

RETURNED
AUG 28 2025

3631426
BK 8821 PG 78

E 3631426 B 8821 P 78-82
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
8/28/2025 9:54 AM
FEE 0.00 Pgs: 5
DEP AJH REC'D FOR LAYTON
CITY CORP

CORRECTIVE WARRANTY DEED

(This corrective document is being recorded to correct errors in the legal description by removing duplicate verbiage and clarifying that Hill Farms Phase 7 has been recorded at the County Recorder Office; and including a Parcel ID number on page 1.) The document was filed on July 28, 2025 as Entry Number 3626964, Book 8798, Page 361-366.)

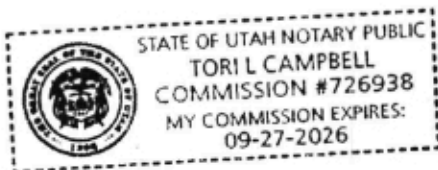
D&R Ventures LC, **GRANTOR** of certain real property (TAX ID #11-076-0061) located at approximately 925 West Weaver Lane, City of Layton, County of Davis, State of Utah, hereby **CONVEYS** and **WARRANTS** to Layton City Corporation of 437 North Wasatch Drive, Layton, Utah, for good and valuable consideration, the following tract of land more fully described on Exhibit "A" attached and incorporated hereto.

WITNESS, the hand of said grantor, this 22 day of Aug, 2025

Dix B Roberts
DIX B ROBERTS, Member
D&R Ventures LC

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On the 22nd day of August, 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 22nd day of August,
2025, has been accepted by Layton City Corporation on the 26th day of August,
2025.

Joy Petro
JOY PETRO, Layton City Mayor

ATTEST:

Kimberly S Read
KIMBERLY S READ, City Recorder

STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this 26th day of August, 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

Approved as to form
[Signature]

[Signature] 8.25.25
Parks & Recreations Director Date

EXHIBIT "A"

A TRAIL AND REMNANT

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 $89^{\circ}58'20''$ 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 $36^{\circ}08'15''$ EAST ALONG SAID WEST LINE 57.52 FEET TO THE NORTHWESTERLY 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 $33^{\circ}59'03''$ WEST 95.70 FEET,
- 2) SOUTH $38^{\circ}40'38''$ WEST 74.82 FEET
- 3) SOUTH $42^{\circ}52'51''$ WEST 216.32 FEET,
- 4) SOUTH $55^{\circ}53'27''$ WEST 100.26 FEET,
- 5) SOUTH $68^{\circ}55'16''$ WEST 127.46 FEET TO A POINT ON THE EAST LINE OF HILL FARMS PHASE 7 AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER;

THENCE NORTH $40^{\circ}01'40''$ 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 $00^{\circ}52'54''$ A DISTANCE OF 65.45 FEET (CHORD BEARS NORTH $65^{\circ}42'10''$ 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 $06^{\circ}07'03''$ A DISTANCE OF 69.96 FEET (CHORD BEARS NORTH $64^{\circ}07'19''$ 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;

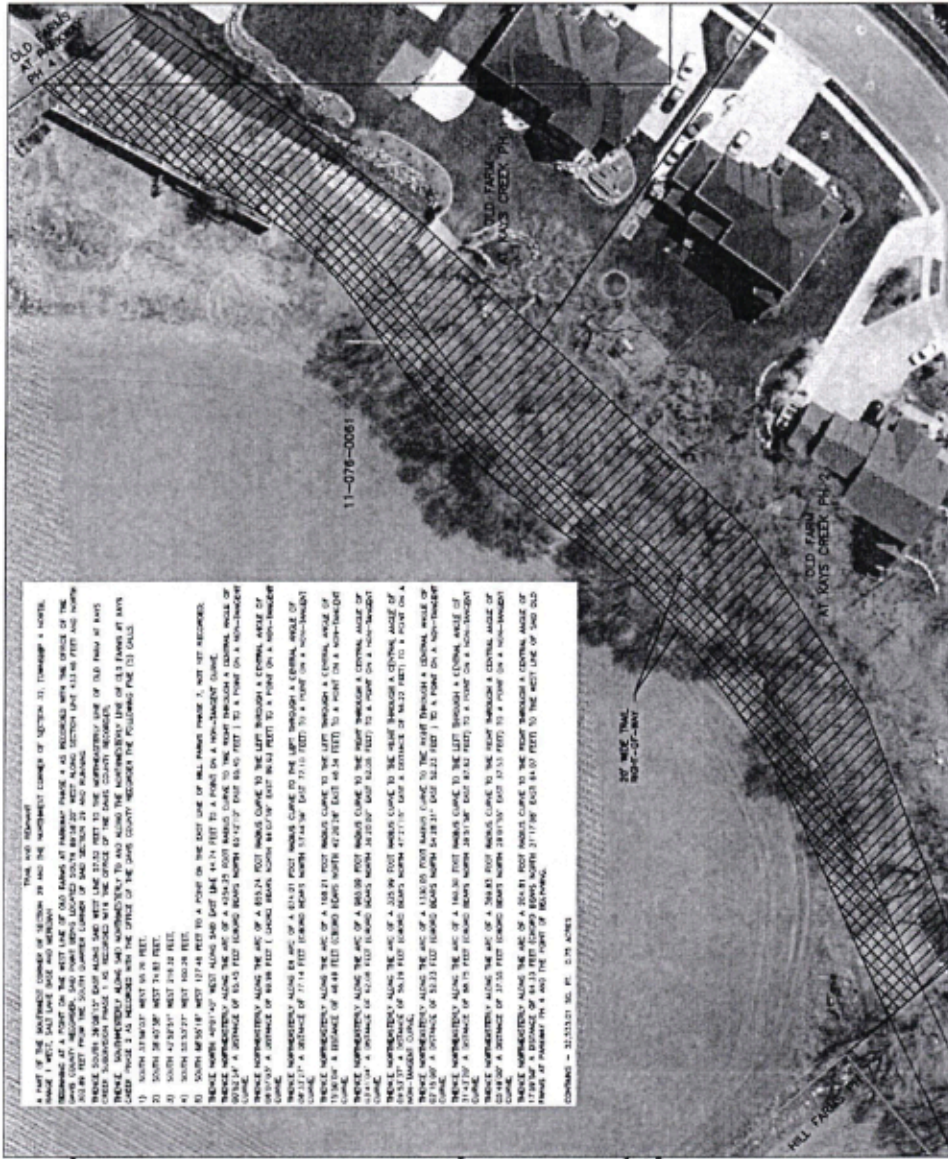
THENCE NORTHEASTERLY ALONG THE ARC OF A 1330.05 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°15'00" A DISTANCE OF 52.23 FEET (CHORD BEARS NORTH 54°28'31" EAST 52.23 FEET) TO A POINT ON A NON-TANGENT CURVE;

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.

CONTAINS - 32,533.01 SQ. FT. 0.75 ACRES

[illegible] $\text{Cov}(\hat{\beta}_1, \hat{\beta}_2) = -12.58891$ SD $\hat{\beta}_1$ 0.38 ACAGE

PROPOSED TRAIL

TRAIL & REUNION

20' WIDE TRAIL ROW

KAY'S CREEK TRAIL -
Layton, UT 84041

[illegible]

20-2
20-2
20-2

1
OF
SHEET 1

