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E 3626964 B 8798 P 361-366  
KELLY A. SILVESTER  
DAVIS COUNTY, UTAH RECORDER  
7/28/2025 12:04 PM  
FEE 0.00 Pgs: 6  
DEP AAM REC'D FOR LAYTON  
CITY

**WARRANTY DEED**

11-076-0061

D&R Ventures LC, **GRANTOR** of certain real property located at approximately 925 West Weaver Lane, City of Layton, County of Davis, State of Utah, hereby **CONVEYS** and **WARRANTS** to Layton City Corporation of 437 North Wasatch Drive, Layton, Utah, for good and valuable consideration, the following tract of land more fully described on Exhibit "A" attached and incorporated hereto.

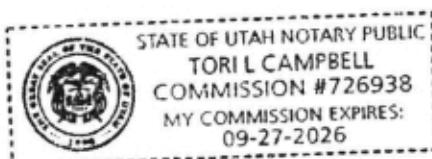
WITNESS, the hand of said grantor, this 11 day of Jul, 2025

Dix B Roberts

DIX B ROBERTS, Member  
D&R Ventures LC

STATE OF UTAH )  
: SS.  
COUNTY OF DAVIS )

On the 11<sup>th</sup> day of July, 2025 personally appeared before me Dix B Roberts, who duly acknowledged to be that he is a Member of D&R Ventures LC, that the document was signed by him in behalf of said LC, and acknowledged to me that said LC executed the same.



Tori L. Campbell  
NOTARY PUBLIC

The Warranty Deed signed by Mayor Joy Petro, dated the 11<sup>th</sup> day of July,  
2025 has been accepted by Layton City Corporation on the 17<sup>th</sup> day of July,  
2025.

  
JOY PETRO, Layton City Mayor

ATTEST:

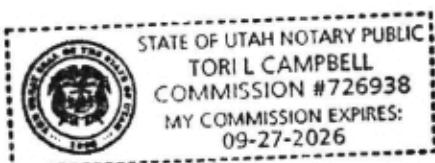
Kimberly S Read  
KIMBERLY S READ, City Recorder

Approved as to Form

By Joyce A. Arlay  
Date 7/10/25

STATE OF UTAH )  
: ss.  
COUNTY OF DAVIS)

On this 17<sup>th</sup> day of July, 2025 personally appeared before me JOY PETRO, who duly acknowledged to me that she is the Mayor of Layton City, and that the document was signed by her in behalf of Layton City Corporation, and Joy Petro acknowledged to me that Layton City Corporation executed the same.



Tori L. Campbell  
NOTARY PUBLIC

EXHIBIT "A"

A TRAIL AND REMNANT

PARCEL #11-076-0061

A PART OF THE SOUTHWEST CORNER OF SECTION 29 AND THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

BEGINNING AT A POINT ON THE WEST LINE OF OLD FARMS AT PARKWAY PHASE 4 AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING LOCATED SOUTH 89°58'20" WEST ALONG SECTION LINE 433.46 FEET AND NORTH WEST ALONG SECTION LINE 433.46 FEET AND NORTH 302.89 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 29 AND RUNNING

THENCE SOUTH 36°08'15" EAST ALONG SAID WEST LINE 57.52 FEET TO THE NORTHEASTERLY LINE OF OLD FARM AT KAYS EAST ALONG SAID WEST LINE 57.52 FEET TO THE NORTHEASTERLY LINE OF OLD FARM AT KAYS CREEK SUBDIVISION PHASE 1 AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY TO AND ALONG THE NORTHWESTERLY LINE OF OLD FARMS AT KAYS CREEK PHASE 2 AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER THE FOLLOWING FIVE (5) CALLS:

- 1) SOUTH 33°59'03" WEST 95.70 FEET, SOUTH 33°59'03" WEST 95.70 FEET, WEST 95.70 FEET,
- 2) SOUTH 38°40'38" WEST 74.82 FEET, SOUTH 38°40'38" WEST 74.82 FEET, WEST 74.82 FEET,
- 3) SOUTH 42°52'51" WEST 216.32 FEET, SOUTH 42°52'51" WEST 216.32 FEET, WEST 216.32 FEET,
- 4) SOUTH 55°53'27" WEST 100.26 FEET, SOUTH 55°53'27" WEST 100.26 FEET, WEST 100.26 FEET,
- 5) SOUTH 68°55'16" WEST 127.46 FEET TO A POINT ON THE EAST LINE OF HILL FARMS PHASE 7, NOT YET RECORDED;

THENCE NORTH 40°01'40" WEST ALONG SAID EAST LINE 44.74 FEET TO A POINT ON A NON-TANGENT CURVE;

THENCE NORTHEASTERLY ALONG THE ARC OF A 4254.25 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°52'54" A DISTANCE OF 65.45 FEET (CHORD BEARS NORTH 65°42'10" EAST 65.45 FEET) TO A POINT ON A NON-TANGENT CURVE;

THENCE NORTHEASTERLY ALONG THE ARC OF A 655.24 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°07'03" A DISTANCE OF 69.96 FEET (CHORD BEARS NORTH 64°07'19" EAST 69.93 FEET) TO A POINT ON A NON-TANGENT CURVE;

THENCE NORTHEASTERLY ALONG EH ARC OF A 674.01 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 06°33'27" A DISTANCE OF 77.14 FEET (CHORD BEARS NORTH 53°44'59" EAST 77.10 FEET) TO A POINT ON A NON-TANGENT CURVE;

THENCE NORTHEASTERLY ALONG THE ARC OF A 168.21 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°50'04" A DISTANCE OF 46.49 FEET (CHORD BEARS NORTH 42°20'26" EAST 46.34 FEET) TO A POINT ON A NON-TANGENT CURVE;

THENCE NORTHEASTERLY ALONG THE ARC OF A 965.09 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°41'04" A DISTANCE OF 62.06 FEET (CHORD BEARS NORTH 36°20'02" EAST 62.05 FEET) TO A POINT ON A NON-TANGENT CURVE;

THENCE NORTHEASTERLY ALONG THE ARC OF A 325.99 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°53'37" A DISTANCE OF 56.29 FEET (CHORD BEARS NORTH 47°21'16" EAST A DISTANCE OF 56.22 FEET) TO A POINT ON A NON-TANGENT CURVE;

THENCE NORTHEASTERLY ALONG THE ARC OF A 1330.05 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°15'00" A DISTANCE OF 52.23 FEET (CHORD BEARS NORTH 54°28'31" EAST 52.23 FEET ) TO A POINT ON A NON-TANGENT CURVE;

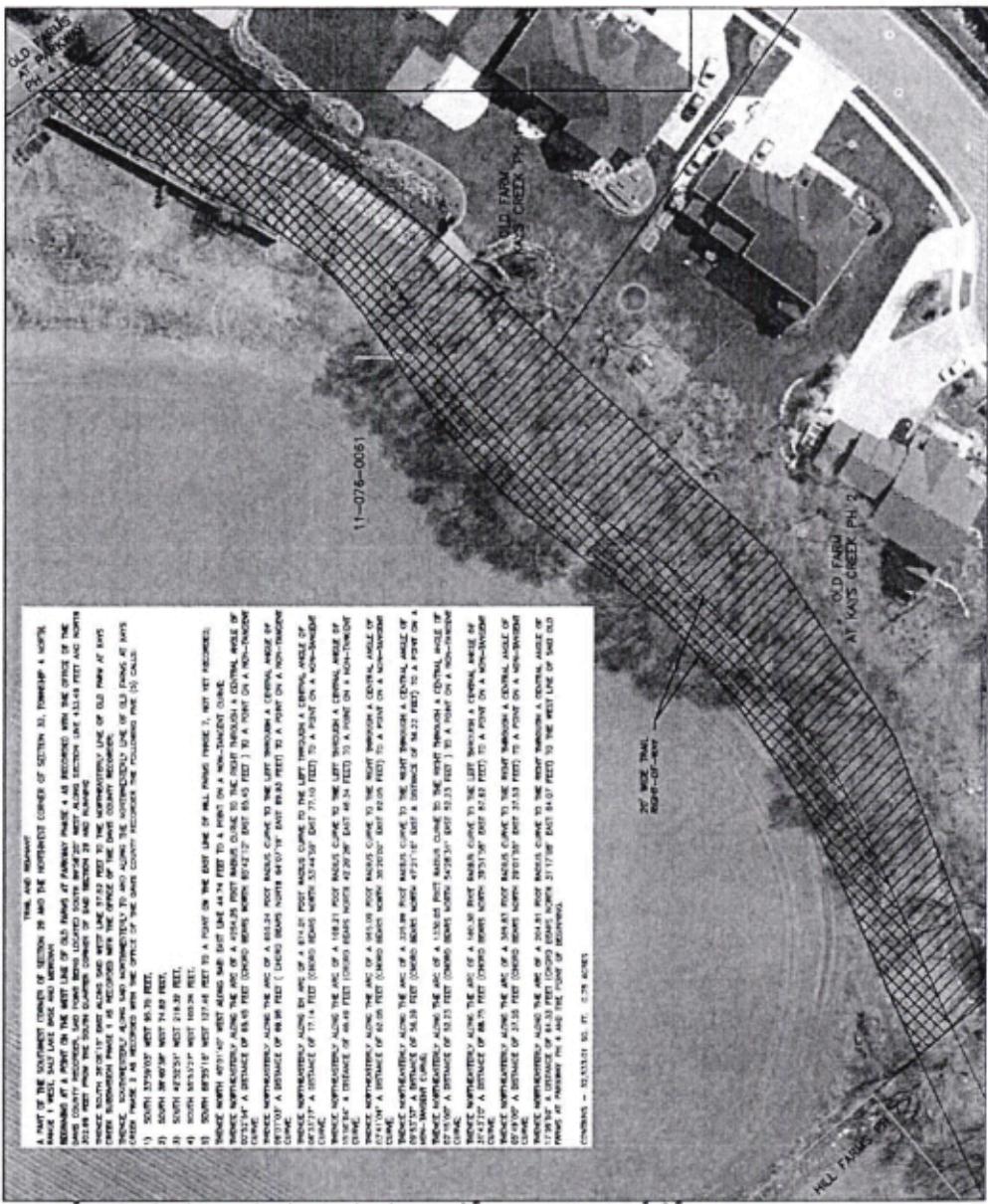
THENCE NORTHEASTERLY ALONG THE ARC OF A 160.30 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 31°43'20" A DISTANCE OF 88.75 FEET (CHORD BEARS NORTH 39°51'58" EAST 87.62 FEET) TO A POINT ON A NON-TANGENT CURVE;

THENCE NORTHEASTERLY ALONG THE ARC OF A 369.83 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 05°49'00" A DISTANCE OF 37.55 FEET (CHORD BEARS NORTH 29°01'55" EAST 37.53 FEET) TO A POINT ON A NON-TANGENT CURVE;

THENCE NORTHEASTERLY ALONG THE ARC OF A 204.81 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°59'50" A DISTANCE OF 64.33 FEET (CHORD BEARS NORTH 31°17'08" EAST 64.07 FEET) TO THE WEST LINE OF SAID OLD FARMS AT PARKWAY PH 4 AND THE POINT OF BEGINNING.

**3626964**  
**BK 8798 PG 365**

CONTAINS - 32,533.01 SQ. FT. 0.75 ACRES



### PROPOSED TRIAL

TELL A PREDIANT

282 \* VERNON THOMAS

KAY'S CREEK TRAIL —  
Layton, UT 84041

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Layton, UT 84041