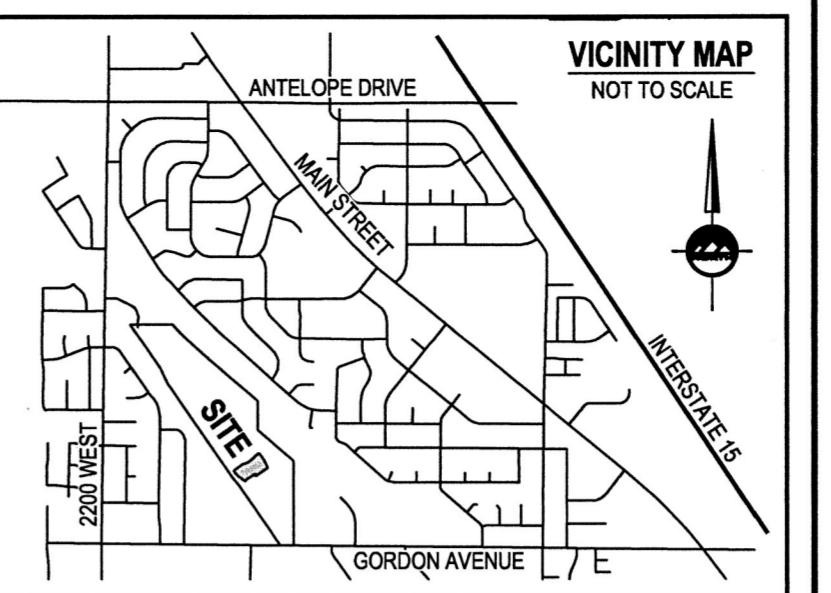


TRAILSIDE WEST PRUD - PHASE 2A

AMENDING A PORTION OF LOT 173, TRAILSIDE WEST P.R.U.D - 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
JUNE 2025



ADDRESS TABLE	
UNIT 201	1855 WEST 1225 NORTH
UNIT 202	1857 WEST 1225 NORTH
UNIT 203	1859 WEST 1225 NORTH
UNIT 204	1861 WEST 1225 NORTH
UNIT 205	1863 WEST 1225 NORTH
UNIT 206	1865 WEST 1225 NORTH
UNIT 207	1867 WEST 1225 NORTH
UNIT 208	1869 WEST 1225 NORTH
UNIT 209	1871 WEST 1225 NORTH
UNIT 210	1873 WEST 1225 NORTH
LOT 211	1211 NORTH 1875 WEST
LOT 212	1219 NORTH 1875 WEST
LOT 213	1227 NORTH 1875 WEST
LOT 214	1235 NORTH 1875 WEST
UNIT 215	1874 WEST 1225 NORTH
UNIT 216	1872 WEST 1225 NORTH
UNIT 217	1870 WEST 1225 NORTH
UNIT 218	1868 WEST 1225 NORTH
UNIT 219	1864 WEST 1225 NORTH
UNIT 220	1862 WEST 1225 NORTH
UNIT 221	1860 WEST 1225 NORTH
UNIT 222	1858 WEST 1225 NORTH

PROPERTY LINE CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	229.00'	58.47'	14°37'46"	N56°50'50"W	58.31'
PC2	171.00'	87.93'	29°27'44"	N49°25'52"W	86.96'
PC3	221.00'	68.82'	17°50'27"	S25°46'46"E	68.54'
PC4	2.00'	2.02'	57°59'41"	N5°42'10"W	1.94'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	10.00'	15.71'	90°00'00"	S10°18'00"W	14.14'
C6	2.00'	2.02'	57°59'41"	S63°41'50"E	1.94'
C7	221.00'	10.02'	2°35'53"	S33°24'04"E	10.02'
C8	221.00'	58.79'	15°14'35"	S24°28'50"E	58.62'

PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
PL1	N34°42'00"W	7.71'
PL2	N23°17'41"E	9.50'
PL3	N34°42'00"W	10.49'

LINE TABLE		
LINE	BEARING	LENGTH
L4	S34°42'00"E	2.71'
L5	S87°18'19"W	9.50'
L6	N34°42'00"W	18.00'
L7	N34°42'00"W	18.00'
L8	S34°42'00"E	4.00'
L9	S34°42'00"E	4.00'

GENERAL NOTES

- PROPERTY IS ZONED PRUD R-H & CP-3.
- SINGLE FAMILY RESIDENTIAL SETBACKS:
FRONT YARD SETBACK IS 12' (5' PORCH ENCROACHMENT IS ALLOWED)
REAR YARD SETBACK IS 5'
SIDE YARD SETBACK IS 5'
SIDE YARD CORNER SETBACK IS 8' LOCAL STREET, 12' ALONG COLLECTOR
- TOWNSHOME 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' PU&DE IS REQUIRED ALONG ALL PUBLIC ROADS. SINGLE FAMILY LOTS HAVE 5' REAR AND 10' (TOTAL) SIDE PU&DE.
- LAYTON CITY IS TO OWN AND MAINTAIN THE 10' TRAIL CONNECTIONS DEDICATED TO LAYTON CITY IN PERPETUITY AFTER IT IS CONSTRUCTED BY THE DEVELOPER.
- 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.
- 50" 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 TOWNSHOME 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 A AND B ARE PUBLIC UTILITY AND DRAINAGE EASEMENTS
- AS A PRIVATE FIRE HYDRANT, 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>.
- "NO PARKING-FIRE LANE" SIGNS AND TOW ENFORCEMENT SHALL BE POSITIONED AND MAINTAINED AT STREET MEASURED 26 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 a point on the northerly right-of-way line of Heritage Trail Avenue, said point being North 89°48'38" 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 763.84 feet from the Southwest corner of Section 18 and running thence along said right-of-way line the following three (3) courses and distances:

- northwesterly 58.47 feet along the arc of a 229.00-foot radius non-tangent curve to the left (center bears South 40°28'03" West and the long chord bears North 56°50'50" West 58.31 feet with a central angle of 14°37'46")
- northwesterly 87.93 feet along the arc of a 171.00-foot radius curve to the right (center bears North 25°50'16" East and the long chord bears North 49°25'52" West 86.96 feet with a central angle of 29°27'44")
- North 34°42'00" West 44.64 feet

thence along the following three (3) courses and distances:

- North 55°20'17" East 131.64 feet
- North 68°28'47" East 60.99 feet
- North 55°17'09" East 71.38 feet
- North 44°31'15" East 57.39 feet
- North 55°18'00" East 53.09 feet to the southwesterly right-of-way line of Copper Sky Drive

thence along said right-of-way line the following three (3) courses and distances:

- South 34°42'00" East 111.23 feet
- southeasterly 68.82 feet along the arc of a 221.00-foot radius tangent curve to the right (center bears South 55°18'00" West and the long chord bears South 25°46'46" East 68.54 feet with a central angle of 17°50'27")
- South 16°51'33" East 22.38 feet

thence South 55°18'00" West 173.28 feet; thence North 34°42'00" West 7.71 feet; thence northerly 2.02 feet along the arc of a 2.00-foot radius tangent curve to the right (center bears North 55°18'00" East and the long chord bears North 05°42'10" West 1.94 feet with a central angle of 57°59'41"),

thence North 23°17'41" East 9.50 feet; thence North 34°42'00" West 10.49 feet; thence South 55°18'00" West 128.79 feet; thence South 41°34'25" West 17.71 feet to a point on the northerly right-of-way line of Heritage Trail Avenue said point also being the Point of Beginning.

Contains: 66,178 square feet or 1.519 acres, 4 lots and 1 parcels. #18 ON 1TS



JUNE 9 2025

Trent R. Williams
License No. 8034679

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 Surveyor's 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 2A

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 part 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 heron as public utility easements and storm water detention ponds with no buildings or structures being erected within such easements.

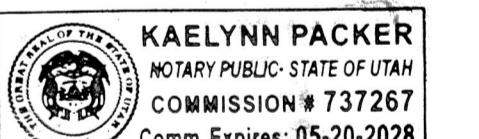
Grant and dedicate all open spaces/common areas and private drives as public utility easements.

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.

9th
In witness whereof We(I) have hereto set our hands(s) this 9 day of JUNE A.D. 2025

Brandon Ames
By: **BRANDON AMES**
LHM DEV TRS, LLC
It's: **DIR. OF LAND**

MY COMMISSION EXPIRES: 05-20-2028
Kaelynn Packer RESIDING IN **Davis** COUNTY.
NOTARY PUBLIC # **737267**



TRAILSIDE WEST PRUD - PHASE 2A

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. **3626386** FEE
PAID **\$150⁰⁰** FILED FOR RECORD AND
RECORDED THIS **22nd** DAY OF **JULY**, 2025
AT **11:22** IN BOOK **0795** OF OFFICIAL RECORDS
PAGE **293**

Kaelynn Packer
DAVIS COUNTY RECORDER
BY **DAVIS COUNTY RECORDER**
DEPUTY RECORDER

CITY ATTORNEY'S APPROVAL		PLANNING COMMISSION APPROVAL		CITY ENGINEER'S APPROVAL		Land Use Authority/CITY COUNCIL APPROVAL		SHEET 1 OF 2	

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