

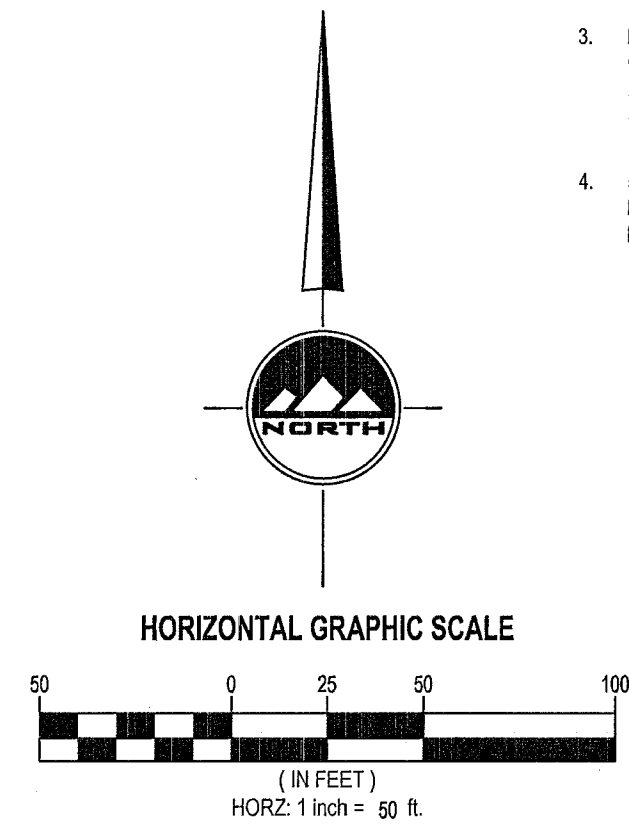
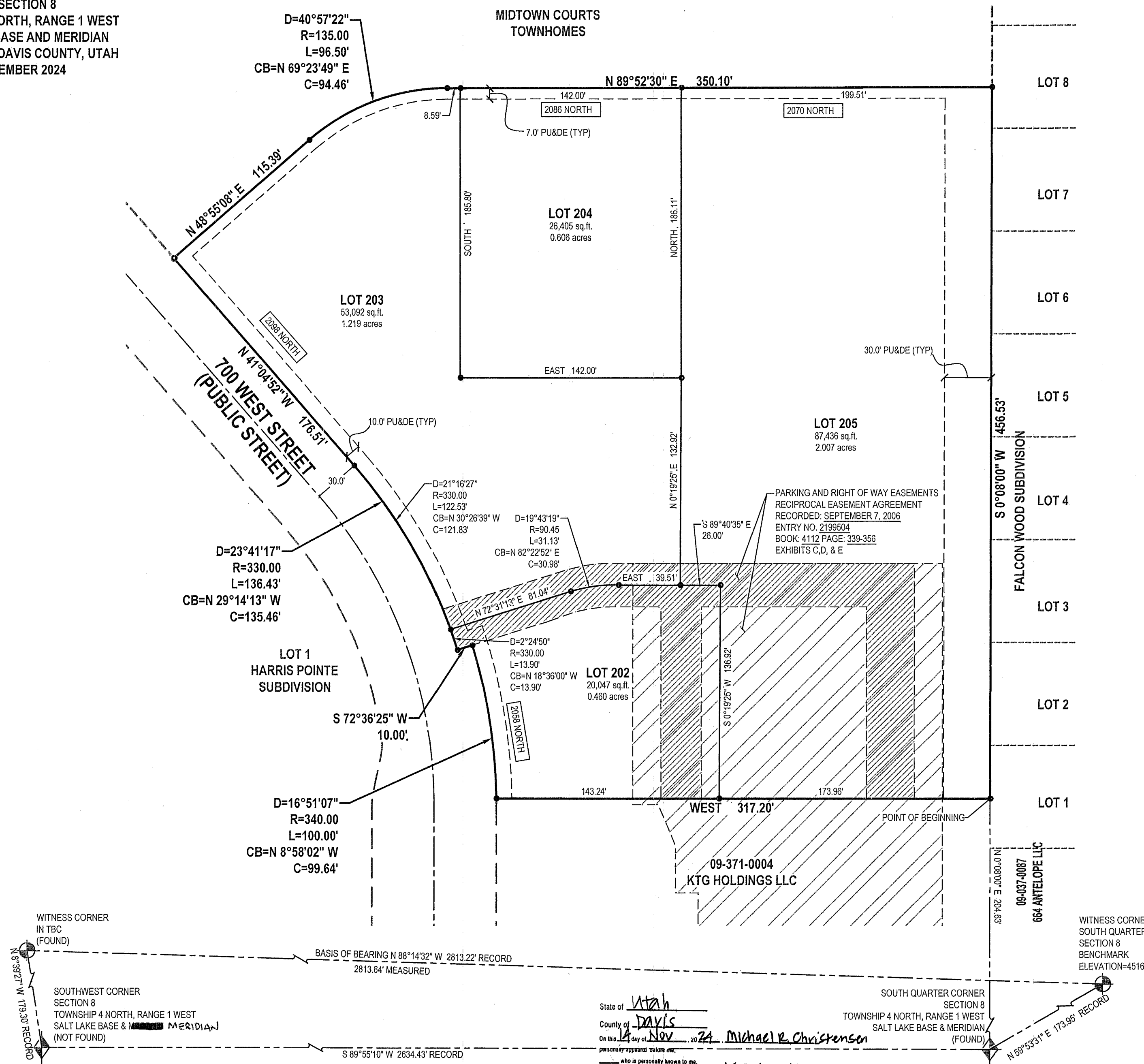
# HARRIS POINTE SUBDIVISION - SECOND AMENDMENT

AMENDING LOT 101, HARRIS POINTE SUBDIVISION - FIRST AMENDED  
 LOCATED IN THE SOUTHWEST QUARTER  
 OF SECTION 8  
 TOWNSHIP 4 NORTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 LAYTON CITY, DAVIS COUNTY, UTAH  
 SEPTEMBER 2024

- LEGEND**
- SECTION CORNER
  - EXISTING STREET MONUMENT
  - PROPOSED STREET MONUMENT
  - SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO BE PLACED IN BACK OF CURBS
  - PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT
  - BOUNDARY LINE
  - CENTER LINE
  - EASEMENTS

**GENERAL NOTES:**

- PROPERTY IS ZONED B-RP AND CP-1.  
 B-RP  
 A. FRONT YARD SETBACK IS 20'  
 B. REAR YARD SETBACK IS 10'  
 C. SIDE YARD SETBACK IS 10'  
 CP-1  
 A. FRONT YARD SETBACK IS 20'  
 B. REAR YARD SETBACK IS 0'  
 C. SIDE YARD SETBACK IS 0'
- 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 PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE AT THE LOT OWNER'S 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 PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&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.

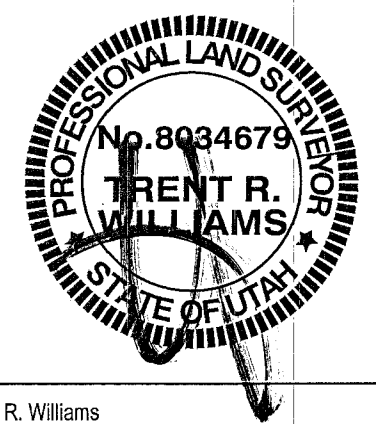


**SURVEYOR'S CERTIFICATE**  
 I, TRENT R. WILLIAMS, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority 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.

**BOUNDARY DESCRIPTION**  
 A parcel of land situate in the Southwest Quarter of Section 8, Township 4 North, Range 1 West, Salt Lake Base and Meridian, Layton City, Davis County, Utah. Being more particularly described as follows:

- Beginning at a point on the westerly line of Falcon Wood Subdivision and the North-South Quarter Section Line, said point being North 0°08'00" East 204.63 feet along said Quarter Section Line (NAD83 Bearing being North 00°29'15" East between the South Quarter Corner and the Center Quarter Corner of said Section 8, per the Davis County Township Reference Plat) from the South Quarter Corner of said Section 8 and running thence:
- West 317.20 feet to the easterly right-of-way line of 700 West Street;
  - thence along said right-of-way line the following four (4) courses and distance:  
 1. northwesterly 100.00 feet along the arc of a 340.00-foot radius curve to the left, (center bears South 89°27'32" West and long chord bears North 8°58'02" West 99.64 feet, with a central angle of 16°51'07");  
 2. South 72°36'25" West 10.00 feet;  
 3. northwesterly 136.43 feet along the arc of a 330.00-foot radius curve to the left, (center bears South 72°36'25" West and long chord bears North 29°14'13" West 135.46 feet, with a central angle of 23°41'17");  
 4. North 41°04'52" West 176.51 feet to the Southwest Corner of Midtown Courts Townhomes Subdivision;
- thence along the southerly line of the Midtown Courts Townhomes Subdivision the following three (3) courses and distances:
- North 48°55'08" East 115.39 feet;
  - northerly 96.50 feet along the arc of a 135.00-foot radius curve to the right, (center bears South 41°04'53" East and long chord bears North 89°23'49" East 94.46 feet, with a central angle of 40°57'22");
  - North 89°52'30" East 350.10 feet to a point on the westerly line of Falcon Wood Subdivision, also being on the North-South Quarter Section Line;
- thence South 0°08'00" West 456.53 feet along the west line of Falcon Wood Subdivision and the quarter section line to the Point of Beginning.

Contains 186,980 square feet, 4.292 acres, 4 lots.



DATE SEPTEMBER 16, 2024  
 Date  
 Trent R. Williams  
 License no. 8034679

**OWNER'S DEDICATION**  
 Known all men by these presents that I/we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

## HARRIS POINTE SUBDIVISION - SECOND AMENDMENT

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof I/we have hereunto set our hand (s) this 23 day of October, A.D. 2024.

By: Michael R. Christensen  
 Michael R. Christensen  
 Layton Antelope, LLC  
 Manager

By: Michael R. Christensen  
 Michael R. Christensen  
 Layton Antelope, LLC  
 Manager

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH      J.S.S.  
 County of Davis

On this 23<sup>rd</sup> day of October, A.D. 2024, Michael R. Christensen 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/She is the Manager of Layton Antelope, LLC and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 10/12/24  
Gabrielle Ross RESIDING IN DAVIS  
 NOTARY PUBLIC

## HARRIS POINTE SUBDIVISION - SECOND AMENDMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8 TOWNSHIP 4 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN LAYTON CITY, DAVIS COUNTY, UTAH

**DAVIS COUNTY RECORDER**

ENTRY NO. 3595021 FEE PAID \$580 FILED FOR RECORD AND RECORDED THIS 14<sup>th</sup> DAY OF NOV 20 24 AT 11:07 IN BOOK 8627 OF OFFICIAL RECORDS PAGE 9

Richard T. Mearns  
 DAVIS COUNTY RECORDER

**DEVELOPER**  
 GARN DEVELOPMENT GROUP  
 748 WEST HERITAGE BLVD. STE. 102  
 LAYTON, UTAH 84041  
 801-784-8185  
 GARRET GOFF

**ENSIGN**  
 SALT LAKE CITY  
 919 North 400 West  
 Layton UT 84041  
 Phone: 801.547.1100  
 Fax: 801.593.6315  
 CEDAR CITY  
 Phone: 435.865.1613  
 RICHFIELD  
 Phone: 435.998.2983  
 WWW.ENSIGNENG.COM

**CITY ATTORNEY'S APPROVAL**  
 APPROVED THIS 31<sup>st</sup> DAY OF October, 2024  
 BY THE LAYTON CITY ATTORNEY.  
Jim Curtis  
 LAYTON CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**  
 APPROVED THIS 31<sup>st</sup> DAY OF October, 2024  
 BY THE CITY PLANNING COMMISSION APPROVAL  
Tom Wright  
 CHAIRMAN-LAYTON CITY PLANNING COMMISSION

**CITY ENGINEER'S APPROVAL**  
 APPROVED THIS 30 DAY OF October, 2024  
 BY THE LAYTON CITY ENGINEER  
Bill Jacobs  
 LAYTON CITY ENGINEER

**CITY COUNCIL APPROVAL**  
 APPROVED THIS 17<sup>th</sup> DAY OF October, 2024  
 BY THE LAYTON CITY COUNCIL  
Kimberly Reed  
 CITY RECORDER

**SHEET 1 OF 1**  
 PROJECT NUMBER: 7739B  
 MANAGER: T. WILLIAMS  
 DRAWN BY: C. ROMER  
 CHECKED BY: T. WILLIAMS  
 DATE: 6/11/2024  
 BY Richard T. Mearns  
 DEPUTY RECORDER