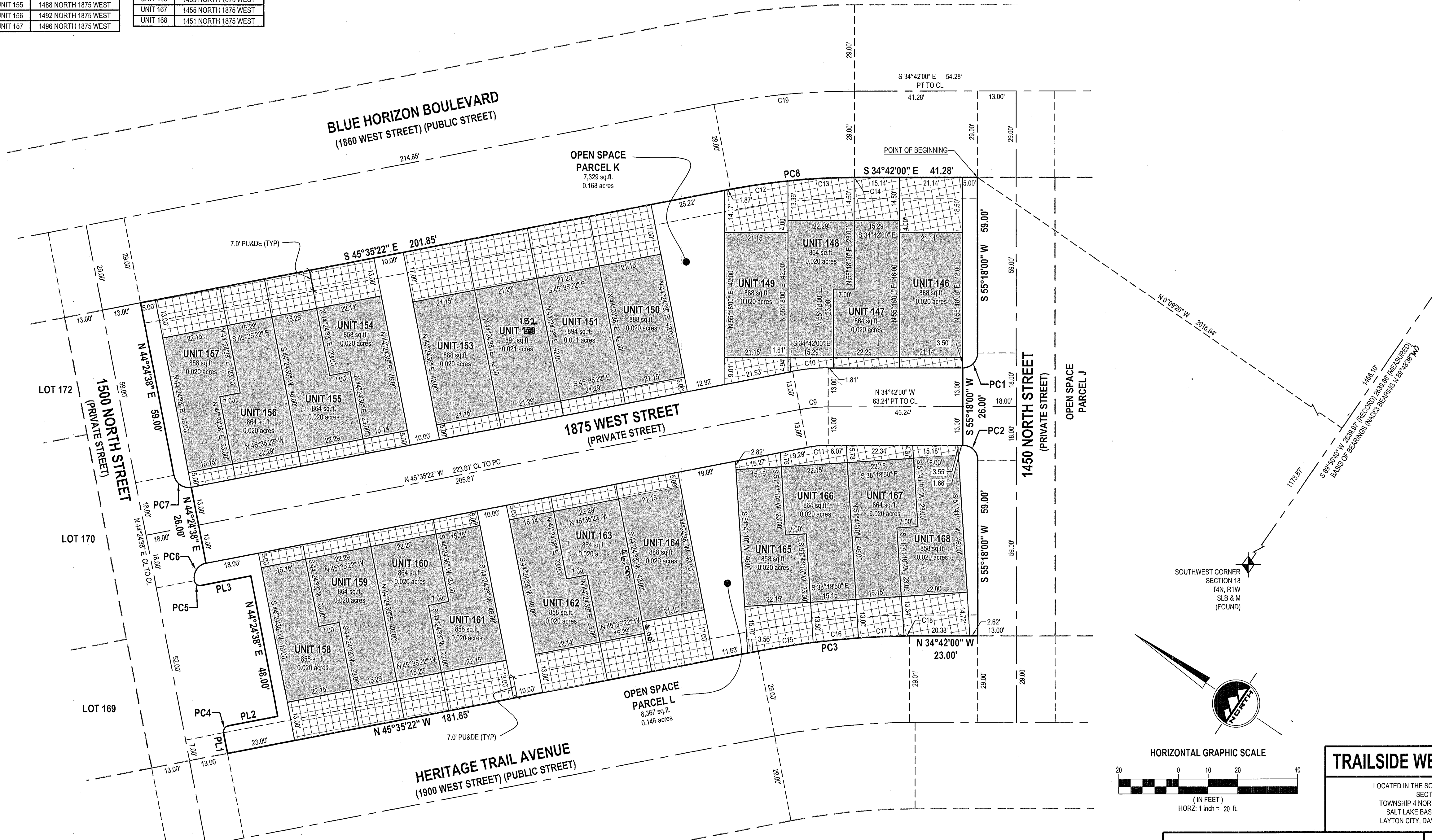
SECTION 18

TOWNSHIP 4 NORTH, RANGE 1 WEST

SALT LAKE BASE AND MERIDIAN

LAYTON CITY, DAVIS COUNTY, UTAH

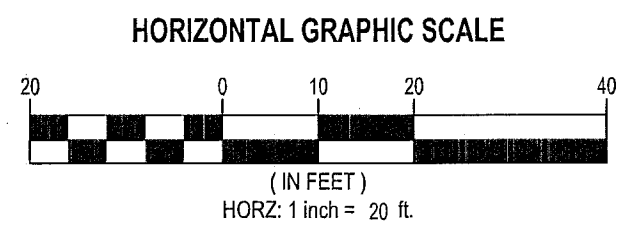
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SOUTH QUARTER CORNER SECTION 18 T4N, R1W SLB & M (FOUND)

SOUTHWEST CORNER SECTION 18 T4N, R1W SLB & M (FOUND)

LEGEND	
	SECTION CORNER
	WITNESS MONUMENT
	PROPOSED STREET MONUMENT
	EXISTING STREET MONUMENT
	SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
	SECTION LINE
	SECTION TIE LINE
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	ADJACENT ROAD CENTERLINE
	RIGHT OF WAY
	ADJACENT RIGHT OF WAY
	LOT LINE
	ADJACENT LOT LINE
	EASEMENT
	TANGENT
	PU&DE- PUBLIC UTILITY & DRAINAGE EASEMENT (SEE GENERAL NOTE 2)
	LIMITED COMMON SPACE
	PRIVATE OWNERSHIP
	COMMON AREA



## TRAILSIDE WEST PRUD - PHASE 1 FIRST AMENDED

LOCATED IN THE SOUTHWEST QUARTER SECTION 18 TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN LAYTON CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER  
 ENTRY NO. 3587493 FEE PAID \$152.00 FILED FOR RECORD AND RECORDED THIS 27th DAY OF Sept 20 24 AT 10:23 IN BOOK 3594 OF OFFICIAL RECORDS PAGE 158

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

SHEET 2 of 2  
 PROJECT NUMBER: 10399  
 MANAGER: C.PRESTON  
 DRAWN BY: A.SHELBY  
 CHECKED BY: T.WILLIAMS  
 DATE: 8/7/24

*Richard Morgan*  
 DAVIS COUNTY RECORDER  
 DEPUTY RECORDER