

KAYSVILLE BUSINESS PARK 63 FIRST AMENDED

AMENDING LOT 63 KAYSVILLE BUSINESS PARK 63

LOCATED IN THE NORTHWEST QUARTER

OF SECTION 33

TOWNSHIP 4 NORTH, RANGE 1 WEST

SALT LAKE BASE AND MERIDIAN

KAYSVILLE CITY, DAVIS COUNTY, UTAH

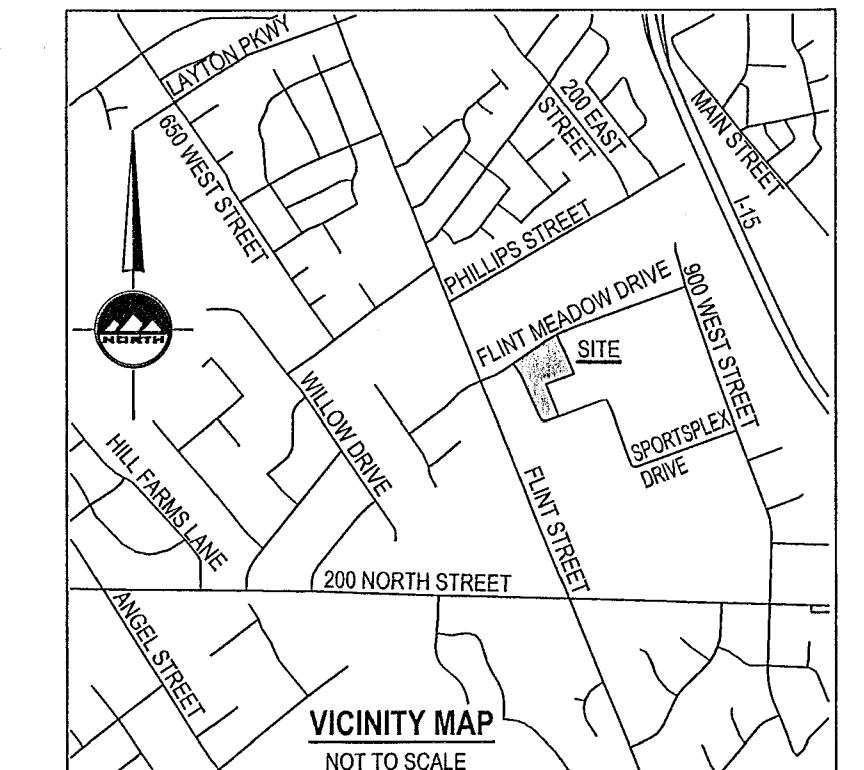
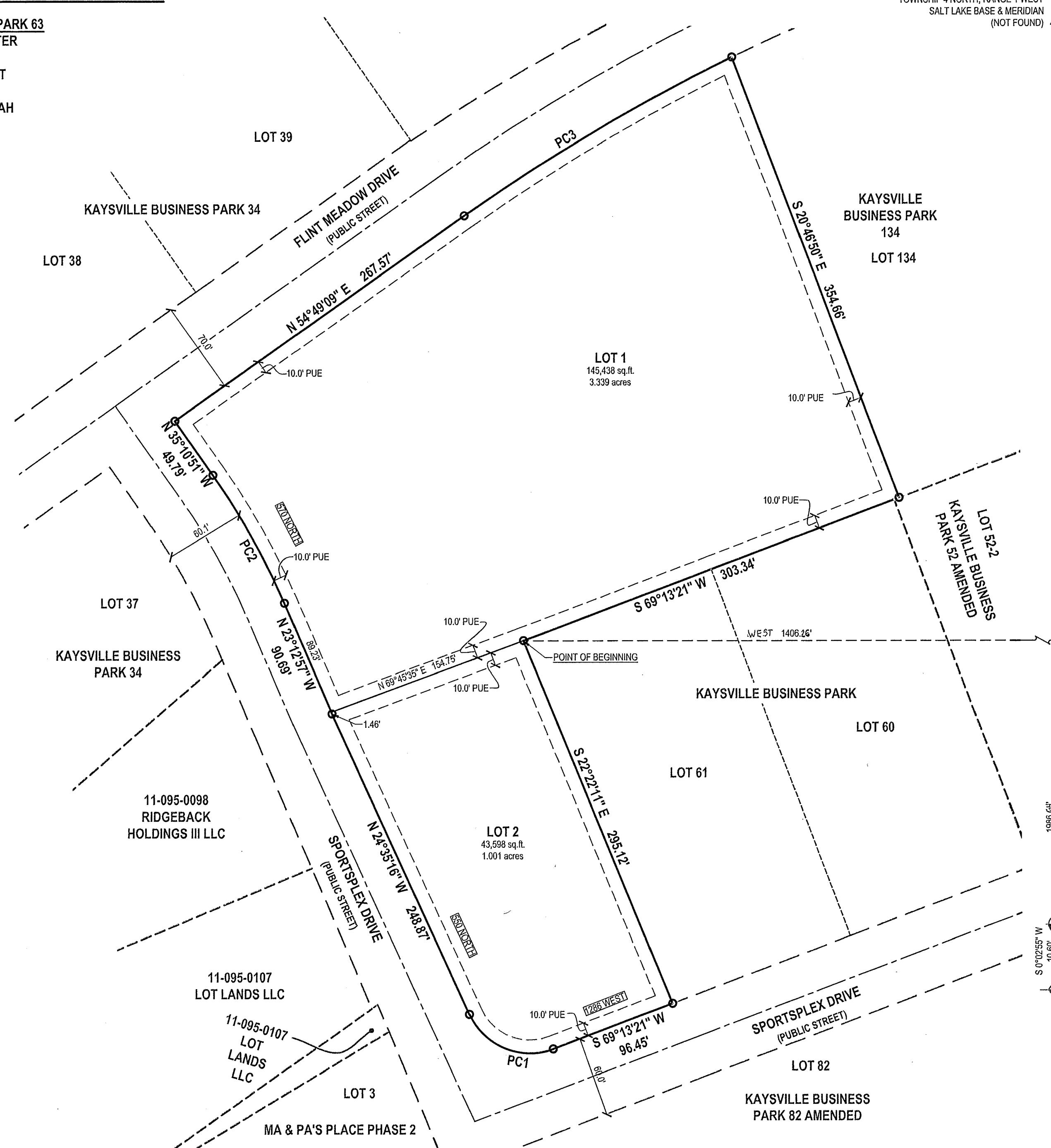
NOVEMBER 2025

LEGEND

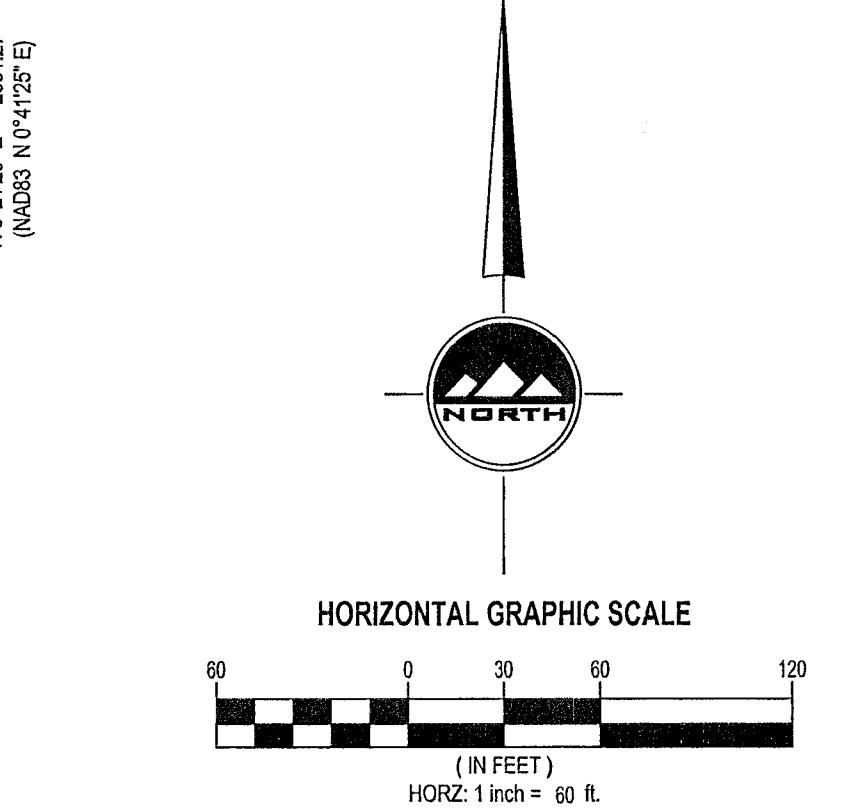
- SECTION CORNER
- WITNESS MONUMENT
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- TANGENT

GENERAL NOTES:

- PROPERTY IS ZONED L-1
 - THERE ARE NO LOT SIZE OR YARD REQUIREMENTS EXCEPT THAT WHERE A LOT IN THE LIGHT INDUSTRIAL DISTRICT ABUTS A RESIDENTIAL DISTRICT, THE YARD ABUTTING THE RESIDENTIAL DISTRICT SHALL BE AT LEAST THIRTY FEET (30').
- ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- 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 TO ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S 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 PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
- 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.
- ALL OPEN SPACE PARCELS ARE PUE. UTILITY IS REQUIRED TO REPLACE ANY REMOVED STRUCTURES, TREES, OR VEGETATION THAT MAY BE PLACED ON OPEN SPACE PARCELS.
- DAVIS COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE ADOPTED BUILDING AND FIRE CODES. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN ANY DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY.
- FOR WEBER BASIN WATER: PERPETUAL EASEMENT GRANTED TO THE UNITED STATES OF AMERICA TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN AN UNDERGROUND PIPELINE OR PIPELINES AND APPURTENANT STRUCTURES. EARTH CUTS OR FILLS, TREES, SHRUBS, AND/OR PERMANENT OR TEMPORARY STRUCTURES OF ANY KIND ARE STRICTLY PROHIBITED WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE WEBER BASIN WATER CONSERVATION DISTRICT AND THE UNITED STATES BUREAU OF RECLAMATION.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	50.00'	75.21'	86°11'25"	N67°40'57"W	68.32'
PC2	500.00'	110.68'	11°57'24"	N29°11'54"W	110.48'
PC3	1465.00'	234.95'	9°11'20"	N59°24'49"E	234.70'



WITNESS CORNER TO THE CENTER OF SECTION 33
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
(FOUND ALUMINUM CAP)

CENTER OF SECTION 33
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
(FOUND 2018 DAVIS COUNTY BRASS CAP)

EAST QUARTER CORNER OF SECTION 33
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
(FOUND DAVIS COUNTY BRASS CAP)

BASIS OF BEARINGS S 89°49'30"E 2688.80' (RECORD) 2688.78' (MEASURED)
(NAD83 S 89°29'15"E)

SHEET 1 OF 1
DEVELOPER: ALLIED PAINTERS, INC.
PROJECT NUMBER: 14249
MANAGER: T.WILLIAMS
DRAWN BY: A.SHELBY
CHECKED BY:
DATE: November 20, 2025

LOCATED IN THE NORTHWEST QUARTER OF SECTION 33
TOWNSHIP 4 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER
ENTRY NO. 3646994 FEE
PAID \$54²⁹ FILED FOR RECORD AND
RECORDED THIS 16th DAY OF DEC. 2025
AT 9:49 IN BOOK 895 OF OFFICIAL RECORDS
PAGE 258

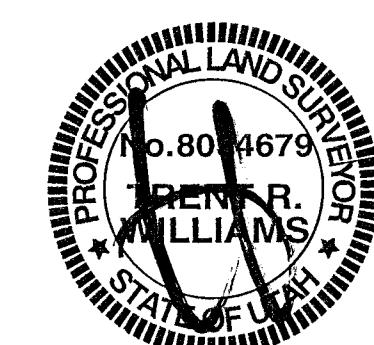
SURVEYOR'S CERTIFICATE
I, **TRENT WILLIAMS** do hereby certify that I am a Licensed Land Professional Surveyor in the State of Utah, and that I hold License No. 8034679 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property; and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands including in said subdivision, based upon data compiled from records of the Morgan County Recorders Office. I further certify that all lots meet frontage width and area requirements of the applicable zone ordinances.

BOUNDARY DESCRIPTION

ALL OF LOT 63, KAYSVILLE BUSINESS PARK 63 SUBDIVISION.
CONTAINS 189,036 SQ.FT. 4.34 ACRES

NOVEMBER 20, 2025
Date

Trent R. Williams
License No. 8034679



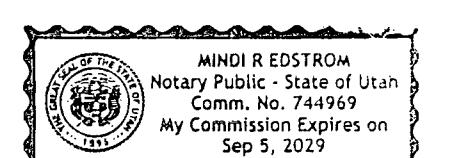
OWNER'S DEDICATION

We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets, private rights-of-way) as shown herein and name said tract:

KAYSVILLE BUSINESS PARK 63 FIRST AMENDED

Grant and convey to the subdivision lot (unit) owners association, all those parts 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 lot (unit) owners association member in common with all others in the subdivision and grant and dedicate to the county a perpetual open space right and easement on and over the common areas to guarantee to Davis County that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes. Grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility, storm water detention ponds, drainage easements and canal maintenance easement, the same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water channels in their natural state whenever such land is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.

Grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, an easement over such land drains for the purpose of perpetual maintenance and operation.



UNITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of DAVIS
On the 20th day of November A.D. 2025, Brad John Farmer, personally appeared before me, the undersigned Notary Public, in and for said County of DAVIS, sworn, acknowledged to me that he/she is the owner of Gibbs M. Smith Inc., a limited liability company and that he/she signed the Owner's Dedication and Acknowledgement of Responsibilities freely and voluntarily for and in behalf of said limited liability company for the purposes therein mentioned and acknowledged to me that said corporation executed the same.

MY COMMISSION EXPIRES: 9-5-2029 COMMISSION # 749169

MINDI R. EASTSTROM
NOTARY PUBLIC
RESIDING IN DAVIS COUNTY.

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SALT LAKE BASE AND MERIDIAN
KAYSVILLE CITY, DAVIS COUNTY, UTAH

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL	CITY ATTORNEY'S APPROVAL	CITY ENGINEER'S APPROVAL	CITY MAYOR APPROVAL
APPROVED THIS 20 DAY OF November 2025 BY THE COMMUNITY DEVELOPMENT DIRECTOR <i>Melinda Greenwood</i> COMMUNITY DEVELOPMENT DIRECTOR	APPROVED THIS 21 DAY OF November 2025 BY THE KAYSVILLE CITY ATTORNEY <i>W. Miller</i> KAYSVILLE CITY ATTORNEY	APPROVED THIS 24 DAY OF November 2025 BY THE KAYSVILLE CITY ENGINEER <i>D. Smith</i> KAYSVILLE CITY ENGINEER	APPROVED THIS 20 th DAY OF November 2025 BY THE KAYSVILLE CITY MAYOR <i>D. Smith</i> KAYSVILLE CITY MAYOR
ENSIGN THE STANDARD IN ENGINEERING LAYTON 919 North 400 West Layton, UT 84041 Phone: 801.547.1100 WWW.ENSIGNENG.COM	TOOLE Phone: 801.255.0229 CEDAR CITY Phone: 435.843.3590 RICHFIELD Phone: 435.865.1453		
			DAVIS COUNTY RECORDER ENTRY NO. 3646994 FEE PAID \$54 ²⁹ FILED FOR RECORD AND RECORDED THIS 16 th DAY OF DEC. 2025 AT 9:49 IN BOOK 895 OF OFFICIAL RECORDS PAGE 258 BY DEPUTY RECORDER