

# TRAILSIDE WEST PRUD - PHASE 2A

AMENDING A PORTION OF LOT 173, TRAILSIDE WEST P.R.U.D. - PHASE 1

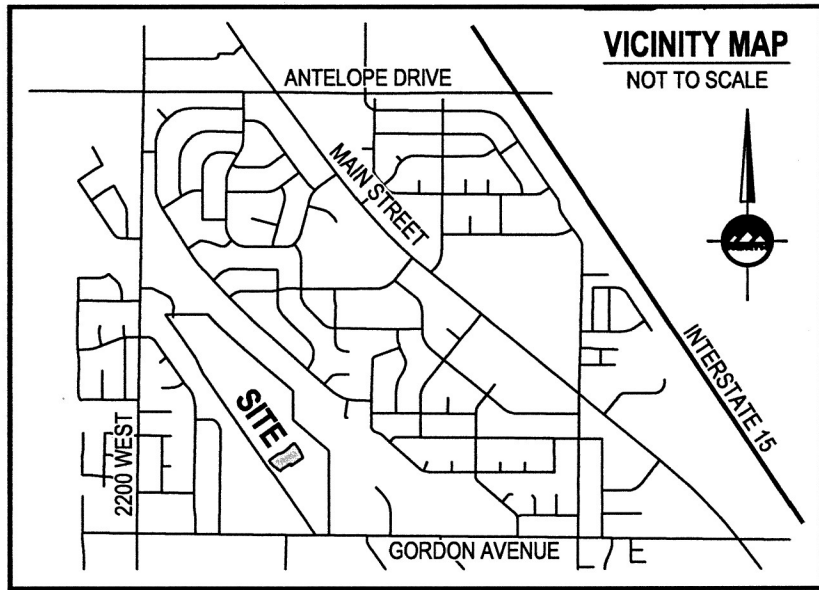
LOCATED IN THE SOUTHWEST QUARTER  
SECTION 18

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'

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'

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'

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'

## 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°50'40" East 1771.44 feet along the section line (NAD83 Bearing being North 89°49'38" 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 said right-of-way line 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");

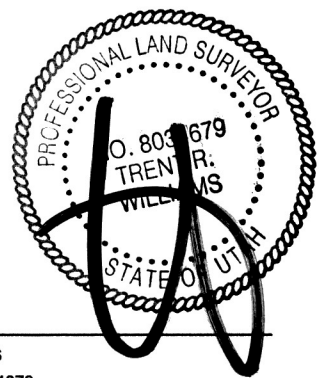
thence North 23°17'41" East 9.50 feet;

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 UNITS



June 9, 2025  
Date

Trent R. Williams  
License No. 8034679

DEVELOPER  
LHM DEV TRS, LLC  
9350 S 150 E #800  
SANDY, UTAH 84070  
801-917-5449

## 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
- 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' 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.
- 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 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 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.
- 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&R'S.
- OPEN SPACE PARCELS A AND B 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>.
- "NO PARKING-FIRE LANE" SIGNS AND TOW ENFORCEMENT SHALL BE POSITIONED AND MAINTAINED AT STREET MEASURED 26 FEET.



LAYTON  
919 North 400 West  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315

WWW.ENSIGNENG.COM

SALT LAKE CITY  
Phone: 801.225.0209  
TOOELE  
Phone: 435.843.3590  
CEDAR CITY  
Phone: 435.865.1453  
RICHFIELD  
Phone: 435.896.2983

## CITY ATTORNEY'S APPROVAL

APPROVED THIS 27 DAY OF June, 2025  
BY THE LAYTON CITY ATTORNEY.

Jordan Applewhite  
LAYTON CITY ATTORNEY

## PLANNING COMMISSION APPROVAL

APPROVED THIS 27 DAY OF June, 2025  
BY THE CITY PLANNING COMMISSION APPROVAL

Trent Williams  
CHAIRMAN, LAYTON CITY PLANNING COMMISSION

## CITY ENGINEER'S APPROVAL

APPROVED THIS 26 DAY OF June, 2025  
BY THE LAYTON CITY ENGINEER

Beth H. Hulse  
LAYTON CITY ENGINEER

## Land Use Authority CITY COUNCIL APPROVAL

APPROVED THIS 2nd DAY OF July, 2025  
BY THE LAYTON CITY COUNCIL

Kimberly Reed  
CITY RECORDER

Don Peters  
CITY MAYOR

## 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 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 hereto set our hands(s) this 9<sup>TH</sup> day of JUNE, A.D., 2025

By: BRANDON AMES  
LHM DEV TRS, LLC  
Its: DIR. OF LAND

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of Davis

On the 9 day of June, A.D., 2025, Brandon Ames, 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 LHM DEV TRS, 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: 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 \$150.00 FILED FOR RECORD AND  
RECORDED THIS 22nd DAY OF JULY, 20 25  
AT 11:22 IN BOOK 8795 OF OFFICIAL RECORDS  
PAGE 293

## SHEET 1 OF 2

PROJECT NUMBER : 10399

MANAGER : C.PRESTON

DRAWN BY : J.MOSS

CHECKED BY : T.WILLIAMS

DATE : 6/4/25

DAVIS COUNTY RECORDER

BY [Signature]

DEPUTY RECORDER

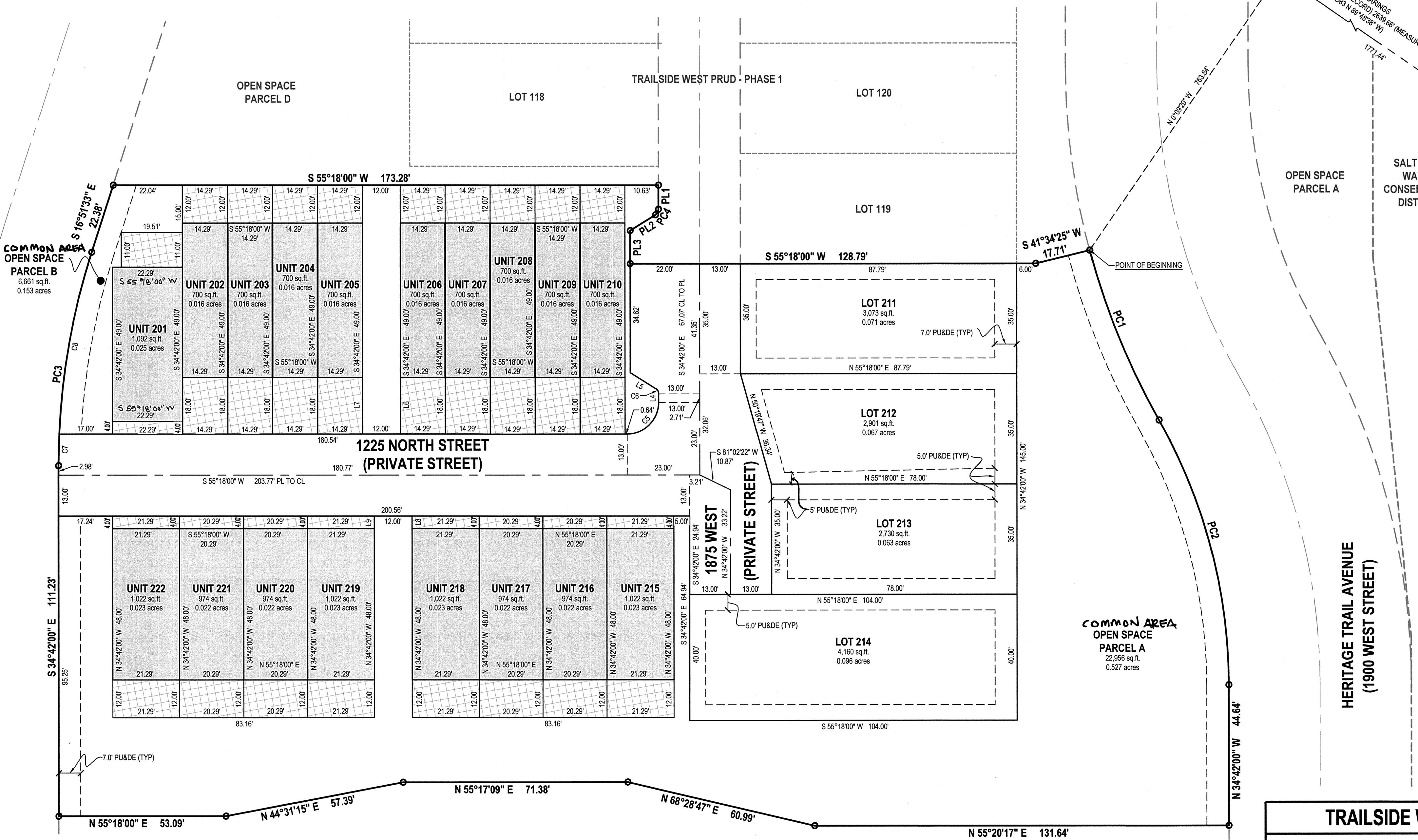


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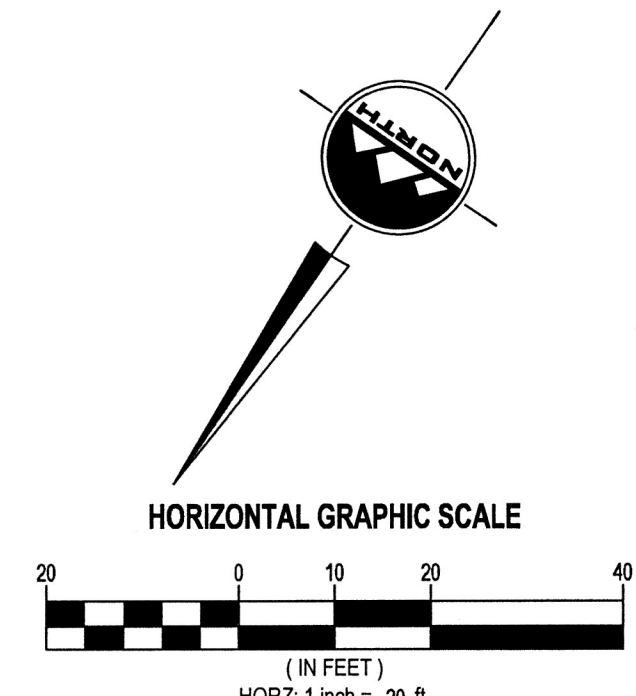
AMENDING A PORTION OF LOT 173, TRAILSIDE WEST P.R.U.D. - PHASE 1

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

COPPER SKY DRIVE  
(1853 WEST STREET)



HERITAGE TRAIL AVENUE  
(1900 WEST STREET)



## LEGEND

- SECTION CORNER
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- PU&DE
- PU&DE = PUBLIC UTILITY & DRAINAGE EASEMENT (SEE GENERAL NOTE 2)
- EASEMENTS
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA

TRAILSIDE WEST PRUD - PHASE 1  
LOT 173

## 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 \$150.00 FILED FOR RECORD AND  
RECORDED THIS 22<sup>ND</sup> DAY OF JULY, 2025  
AT 11:22 IN BOOK 8795 OF OFFICIAL RECORDS  
PAGE 293

### SHEET 2 OF 2

PROJECT NUMBER : 10399  
MANAGER : C.PRESTON  
DRAWN BY : J.MOSS  
CHECKED BY : T.WILLIAMS  
DATE : 6/2/25

DAVIS COUNTY RECORDER  
BY  
DEPUTY RECORDER



LAYTON  
919 North 400 West  
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Phone: 801.547.1100  
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TOOELE  
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RICHFIELD  
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