

VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- EXISTING PROPERTY LINE
- SECTION MONUMENT (CALCULATED)
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP
- COMMON AREA
- STORMWATER DRAINAGE & DETENTION EASEMENT AREA

- NOTES**
- EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (P.U.E) ARE ALSO DRAINAGE EASEMENTS.
 - CROSS SECTION ELEVATIONS ARE BASED UPON THE BENCH MARK ELEVATION OF 4785.79 ON THE SECTION MONUMENT NORTHWEST CORNER OF SECTION 10, SAID ELEVATION IS BASED OFF OBSERVATIONS OF THE MONUMENT USING THE NAD 83 DATUM.
 - THE PURPOSE FOR THIS AMENDED AND RESTATED WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 - 2ND AMENDMENT PLAT IS TO MODIFY THE NUMBER OF UNITS ON LOT 3, AND TO CORRECT AND SUPERSEDE THE CONDOMINIUM OVERLAY CREATED BY THE WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 AMENDED PLAT RECORDED ON JULY 16, 2018, AS ENTRY NO. 3104989, EXCEPT AS SPECIFICALLY AMENDED BY THIS AMENDED AND RESTATED PLAT, ALL OTHER PROVISIONS OF THE WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 PLAT RECORDED IN THE DAVIS COUNTY RECORDERS OFFICE ON FEBRUARY 4, 2008, AS ENTRY NO. 2338844, SHALL CONTINUE IN FULL FORCE AND EFFECT.
 - LOT 3 IS SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WYNDOM SQUARE OFFICE CONDOMINIUM DATED JAN. 14, 2023, AS IT MAY BE AMENDED, AMENDED AND RESTATED, OR OTHERWISE MODIFIED FROM TIME TO TIME.
 - LOT 3 SHALL CONTINUE TO BE SUBJECT TO: (a) THE EASEMENTS AND COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED ON JUNE 24, 2003, AS ENTRY NO. 1881919 IN BOOK 3318 AT PAGE 1906; (b) WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 PLAT RECORDED FEBRUARY 8, 2008, AS ENTRY NO. 2338844 IN BOOK 4462 AT PAGE 1338; AND (c) RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 20, 2008, AS ENTRY NO. 2342765 IN BOOK 4473 AT PAGE 1453.
 - LOT 3 SHALL ALSO CONTINUE TO BE SUBJECT TO THE FOLLOWING BLANKET EASEMENTS WHICH ARE NOT SHOWN ON THE PLAT: (i) RIGHT OF WAY EASEMENT RECORDED JUNE 3, 1929, AS ENTRY NO. 45737 IN BOOK 1 OF LIENS AND LEASES AT PAGE 62; (ii) RIGHT OF WAY EASEMENT RECORDED JULY 9, 1929, AS ENTRY NO. 46114 IN BOOK 1 OF LIENS AND LEASES AT PAGE 188; (iii) RIGHT OF WAY CONTRACT RECORDED APRIL 5, 1940, AS ENTRY NO. 73866 IN BOOK M OF LIENS AND LEASES AT PAGE 572, AS ASSIGNED; AND (iv) RIGHT OF WAY EASEMENT RECORDED APRIL 30, 1943, AS ENTRY NO. 83101 IN BOOK O OF LIENS AND LEASES AT PAGE 23.
 - UNIT 2 IS OWNED BY CATNBRI, LLC

ADDRESSES

UNIT 1	1290 E SUITE 100
UNIT 2	1290 E SUITE 102
UNIT 3	1310 E

ROCKY MOUNTAIN POWER
APPROVED THIS 24th DAY OF October A.D. 2024 BY ROCKY MOUNTAIN POWER
[Signature]
ROCKY MOUNTAIN POWER

Line Table

LINE	DIRECTION	LENGTH
L1	N16°31'01"W	39.82
L2	N11°51'55"E	270.26
L3	S20°22'57"E	110.65

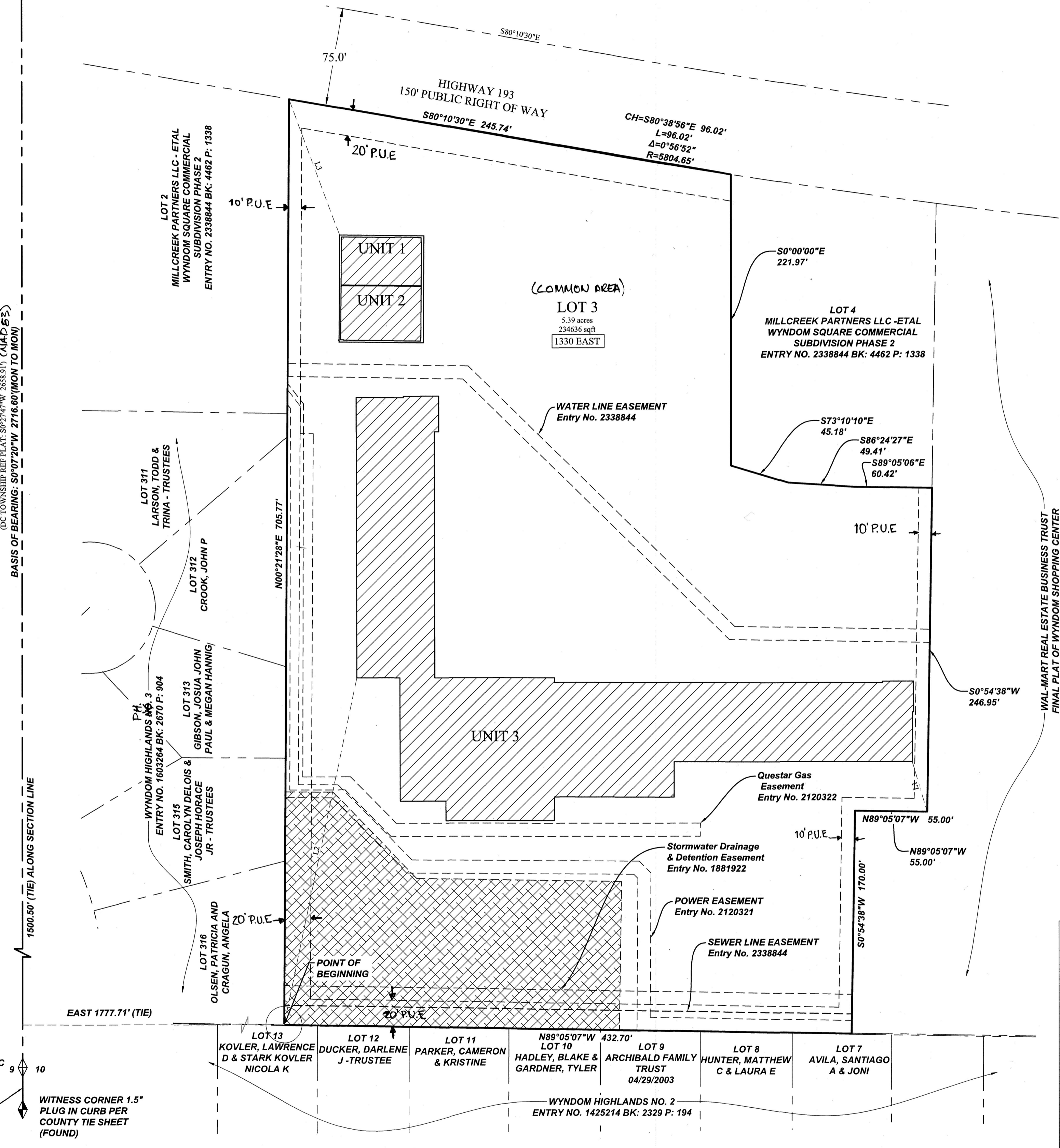
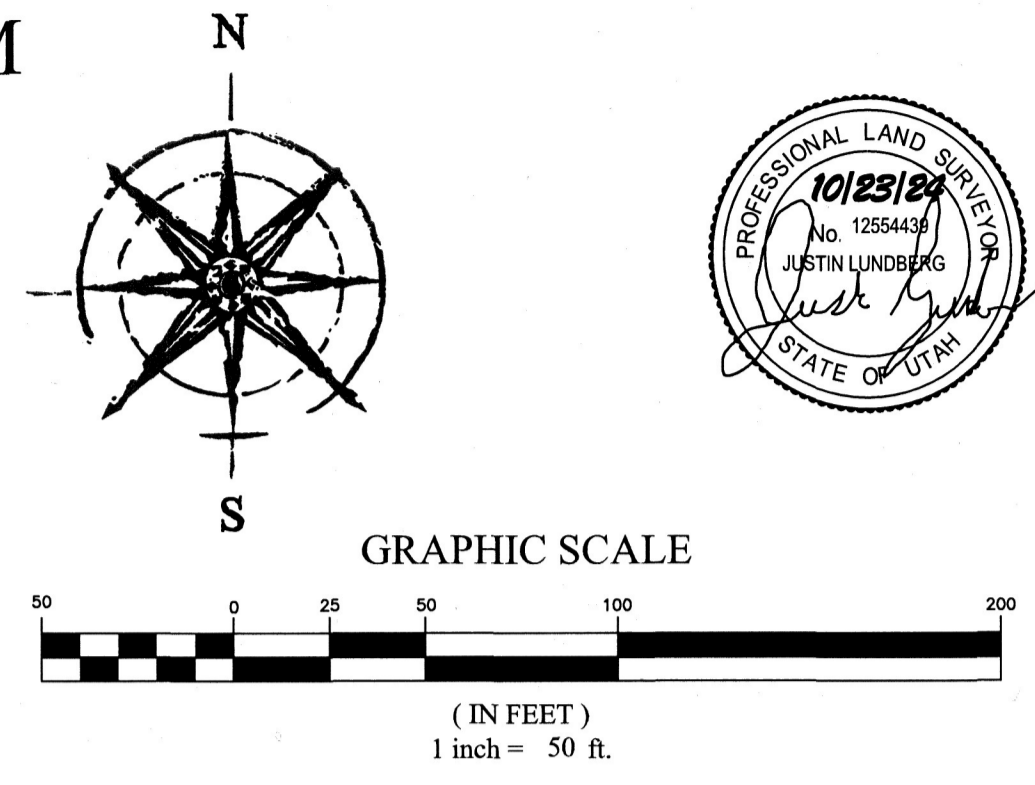
WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 - 2ND AMENDMENT

AMENDING LOTS 3A AND 3B OF THE WYNDOM SQUARE COMMERCIAL

SUBDIVISION PHASE 2 AND CREATING A CONDOMINIUM

LOCATED IN THE SE 1/4 OF SECTION 10, T4N, R1W, SALT LAKE BASE & MERIDIAN LAYTON CITY, DAVIS COUNTY, UTAH

BENCHMARK
NORTHWEST CORNER OF SECTION 10 TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN ELEV: 4785.79 DATUM: NAD 83



BOUNDARY DESCRIPTION

ALL OF LOT 3 - WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER ON FEBRUARY 4, 2008, AS ENTRY NO. 2338844 IN BOOK 4462 AT PAGE 1338, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 316, WYNDOM HIGHLANDS, PHASE 3, A SUBDIVISION THAT IS PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LAYTON CITY, DAVIS COUNTY, UTAH, WHICH POINT IS 800'07'20"W 1500.50 FEET ALONG SECTION LINE AND EAST 1777.71 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 10, THENCE N00°21'28"E 705.77 FEET TO THE SOUTHERLY LINE OF HIGHWAY 193; THENCE S80°10'30"E 245.74 FEET ALONG SAID LINE TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 5,804.65 FEET A DISTANCE OF 96.02 FEET THROUGH A CENTRAL ANGLE OF 00°56'52" CHORD: S80°38'56"E 96.02 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH, A DISTANCE OF 221.97 FEET; THENCE S73°10'10"E 45.18 FEET; THENCE S86°24'27"E 49.41 FEET; THENCE S89°05'06"E 60.42 FEET TO THE WESTERLY LINE OF WYNDOM SQUARE SHOPPING CENTER; THENCE S00°54'38"W 246.95 FEET; THENCE N89°05'07"W 55.00 FEET; THENCE S00°54'38"W 170.00 FEET TO THE NORTHERLY LINE OF WYNDOM HIGHLANDS NO. 2; THENCE N89°05'07"W 432.70 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

Contains: 6.52 acres +/-

(Bearings in description are based on the Davis County coordinate system, rotate bearings clockwise 0°20'27" for the equivalent NAD83 bearings)

ENBRIDGE GAS UTAH:
Questar Gas Company dba Enbridge Gas Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easements grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Enbridge Gas Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information contact Enbridge Gas Utah's Right-of-Way Department at 800-366-8532.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH
Approved this 29 DAY OF October A.D. 2024
By: *[Signature]*
Title: PE-CONSTRUCTION

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Davis

ON THE 24 DAY OF October A.D. 2024 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Davis, IN SAID STATE OF UTAH, Brian Tolman, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Partner of Catnbri, LLC, L.L.C. A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 01-23-2027 *[Signature]*
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY
MY COMMISSION No. 728949 *[Signature]*
PRINTED FULL NAME OF NOTARY

SURVEYORS CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 12554439 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY SHOWN HEREON, AND HAVE VERIFIED ALL MEASUREMENTS, AND THIS RECORD OF SURVEY MAP, CONSISTING OF FOUR (4) PAGES IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

[Signature]
Justin Lundberg
Professional Land Surveyor
License No. 12554439

10/23/24
Date

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

- CERTIFY (A) THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN HEREON, (B) THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OF SURVEY MAP, TO BE PREPARED;
- CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR
- CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO ALL IN ACCORDANCE WITH, AND AS MORE SPECIFICALLY SET FORTH IN THE DECLARATION OF CONDOMINIUM.

IN WITNESS WHEREOF Halton Hunraker, Brian Tolman HAS HERUNTO SET HIS HAND THIS 24th DAY OF October A.D. 2024.

PRINTED NAME OF OWNER AUTHORIZED SIGNATURE(S)
Halton Hunraker *[Signature]*
WYNDOM SQUARE, LLC
Brian Tolman *[Signature]*
CATNBRI, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Davis

ON THE 24th DAY OF October A.D. 2024 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Davis, IN SAID STATE OF UTAH, Halton Hunraker, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE CEO of Wyndom Square, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 01-23-2027 *[Signature]*
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY
MY COMMISSION No. 728949 *[Signature]*
PRINTED FULL NAME OF NOTARY

PLANNING COMMISSION
APPROVED AS TO FORM THIS 27 DAY OF December 2024 BY THE LAYTON CITY PLANNING COMMISSION.
[Signature]
CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER
APPROVED AS TO FORM THIS 23 DAY OF December A.D. 2024
[Signature]
LAYTON CITY ENGINEER

CITY ATTORNEY
APPROVED AS TO FORM THIS 23rd DAY OF December A.D. 2024
[Signature]
LAYTON CITY ATTORNEY

CITY COUNCIL
PRESENTED TO THE LAYTON CITY COUNCIL THIS 15th DAY OF August 2024 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR *[Signature]*
ATTEST: *[Signature]*
CITY RECORDER

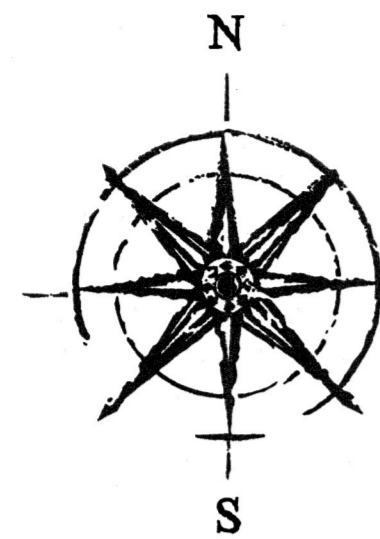
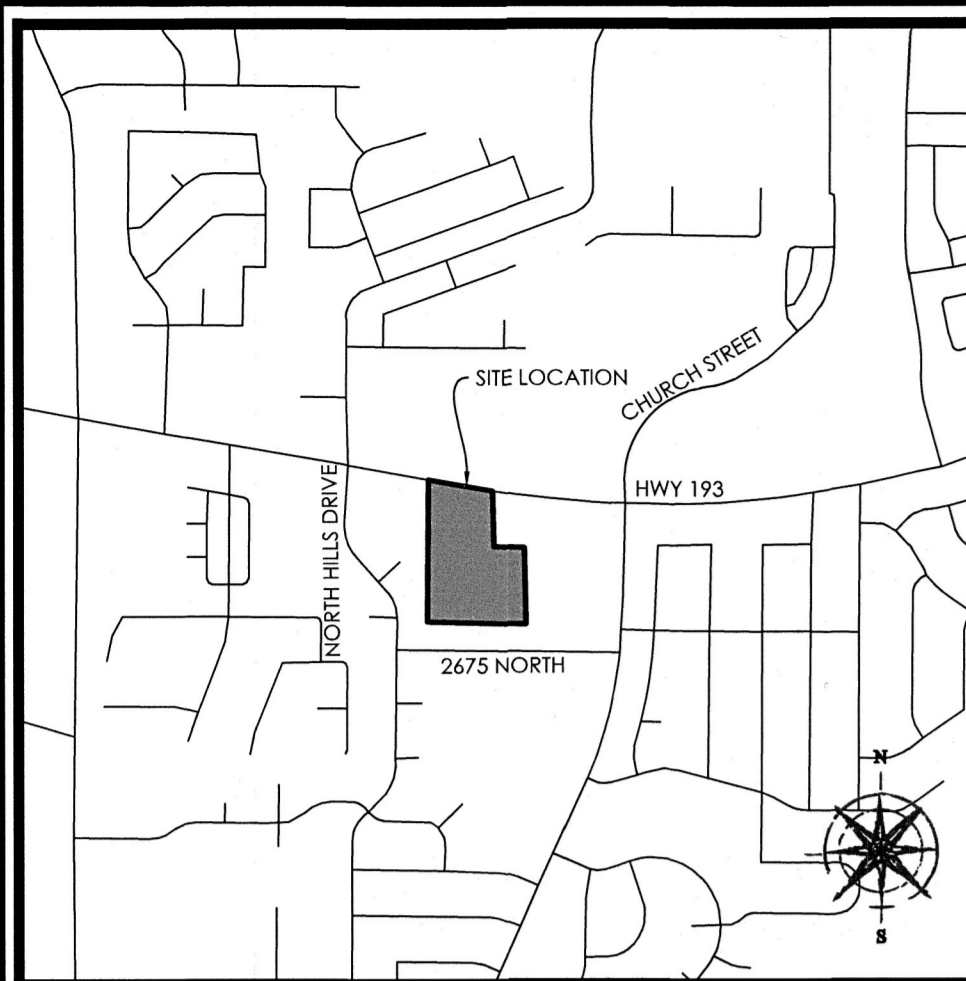
RECORDED # 3602267
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
Layton City
DATE 01/14/2025 TIME 3:01 PM BOOK 8665 PAGE 456
\$ 208.00 FEE
[Signature]
COUNTY RECORDER

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 - 2ND AMENDMENT

AMENDING LOTS 3A AND 3B OF THE WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 AND CREATING A CONDOMINIUM

LOCATED IN THE SE 1/4 OF SECTION 10, T4N, R1W,
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH

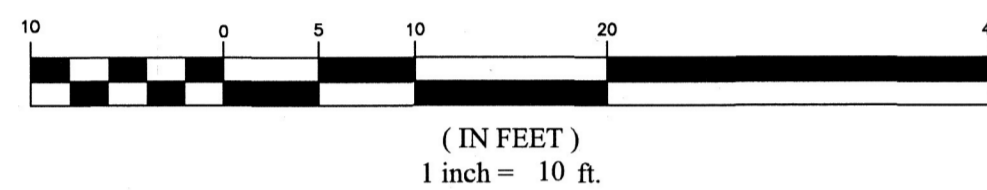


VICINITY MAP
N.T.S.

LEGEND

- BUILDING LINE
- PRIVATE OWNERSHIP
- COMMON AREA

GRAPHIC SCALE



NOTES

1. EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (P.U.E) ARE ALSO DRAINAGE EASEMENTS.
2. CROSS SECTION ELEVATIONS ARE BASED UPON THE BENCH MARK ELEVATION OF 4785.79 ON THE SECTION MONUMENT NORTHWEST CORNER OF SECTION 10, SAID ELEVATION IS BASED OFF OBSERVATIONS OF THE MONUMENT USING THE NAD 83 DATUM.
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7. UNIT 2 IS OWNED BY CATUBEL, LLC

Consent to Record

Know all men by these presents that Standard Insurance Company, an Oregon corporation, the undersigned company as a claimant with respect to the above title subdivision in connection with that Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing Dated April 18, 2018, and recorded May 4, 2018, as Entry No. 3091495 in Book 7008 at Page 119, and recorded June 13, 2018, as Entry No. 3098944 in Book 7035 at Page 1449, as amended and assigned, and Assignment of Lessor's Interest in Leases recorded May 4, 2018, as Entry No. 3091496 in Book 7008 at Page 140, does hereby consent to the recording of this Plat and dedication by the Owner thereof of UTILITY easements for the use of APPLICABLE PRIVATE UTILITY COMPANIES AND public UTILITY AGENCIES forever, and in consideration of the acceptance of this dedication plat by the governing body of Layton City, said company does hereby subordinate its interest in and to the land included within SUCH UTILITY easements to SUCH UTILITIES.

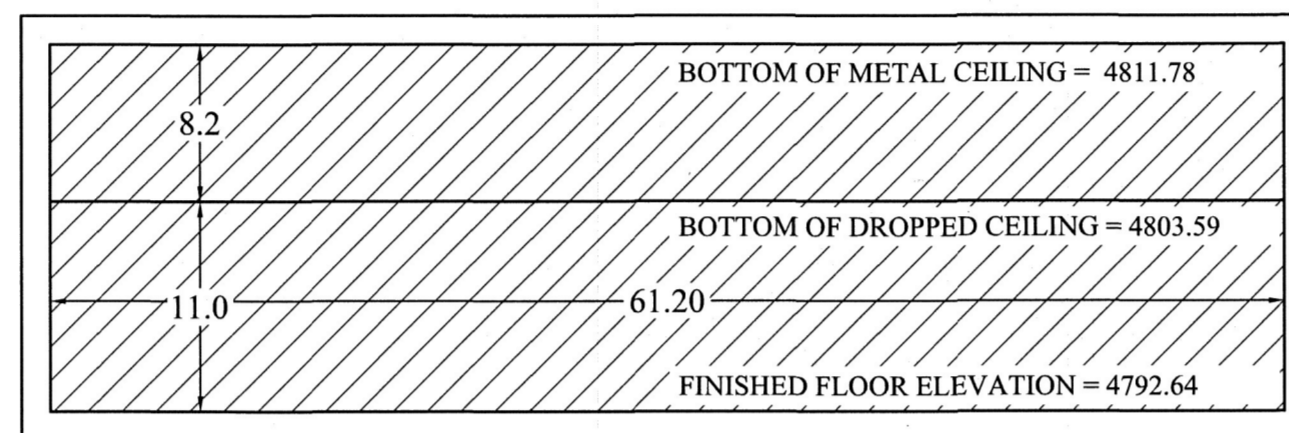
By: Amy Frazee
Name: Amy Frazee
Title: Assistant Vice President
Date: 12/11/2024

Consent to Record

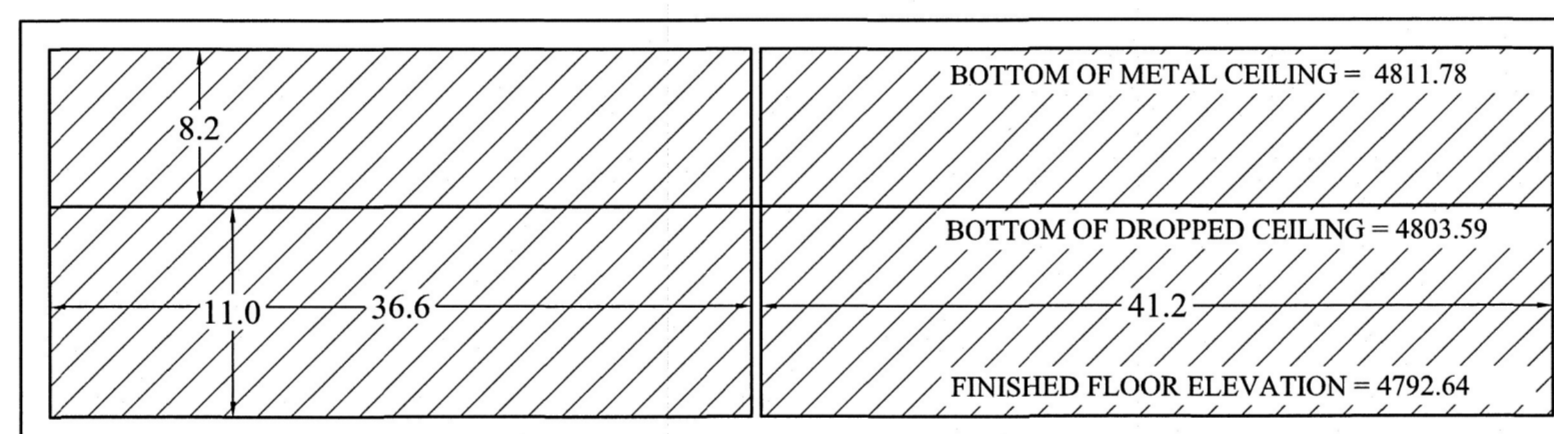
Know all men by these presents that Irvine Legal LLC, the undersigned company as a claimant with respect to the above title subdivision in connection with that Deed of Trust Dated April 20, 2023, and recorded May 1, 2023, as Entry No. 3526741 in Book 8245 at Page 34, as amended and assigned, does hereby consent to the recording of this Plat and dedication by the Owner thereof of UTILITY easements for the use of APPLICABLE PRIVATE UTILITY COMPANIES AND public UTILITY AGENCIES forever, and in consideration of the acceptance of this dedication plat by the governing body of Layton City, said company does hereby subordinate its interest in and to the land included within SUCH UTILITY easements to SUCH UTILITIES.

By: Joshua Irvine
Name: Joshua Irvine
Title: Trustee
Date: October 24, 2024

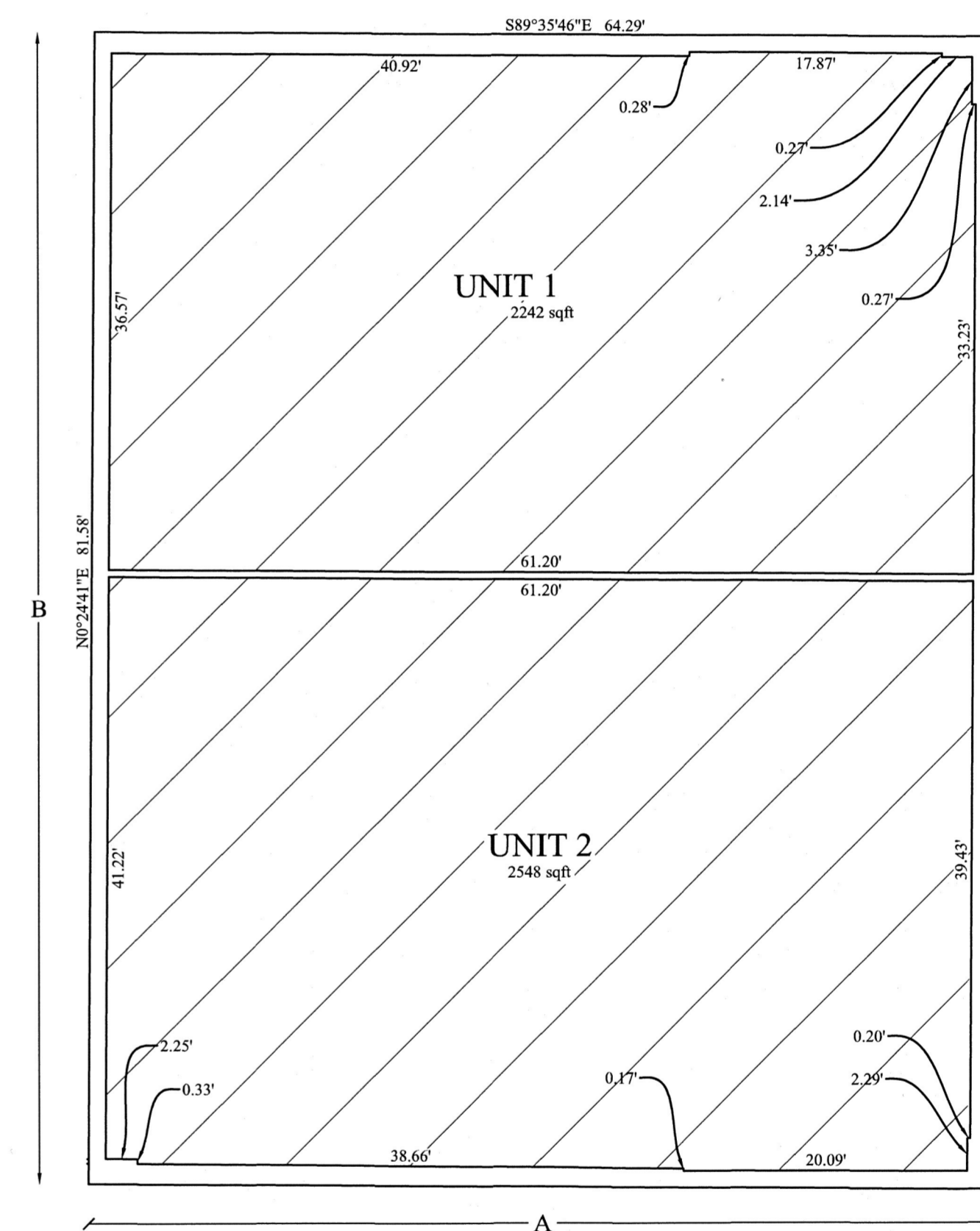
NORTH ELEVATION - UNITS 1 & 2



EAST ELEVATION - UNITS 1 & 2



TYPICAL DETAIL - UNITS 1 & 2



BENCHMARK

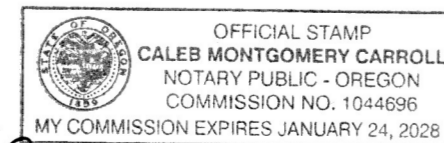
NORTHWEST CORNER OF SECTION 10
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4785.79
DATUM: NAD 83

Notary Acknowledgment

Oregon
STATE OF OREGON)
COUNTY OF Washington)

On this 11th day of December, in the year 2024, before me Caleb Montgomery Carroll, a notary public, personally appeared Amy Frazee, the Assistant Vice President of Standard Insurance Company, known to me to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record regarding the WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 - 2ND AMENDMENT, and was signed by him/her on behalf of said corporation and acknowledged that he/she/they executed the same.

Commission Number 1044696
My Commission Expires 1/24/2028



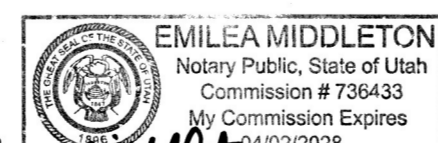
Print Name: Caleb Montgomery Carroll
A Notary Public Commissioned in the State of Oregon

Notary Acknowledgment

Utah
STATE OF UTAH)
COUNTY OF Weber)

On this 24th day of October, in the year 2024, before me Emilea Middleton, a notary public, personally appeared Joshua Irvine, the Trustee of Irvine Legal LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Consent to Record regarding the WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 - 2ND AMENDMENT, and was signed by him/her on behalf of said trustee and acknowledged that he/she/they executed the same.

Commission Number 736483
My Commission Expires 4/02/2028



Print Name: Emilea Middleton
A Notary Public Commissioned in Utah

RECORDED # 3602267

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF

Layton City

DATE 01/14/2025 TIME 3:01 PM BOOK 8665 PAGE 456

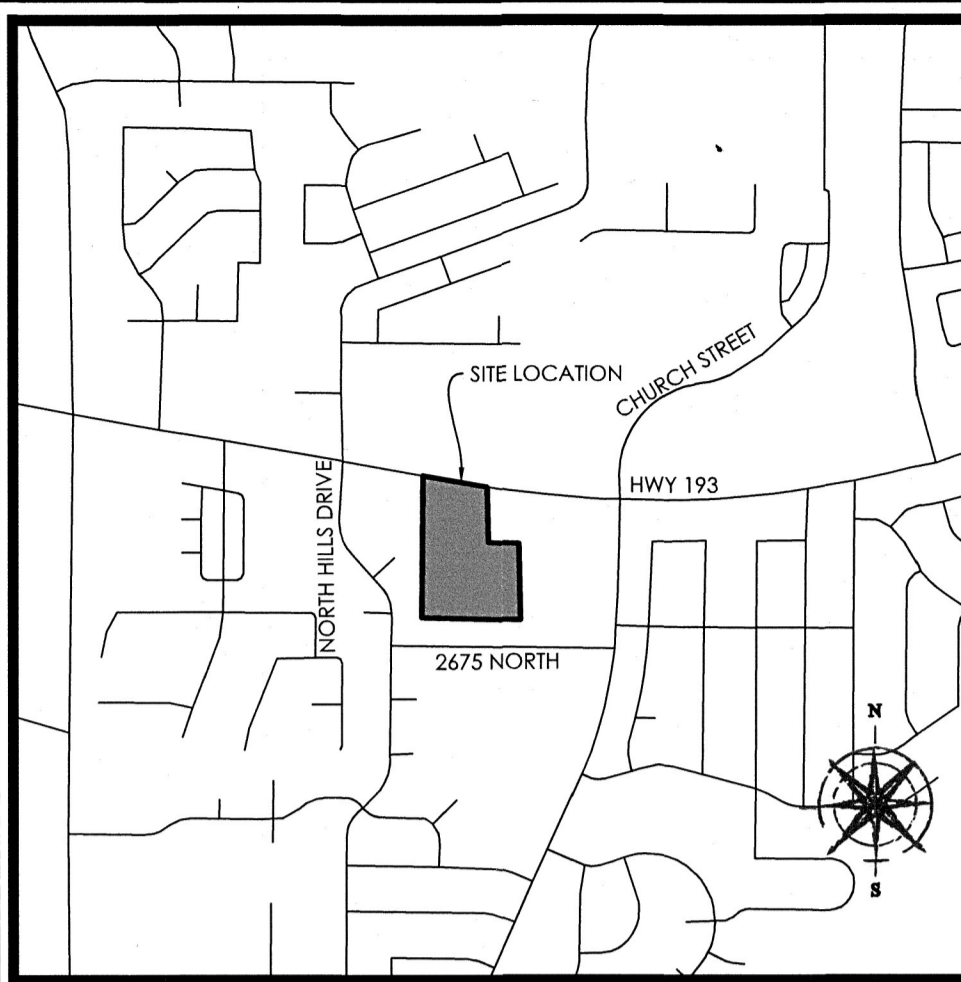
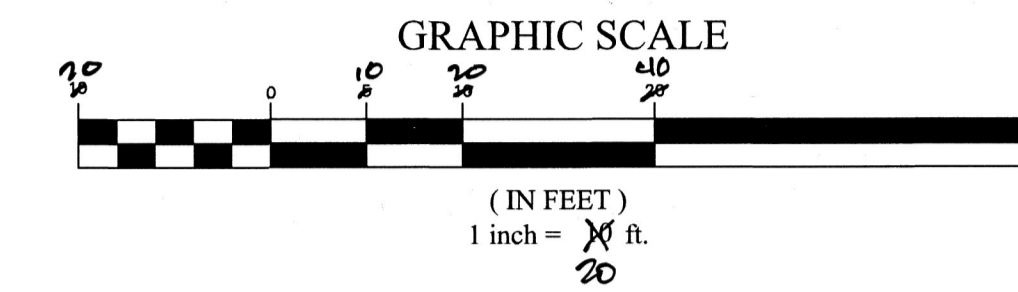
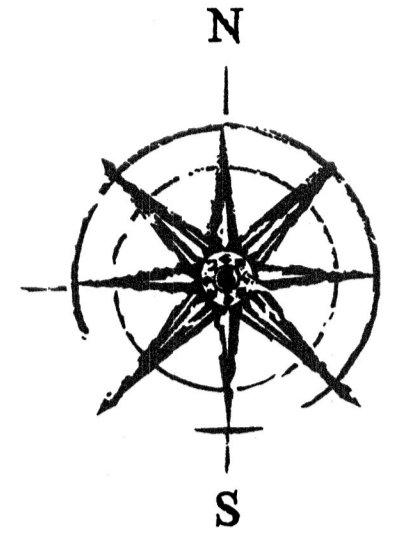
\$ 208⁰⁰
FEE

COUNTY RECORDER



WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 - 2ND AMENDMENT AMENDING LOTS 3A AND 3B OF THE WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 ^{AMENDED} AND CREATING A CONDOMINIUM

LOCATED IN THE ^{NW} ~~SE~~ 1/4 OF SECTION ¹⁰ ~~10~~, T4N, R1W,
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH



VICINITY MAP
N.T.S.

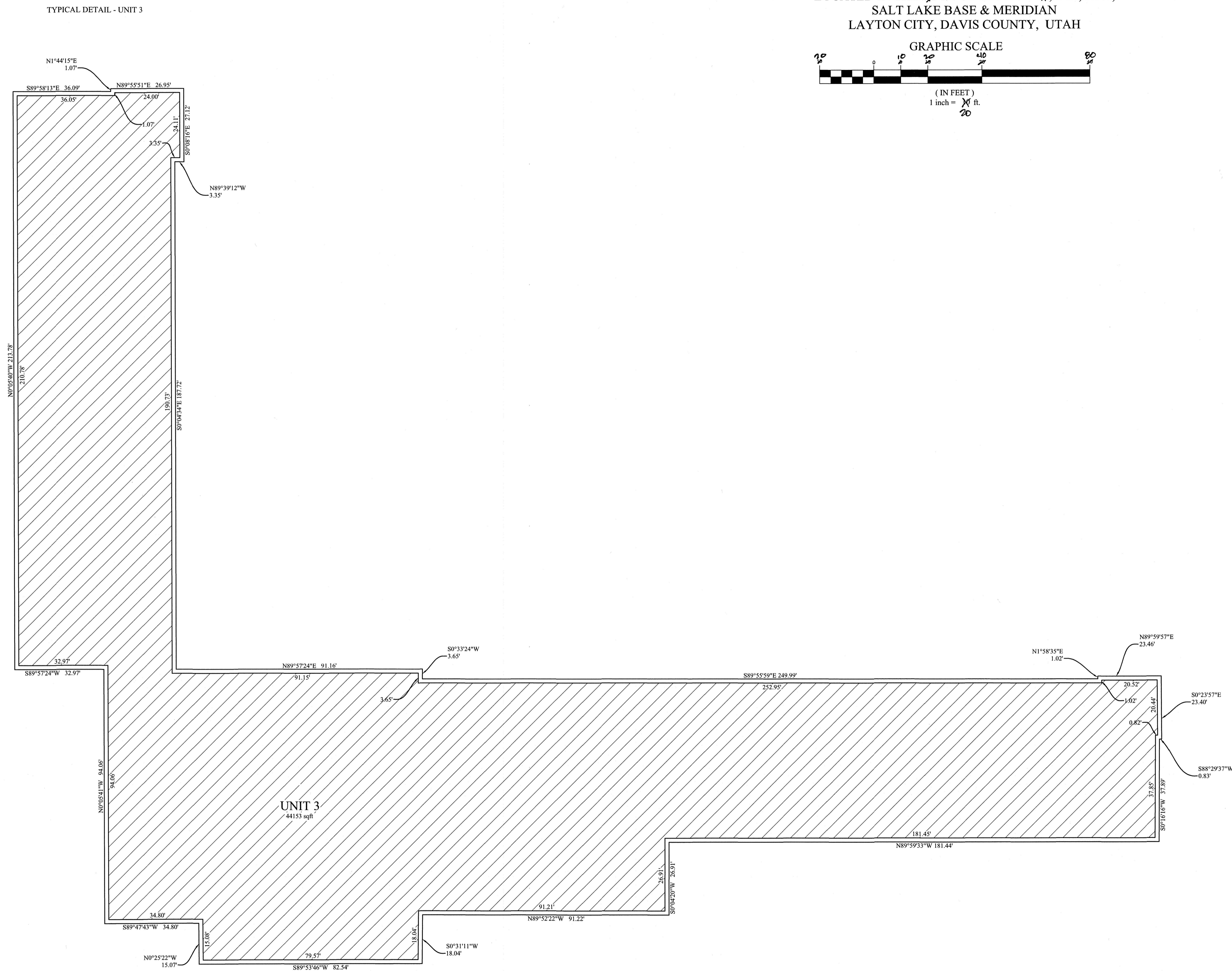
LEGEND

	BUILDING LINE
	PRIVATE OWNERSHIP
	COMMON AREA

BENCHMARK
NORTHWEST CORNER OF SECTION 10
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV: 4785.79
DATUM: NAD 83

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7. UNIT 2 IS OWNED BY CATNRI, LLC



SHEET 3 OF 4

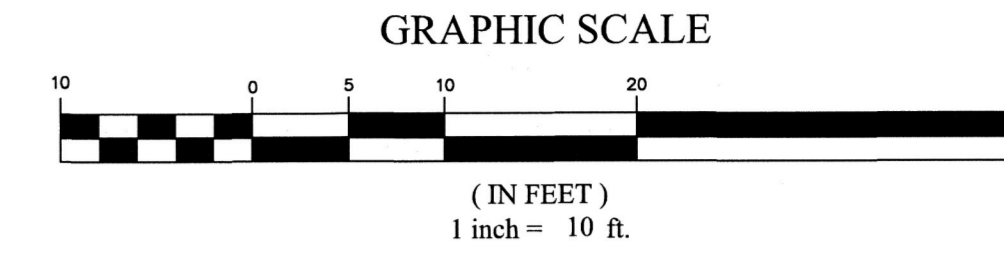
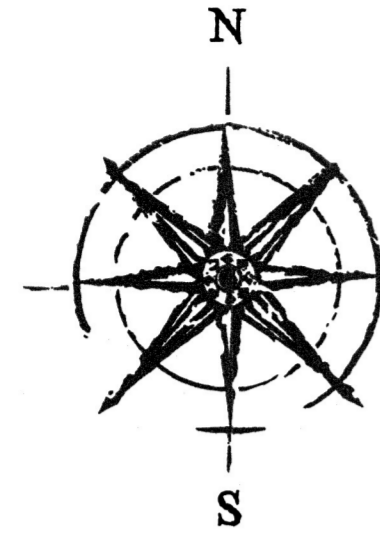
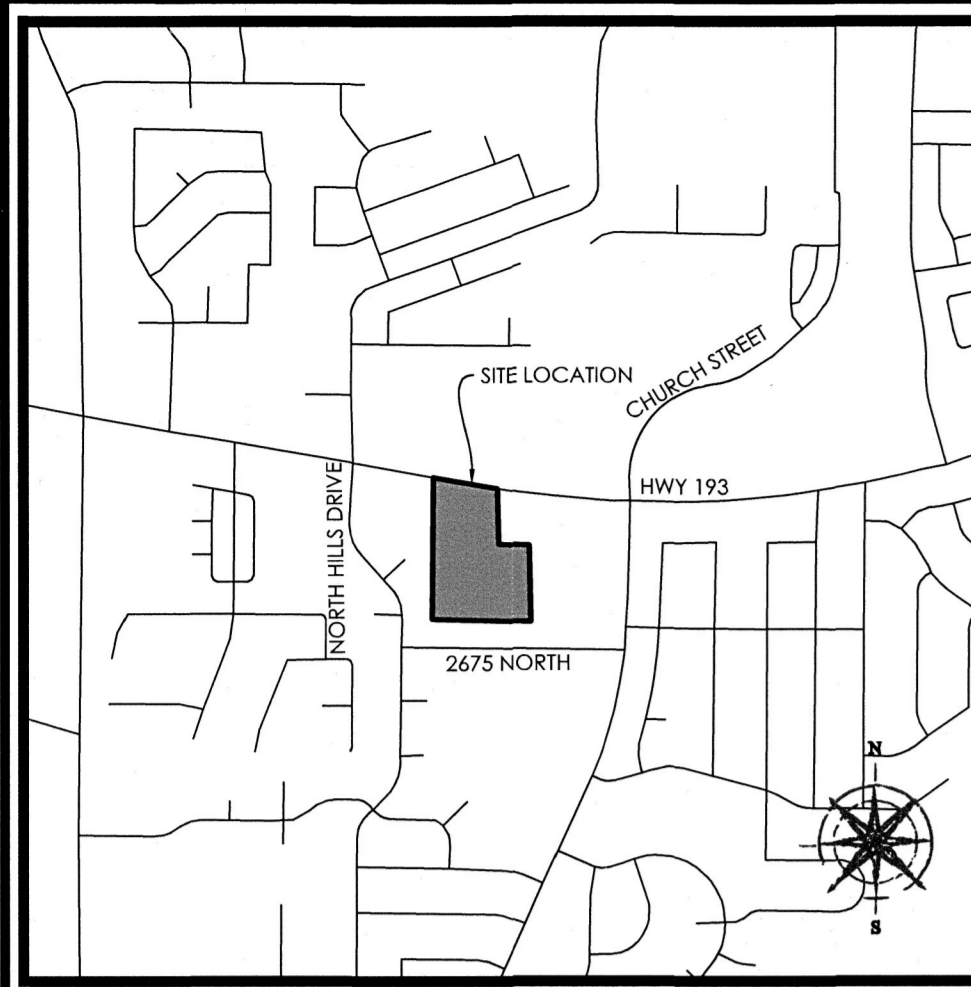


RECORDED # 3602267
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
Layton City
DATE 01/14/2025 TIME 3:01 PM BOOK 8665 PAGE 456
FEE 208⁰⁰ COUNTY RECORDER

WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 - 2ND AMENDMENT

AMENDING LOTS 3A AND 3B OF THE WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 AND CREATING A CONDOMINIUM

LOCATED IN THE SE 1/4 OF SECTION 10, T4N, R1W,
SALT LAKE BASE & MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH

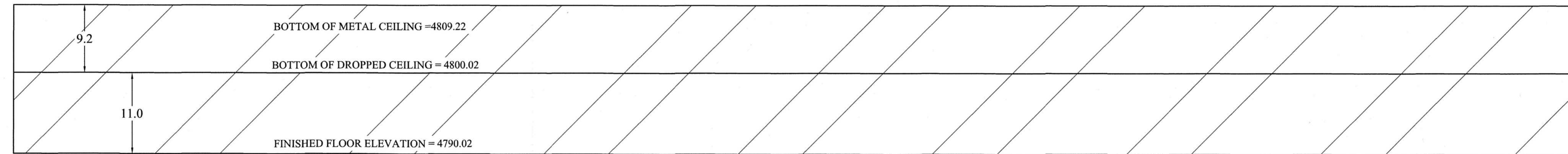


VICINITY MAP
N.T.S

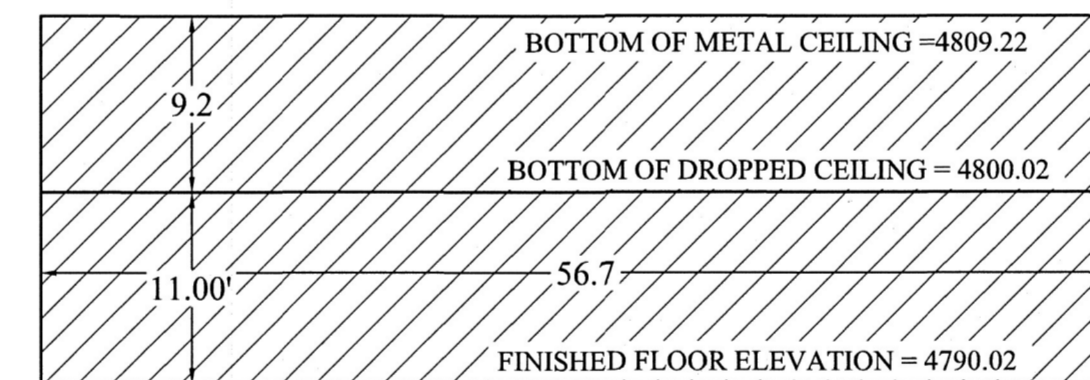
NOTES

- EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS (P.U.E) ARE ALSO DRAINAGE EASEMENTS.
- CROSS SECTION ELEVATIONS ARE BASED UPON THE BENCH MARK ELEVATION OF 4785.79 ON THE SECTION MONUMENT NORTHWEST CORNER OF SECTION 10, SAID ELEVATION IS BASED OFF OBSERVATIONS OF THE MONUMENT USING THE NAD 83 DATUM.
- THE PURPOSE FOR THIS AMENDED AND RESTATED WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 - 2ND AMENDMENT PLAT IS TO MODIFY THE NUMBER OF UNITS ON LOT 3, AND TO CORRECT AND SUPERSEDE THE CONDOMINIUM OVERLAY CREATED BY THE WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 AMENDED PLAT RECORDED ON JULY 16, 2018, AS ENTRY NO. 3104989. EXCEPT AS SPECIFICALLY AMENDED BY THIS AMENDED AND RESTATED PLAT, ALL OTHER PROVISIONS OF THE WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 PLAT RECORDED IN THE DAVIS COUNTY RECORDERS OFFICE ON FEBRUARY 4, 2008, AS ENTRY NO. 2338844, SHALL CONTINUE IN FULL FORCE AND EFFECT.
- UNIT 3 IS SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WYNDOM SQUARE OFFICE CONDOMINIUM DATED JAN. 4, 2024 AS IT MAY BE AMENDED, AMENDED AND RESTATED, OR OTHERWISE MODIFIED FROM TIME TO TIME.
- UNIT 3 SHALL CONTINUE TO BE SUBJECT TO: (a) THE EASEMENTS AND COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED ON JUNE 24, 2003, AS ENTRY NO. 1881919 IN BOOK 3318 AT PAGE 1906; (b) WYNDOM SQUARE COMMERCIAL SUBDIVISION PHASE 2 PLAT RECORDED FEBRUARY 8, 2008, AS ENTRY NO. 2338844 IN BOOK 4462 AT PAGE 1338; AND (c) RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 20, 2008, AS ENTRY NO. 2342765 IN BOOK 4473 AT PAGE 1453.
- LOT 3 SHALL ALSO CONTINUE TO BE SUBJECT TO THE FOLLOWING BLANKET EASEMENTS WHICH ARE NOT SHOWN ON THE PLAT: (i) RIGHT OF WAY EASEMENT RECORDED JUNE 3, 1929, AS ENTRY NO. 45737 IN BOOK 1 OF LIENS AND LEASES AT PAGE 62; (ii) RIGHT OF WAY EASEMENT RECORDED JULY 9, 1929, AS ENTRY NO. 46114 IN BOOK 1 OF LIENS AND LEASES AT PAGE 188; (iii) RIGHT OF WAY CONTRACT RECORDED APRIL 5, 1940, AS ENTRY NO. 73866 IN BOOK M OF LIENS AND LEASES AT PAGE 572, AS ASSIGNED; AND (iv) RIGHT OF WAY EASEMENT RECORDED APRIL 30, 1943, AS ENTRY NO. 83101 IN BOOK O OF LIENS AND LEASES AT PAGE 23.
- UNIT 2 IS OWNED BY **CATKIBEL, LLC**

NORTH ELEVATION - UNIT 3



EAST ELEVATION - UNIT 3



LEGEND

- BUILDING LINE
- PRIVATE OWNERSHIP
- COMMON AREA

BENCHMARK

NORTHWEST CORNER OF SECTION 10
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
ELEV. 4785.79
DATUM NAD 83



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