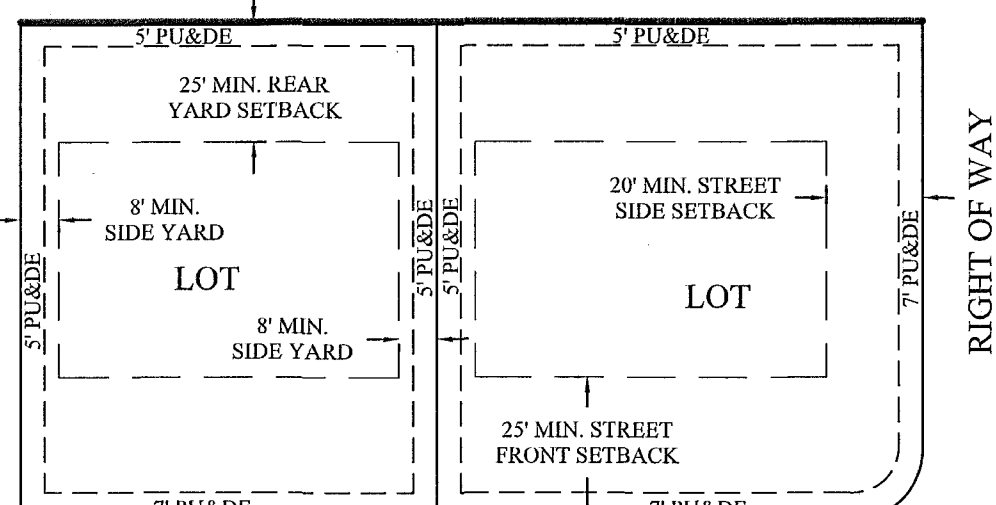
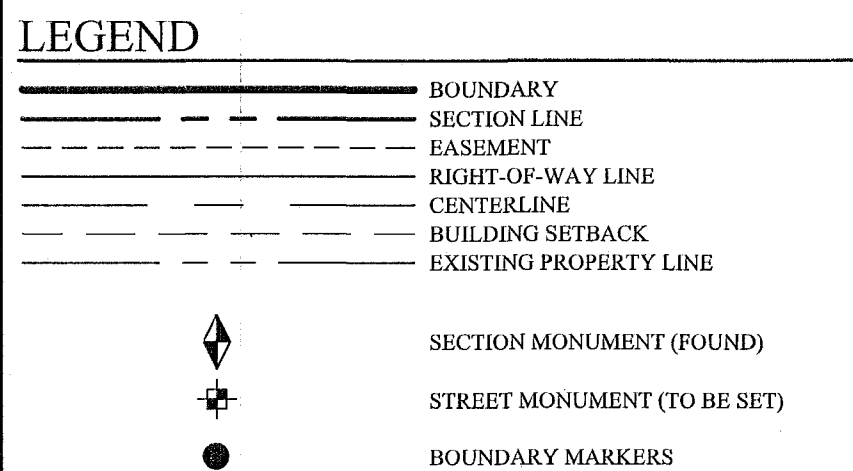


VICINITY MAP  
N.T.S.

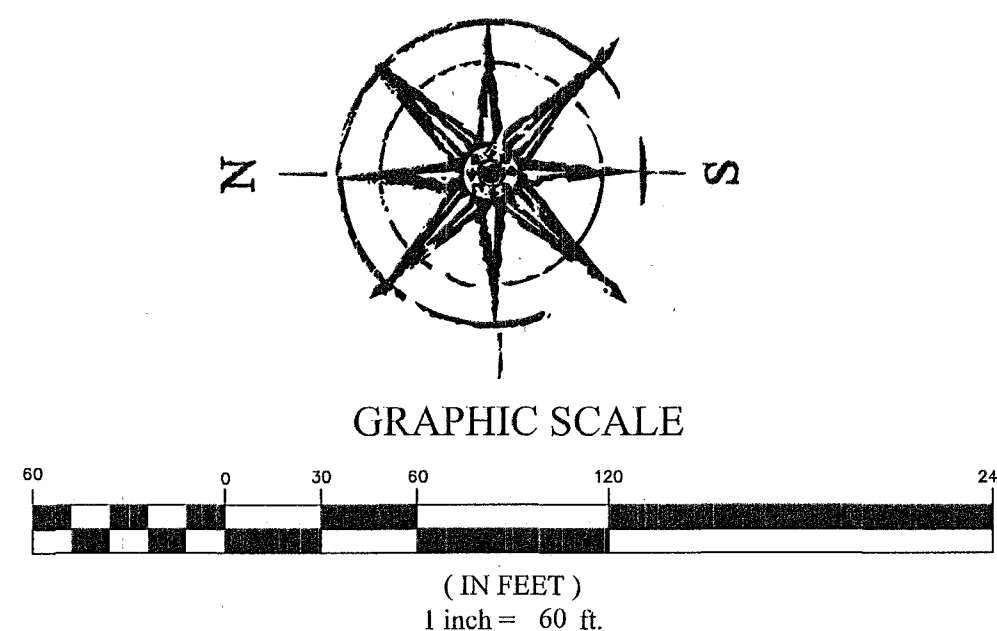


RIGHT OF WAY  
LOT BUILDING SETBACKS  
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	470.00	2°01'16"	16.58	N88°54'39"E	16.58
C2	15.00	87°39'13"	22.95	N44°04'25"E	20.77
C3	15.00	92°20'47"	24.18	S45°53'35"E	21.64
C4	171.00	7°31'46"	22.47	N84°08'08"E	22.46
C5	530.00	2°01'16"	18.70	N88°54'39"E	18.70
C6	15.00	92°19'55"	24.18	S45°53'35"E	21.64
C7	15.00	87°40'05"	22.95	N44°04'25"E	20.77
C8	229.00	7°31'46"	30.09	N84°08'08"E	30.07
C9	15.00	90°00'00"	23.56	S45°14'49"W	21.21
C10	15.00	90°00'00"	23.56	N44°45'11"W	21.21
C11	200.00	7°31'46"	26.28	N84°08'08"E	26.26
C12	500.00	2°01'16"	17.64	N88°54'39"E	17.64

# AMBER FIELDS PHASE 1 SUBDIVISION

LOCATED IN THE SE 1/4 OF SECTION 19, T4N, R1W,  
SALT LAKE BASE & MERIDIAN  
LAYTON CITY, DAVIS COUNTY, UTAH



**SURVEYORS CERTIFICATE**

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat.

*Justin Lundberg*  
Professional Land Surveyor  
License No. 12554439

*Justin Lundberg*  
Date 12/12/24

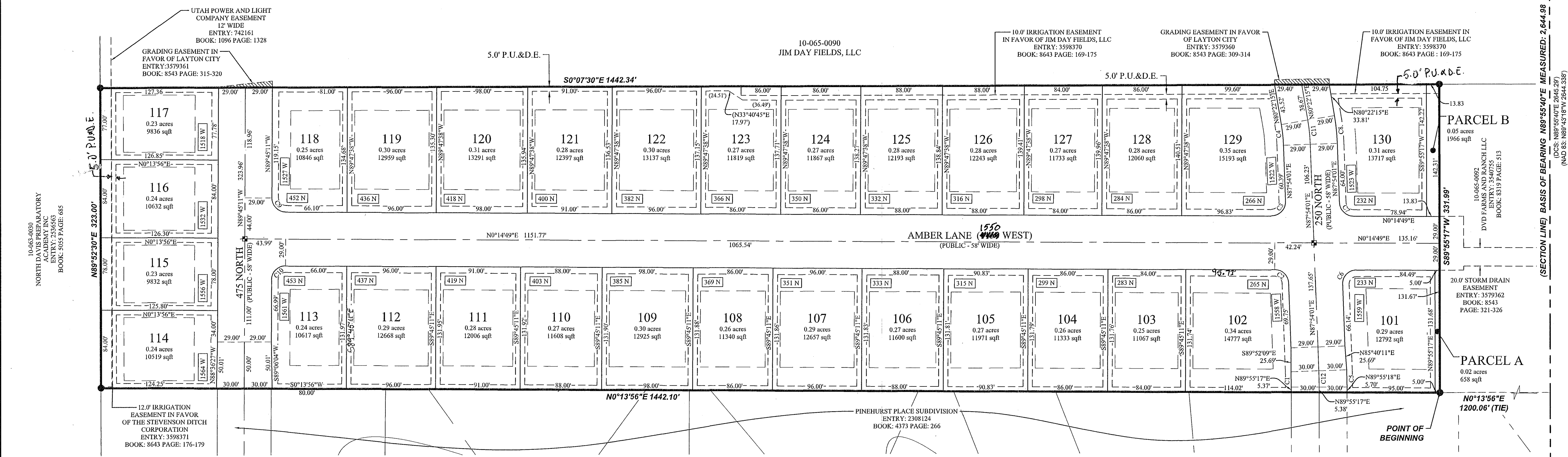
**BOUNDARY DESCRIPTION**

All of Parcel 10-065-0093 as identified by the Davis County Recorder's office, also being a part of the Southeast Quarter of Section 19, Township 4 North, Range 1 West, Salt Lake Base & Meridian (Basis of Bearing: N89°55'40"E between the South 1/4 corner and the Southeast Corner of said Section), located in Layton City, Davis County, Utah, being more particularly described as follows:

Beginning at a point located along that Boundary Line Agreement recorded March 27, 2007, Entry No. 2256100 in Book 4248 at Page 876 in the Davis County Recorder's Office, said point also being located along the Section line N89°55'40"E 661.32 feet and N0°13'56"E 1200.06 feet from the South Quarter Corner of Section 19, T4N, R1W, SLB&M; running thence along said Boundary Line Agreement N00°13'56"E 1,442.10 feet to the southerly boundary line of that Special Warranty Deed recorded June 28, 2010 as Entry No. 2536563 in Book 5055 at Page 685 in the Davis County Recorder's Office; thence along said deed N89°52'30"E 323.00 feet; thence S00°07'30"E 1,442.34 feet to the northerly boundary line of that certain tax parcel number 10-065-0092 in the Davis County Recorder's Office; thence along said Tax Parcel S89°55'17"W 331.99 feet to the point of beginning.

(Bearings in description are based on the Davis County coordinate system, rotate bearings clockwise 0°21'02" for the equivalent nad83 bearings)

Containing 10.84 acres +/-  
30 Lots



- NOTES**
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS
  - PARCEL A & B WILL BE OWNED AND MAINTAINED BY THE DEVELOPER FOR FUTURE DEVELOPMENT.
  - REAR LOT BERMS ARE PART OF THE OVERALL GRADING AND DRAINAGE PLAN AND WILL NEED TO BE PROTECTED. CHANGES TO THE GRADING WILL NEED TO BE APPROVED BY THE CITY.

- FEMA NOTE**
- THE PROPERTY CONTAINED WITHIN THIS PLAT LIES WITHIN FEMA "ZONE X" ACCORDING TO FEMA MAPS 49011C0236E AND 49011C0228E EFFECTIVE DATE 6/18/2007. "ZONE X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

**AGRICULTURE OPERATION AREA**

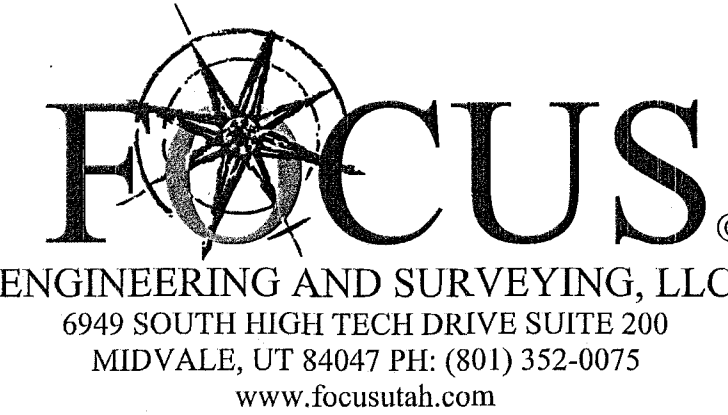
THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE OPERATION IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AREA IN WHICH THE AGRICULTURAL OPERATION IS BEING CARRIED ON. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

- STEVENSON IRRIGATION COMPANY EASEMENT RESTRICTIONS:**
- FIFTEEN (15) FOOT WIDE EASEMENT FOR WATER CONVEYANCE.
  - NO PERMANENT STRUCTURES, INCLUDING SHEDS, ANIMAL RUNS, CONCRETE PAD AND/OR OTHER SIMILAR FACILITIES.
  - NO PLANTING OF TREES OR LARGE SHRUBS WITH POTENTIAL ROOT STRUCTURES IN EXCESS OF 1.5 FEET BELOW THE PLANTING SURFACE.
  - NO SWIMMING POOLS, SPAS AND/OR SIMILAR FACILITIES.
  - NO EXCAVATION OR CUTS OR SOIL REMOVAL IN EXCESS OF 0.5 FEET.
  - NO FILLS OR PLACEMENT OF SOIL, ROCK OR OTHER MATERIAL IN EXCESS OF 2 FEET ABOVE THE EXISTING GRADE.
  - NO INSTALLATION OF RETAINING WALLS, POLES BASKETBALL STANDARDS, POSTS AND/OR OTHER SUCH INSTALLATIONS WHICH WOULD REQUIRE SUPPORTS OF PLACEMENT OF CONCRETE 1.5 FEET BELOW THE EXISTING GRADE.
  - NO TRENCHING TUNNELING OR SIMILAR EXCAVATION IN EXCESS OF 1.5 FEET BELOW EXISTING GRADE.

**EASEMENTS**

UTAH POWER AND LIGHT COMPANY  
DATE 12/10/24

STEVENSON IRRIGATION CO.  
DATE 12/18/24



**PLANNING COMMISSION**

APPROVED AS TO FORM THIS 18 DAY OF January 2025 BY THE LAYTON CITY PLANNING COMMISSION.

*Trevor E. Scutell*  
CHAIRMAN, PLANNING COMMISSION

**CITY ENGINEER**

APPROVED AS TO FORM THIS 5 DAY OF March A.D., 2025.

*B.H.H.*  
LAYTON CITY ENGINEER

**CITY ATTORNEY**

APPROVED AS TO FORM THIS 5 DAY OF March A.D., 2025.

*Jadyn Appleton*  
LAYTON CITY ATTORNEY

**CITY COUNCIL**

PRESENTED TO THE LAYTON CITY COUNCIL THIS 10th DAY OF March 2025 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR *Joe Patis*

ATTEST: *Kimberly Read*  
CITY RECORDER

**RECORDED # 3610245**

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

DATE 03/24/25 TIME 12:48PM BOOK 8712 PAGE 570

FEE \$114.00 BY *Kelly A. Silvester*  
Deputy COUNTY RECORDER