

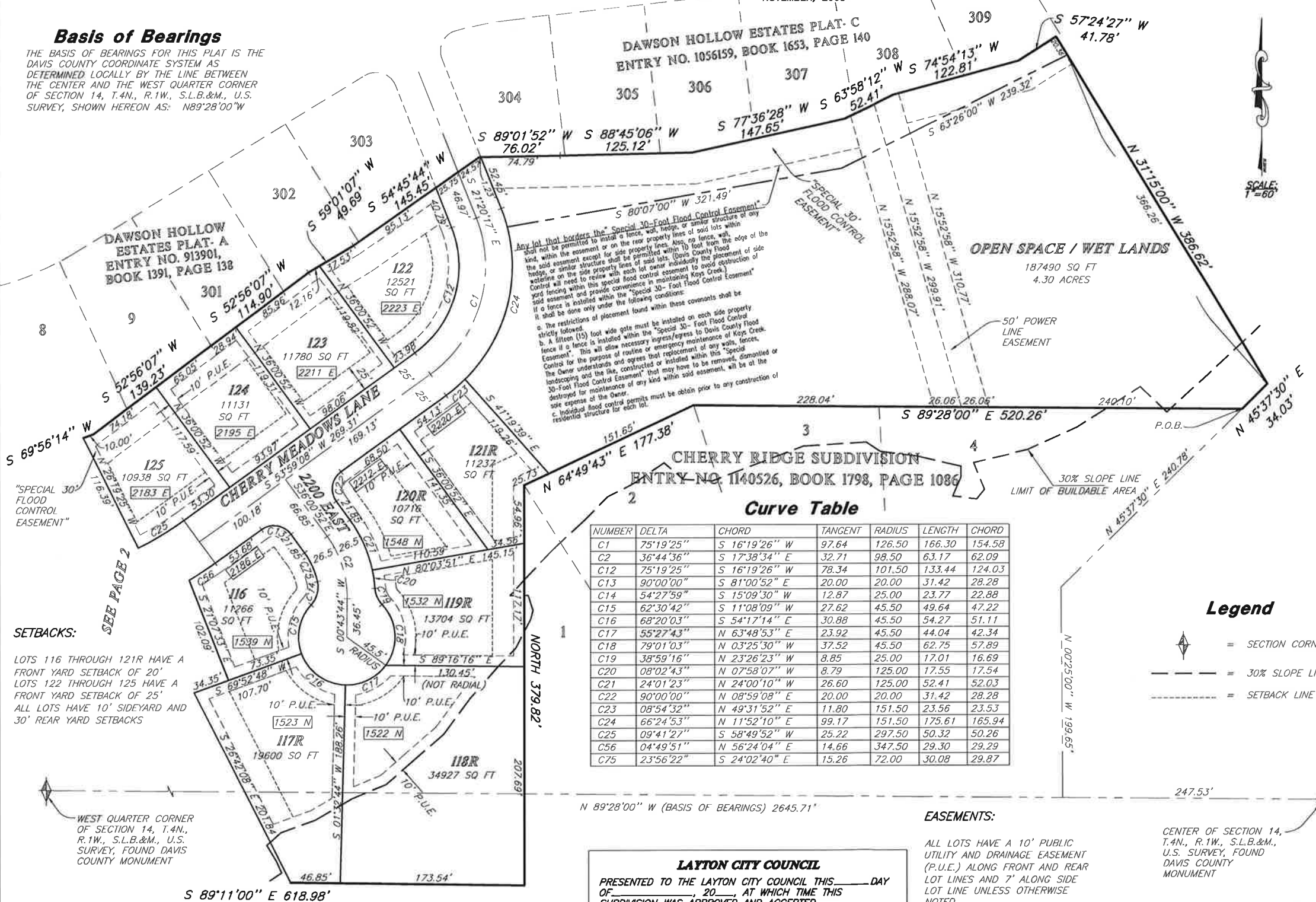
# CHERRY MEADOWS SUBDIVISION AMENDED

PART OF THE WEST HALF OF SECTION 14, T.4N., R.1W., S.L.B.&M., U.S. SURVEY  
LAYTON CITY, DAVIS COUNTY, UTAH  
NOVEMBER, 2003

• SEE GENERAL NOTES ON PAGE 2 •

### Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE DAVIS COUNTY COORDINATE SYSTEM AS DETERMINED LOCALLY BY THE LINE BETWEEN THE CENTER AND THE WEST QUARTER CORNER OF SECTION 14, T.4N., R.1W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: N89°28'00"W



Any lot that borders the "Special 30-Foot Flood Control Easement" shall not be permitted to install a fence, wall, hedge, or similar structure of any kind, within the easement or on the rear property lines of said lots within the easement except for side property lines. Also, no fence, wall, hedge, or similar structure shall be permitted within 10 feet from the edge of the easement on the side property lines of said lots. Davis County Flood Control will need to review with each lot owner individually the placement of side yard fencing within this special flood control easement to avoid construction of said easement and provide convenience to maintaining Keys Creek. If a fence is installed within the "Special 30-Foot Flood Control Easement" it shall be done only under the following conditions:

- The restrictions of placement found within these covenants shall be strictly followed.
- A fifteen (15) foot wide gate must be installed on each side property line within the "Special 30-Foot Flood Control Easement".
- This will allow routine or emergency maintenance of any walk, fence, Easement" for the purpose of routine or emergency maintenance of any walk, fence, landscaping and the like, constructed or installed within this "Special 30-Foot Flood Control Easement" that may have to be removed, dismantled or destroyed for maintenance of any kind within said easement, will be at the sole expense of the owner.
- Individual flood control permits must be obtained prior to any construction of residential structure for each lot.

### CHERRY RIDGE SUBDIVISION

ENTRY NO. 1140526, BOOK 1798, PAGE 1086

### Curve Table

NUMBER	DELTA	CHORD	TANGENT	RADIUS	LENGTH	CHORD
C1	75°19'25"	S 16°19'26" W	97.64	126.50	166.30	154.58
C2	36°44'36"	S 17°38'34" E	32.71	98.50	63.17	62.09
C12	75°19'25"	S 16°19'26" W	78.34	101.50	133.44	124.03
C13	90°00'00"	S 81°00'52" E	20.00	20.00	31.42	28.28
C14	54°27'59"	S 15°09'30" W	12.87	25.00	23.77	22.88
C15	62°30'42"	S 11°08'09" W	27.62	45.50	49.64	47.22
C16	68°20'03"	S 54°17'14" E	30.88	45.50	54.27	51.11
C17	55°27'43"	N 63°48'53" E	23.92	45.50	44.04	42.34
C18	79°01'03"	N 03°25'30" W	37.52	45.50	62.75	57.89
C19	38°59'16"	N 23°26'23" W	8.85	25.00	17.01	16.69
C20	08°02'43"	N 07°58'07" W	8.79	125.00	17.55	17.54
C21	24°01'23"	N 24°00'10" W	26.60	125.00	52.41	52.03
C22	90°00'00"	N 08°59'08" E	20.00	20.00	31.42	28.28
C23	08°54'32"	N 49°31'52" E	11.80	151.50	23.56	23.53
C24	66°24'53"	N 11°52'10" E	99.17	151.50	175.61	165.94
C25	09°41'27"	S 58°49'52" W	25.22	297.50	50.32	50.26
C56	04°49'51"	N 56°24'04" E	14.66	347.50	29.30	29.29
C75	23°56'22"	S 24°02'40" E	15.26	72.00	30.08	29.87

### Legend

- = SECTION CORNER
- = 30% SLOPE LINE
- = SETBACK LINE

SETBACKS:  
LOTS 116 THROUGH 121R HAVE A FRONT YARD SETBACK OF 20'.  
LOTS 122 THROUGH 125 HAVE A FRONT YARD SETBACK OF 25'.  
ALL LOTS HAVE 10' SIDEYARD AND 30' REAR YARD SETBACKS.

WEST QUARTER CORNER OF SECTION 14, T.4N., R.1W., S.L.B.&M., U.S. SURVEY, FOUND DAVIS COUNTY MONUMENT

**EASEMENTS:**  
ALL LOTS HAVE A 10' PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.E.) ALONG FRONT AND REAR LOT LINES AND 7' ALONG SIDE LOT LINE UNLESS OTHERWISE NOTED.

CENTER OF SECTION 14, T.4N., R.1W., S.L.B.&M., U.S. SURVEY, FOUND DAVIS COUNTY MONUMENT

**LAYTON CITY COUNCIL**  
PRESENTED TO THE LAYTON CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

AT THE CONCLUSION OF THE PUBLIC HEARING, HELD PURSUANT TO SECTION 10-9-808 OF THE UTAH CODE, AND FINDING THE REQUIREMENTS THEREIN HAVING BEEN SATISFIED, THIS AMENDED PLAT WAS APPROVED BY THE LAYTON CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**LAYTON CITY ATTORNEY**  
APPROVED BY THE LAYTON CITY ATTORNEY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### SURVEYOR'S CERTIFICATE

I, LYLE G. BISSEGGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF CHERRY MEADOWS SUBDIVISION AMENDED IN LAYTON CITY, DAVIS COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

376082  
UTAH R.L.S. LICENSE NUMBER SIGNATURE

### OWNER'S DEDICATION AND CERTIFICATE

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND CHERRY MEADOWS SUBDIVISION AMENDED, AND HEREBY DEDICATE, GRANT AND CONVEY TO LAYTON CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO LAYTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY LAYTON CITY.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

### BOUNDARY DESCRIPTION

PART OF THE WEST HALF OF SECTION 14, T.4N., R.1W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT THAT IS N89°28'00"W ALONG THE QUARTER SECTION LINE 247.53 FEET, N00°25'00"W 199.65 AND N45°37'30"E 240.78 FEET FROM THE CENTER OF SAID SECTION 14; THENCE N45°37'30"E 34.03 FEET; THENCE N31°15'00"W 386.62 FEET TO THE CENTERLINE OF THE SOUTH FORK OF KAYS CREEK, SAID LINE ALSO BEING THE SOUTH LINE OF DAWSON HOLLOW ESTATES PLAT-C; THENCE ALONG SAID CENTERLINE AND SAID SOUTH LINE THE FOLLOWING NINE (9) COURSES: (1) S57°24'27"W 41.78 FEET, (2) S74°54'13"W 122.81 FEET, (3) S63°58'12"W 52.41 FEET, (4) S77°36'28"W 147.65 FEET, (5) S88°45'06"W 125.12 FEET, (6) S89°01'52"W 76.02 FEET (7) S54°45'44"W 145.45 FEET, (8) S59°01'07"W 49.69 FEET, AND (9) S52°56'07"W 114.90 FEET TO THE SOUTH LINE OF DAWSON HOLLOW ESTATES PLAT A; THENCE ALONG SAID SOUTH LINE OF SAID PLAT-A THE FOLLOWING NINE (9) COURSES: (1) S52°56'07"W 139.23 FEET, (2) S89°56'14"W 64.49 FEET, (3) S83°21'12"W 65.61 FEET, (4) N68°18'54"W 297.72 FEET, (5) N83°32'36"W 131.08 FEET, (6) S88°48'55"W 111.31 FEET, (7) S72°56'23"W 81.54 FEET, (8) N87°06'58"W 130.96 FEET, AND (9) N60°11'33"W 95.02 FEET; THENCE N60°12'16"W 107.25 FEET; THENCE N56°56'50"W 89.88 FEET; THENCE N51°04'49"E 32.61 FEET; THENCE N65°33'20"W 15.33 FEET; THENCE N73°01'08"W 16.51 FEET; THENCE N62°05'38"W 54.29 FEET; THENCE N89°01'00"W 27.40 FEET; THENCE S88°21'43"W 40.49 FEET; THENCE N74°43'54"W 40.74 FEET; THENCE S72°55'45"W 37.94 FEET TO THE EAST LAYTON HILLS NO. 5 SUBDIVISION; THENCE ALONG SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES: (1) S83°45'47"W 89.53 FEET, (2) N83°12'29"W 54.20 FEET, (3) N06°36'17"W 14.00 FEET, AND (4) S54°47'00"W 44.25 FEET TO THE SECTION LINE; THENCE S00°13'00"W ALONG SAID SECTION LINE 384.19 FEET; THENCE N88°52'50"E 10.00 FEET; THENCE S00°13'00"W 209.29 FEET TO THE CENTERLINE OF CHERRY LANE; THENCE ALONG SAID CENTERLINE S74°29'00"E 92.59 FEET AND S66°51'00"E 108.88 FEET; THENCE N16°08'15"E 140.00 FEET; THENCE S66°51'00"E 112.00 FEET; THENCE N16°08'15"E 90.99 FEET; THENCE S66°51'00"E 188.73 FEET; THENCE N00°21'00"W 16.37 FEET; THENCE S66°51'00"E 588.23 FEET; THENCE S00°21'00"E 67.67 FEET; THENCE EAST 187.84 FEET; THENCE NORTH 153.71 FEET; THENCE S89°11'00"E 618.98 FEET TO THE CHERRY RIDGE SUBDIVISION; THENCE ALONG SAID SUBDIVISION NORTH 379.82 FEET, N64°49'43"E 177.38 FEET, AND S89°28'00"E 520.26 FEET TO THE POINT OF BEGINNING.  
CONTAINS: 26.85 ACRES

JOB NO.: 1884-21 SURVEYOR: S. QUILTER  
DATE: 9-23-02 DRAFTER: H. GUNN  
SCALE: 1"=60' CHECKED:  
REVISION: REVISION:

### DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED, \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
RECORDED FOR:  
DAVIS COUNTY RECORDER \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY.

**LAYTON CITY PLANNING COMMISSION**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE LAYTON CITY PLANNING COMMISSION.  
CHAIRMAN, LAYTON CITY PLANNING COMMISSION

**LAYTON CITY ENGINEER**  
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
LAYTON CITY ENGINEER DATE

LAYTON CITY COUNCIL RECORDER

LAYTON CITY ATTORNEY

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Surveying \* Land Planning \* Landscape Architecture  
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