



All agenda items
in this packet are
preliminary, until
approved by the
Layton City
Council.

**SPECIAL MEETING AGENDA OF THE
CITY COUNCIL OF LAYTON, UTAH**

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a public meeting in the Council Chambers of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **4:45 PM on November 2, 2023.**

AGENDA ITEMS:

1. CALL TO ORDER, PLEDGE, OPENING CEREMONY, RECOGNITION, APPROVAL OF MINUTES:

2. MUNICIPAL EVENT ANNOUNCEMENTS:

3. VERBAL PETITIONS AND PRESENTATIONS:

- A. Proclamation – Small Business Saturday
- B. Proclamation – Lung Cancer Awareness Month

4. CITIZEN COMMENTS:

5. CONSENT ITEMS: (These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately.)

- A. Amended Plat – Meadow Creek Townhomes Amendment – 575 North Fairfield Road (A)

6. PUBLIC HEARINGS:

7. UNFINISHED BUSINESS:

ADJOURN:

Notice is hereby given that:

- No Work Meeting will be held.
- This meeting will also be live streamed via laytoncitylive.com and facebook.com/Laytoncity
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. The anchor location for the meeting shall be the Layton City Council Chambers, 437 North Wasatch Drive, Layton City. Elected Officials at remote locations may be connected to the meeting electronically.
- By motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that chapter.

Date: _____ **By:** _____
Kimberly S Read, City Recorder

LAYTON CITY does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in the employment or the provision of services. If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify Layton City eight or more hours in advance of the meeting. Please contact Jamie Senninger at 437 North Wasatch Drive, Layton, Utah 84041, 801.336.3826 or 801.336.3820.

Citizen Comment Guidelines

For the benefit of all who participate in a PUBLIC HEARING or in giving PUBLIC COMMENT during a City Council meeting, we respectfully request that the following procedures be observed so that all concerned individuals may have an opportunity to speak.

Electronic Information: An electronic or hard copy of any electronic information presented to the City Council must be submitted to the City Recorder by the end of the meeting.

Time: If you are giving public input on any item on the agenda, please limit comments to three (3) minutes. If greater time is necessary to discuss the item, the matter may, upon request, be placed on a future City Council agenda for further discussion.

New Information: Please limit comments to new information only to avoid repeating the same information multiple times.

Spokesperson: Please, if you are part of a large group, select a spokesperson for the group.

Courtesy: Please be courteous to those making comments by avoiding applauding or verbal outbursts either in favor of or against what is being said.

Comments: Your comments are important. To give order to the meeting, please direct comments to and through the person conducting the meeting.

Thank you.

**LAYTON SPECIAL COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 3.A.

Subject:

Proclamation – Small Business Saturday

Background:

Mayor Petro will proclaim Saturday, November 25, 2023, as Small Business Saturday.

Alternatives:

N/A

Recommendation:

N/A

Whereas, the government of Layton City, Utah, celebrates our local small businesses and the contributions they make to the local economy and community; and

Whereas, according to the U.S. Small Business Administration, there are 33 million small businesses in the United States: small businesses represent 99.7% of firms with paid employees, small businesses are responsible for 62.7% of net new jobs created since 1995, and small businesses employ 46.4% of employees in the private sector in the United States; and

Whereas, 68 cents of every dollar spent at a small business in the United States stays in the local community and every dollar spent at small businesses creates an additional 48 cents in local business activity as a result of employees and local businesses purchasing local goods and services; and

Whereas, 72% of consumers reported that Small Business Saturday 2022 made them want to shop and dine at small, independently-owned retailers and restaurants all year long; and

Whereas, Layton City, Utah, supports local businesses that create jobs, boost our local economy, and preserve our communities; and

Whereas, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

Now, Therefore, Be It Resolved, that I, Joy Petro, Mayor of Layton City, Utah, along with the Layton City Council do hereby proclaim, November 25, 2023, as **Small Business Saturday**, and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

In Witness Whereof: I have caused the Seal of the City of Layton, Utah, to be affixed on this 2nd day of November 2023.

**LAYTON SPECIAL COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 3.B.

Subject:

Proclamation – Lung Cancer Awareness Month

Background:

Mayor Petro will proclaim November as Lung Cancer Awareness Month.

Alternatives:

N/A

Recommendation:

N/A

Whereas, lung cancer is the leading cause of cancer death among men and women in the United States and Utah, accounting for more deaths than colon cancer, breast cancer, and prostate cancer combined;

Whereas, the 5-year survival rate for localized lung cancer is 59%, yet only 17% of lung cancers are diagnosed at this stage;

Whereas, screening for lung cancer for high-risk individuals using low-dose computed tomography can lead to the earlier detection of lung cancer and save lives, reducing the mortality rate by 20% when compared to screening by chest x-ray in the National Lung Screening Trial and reducing the risk of death at 10 years by 24% in men and 33% in women as demonstrated by another large randomized trial;

Whereas, funding for lung cancer research trails far behind funding for research of many other cancers, and additional research is needed in early diagnosis, screening, and treatment for lung cancer as well as in lung cancer affecting women and lung cancer health disparities;

Whereas, women diagnosed with lung cancer are more likely to be young and never smokers, lung cancer incidence and mortality rates are decreasing twice as fast in men as it is in women, by 2035, more women will die from lung cancer than men;

Whereas, organizations working in Layton such as the American Lung Cancer Screening Initiative and Women's Lung Cancer Forum, are committed to educating about lung cancer and lung cancer screening and working to increase lung cancer screening rates in Layton.

Now, Therefore, Be It Resolved, that I, Joy Petro, Mayor of Layton City, Utah, along with the Layton City Council do hereby proclaim, **November 2023 as Lung Cancer Awareness Month** in Layton, and recognize the need for research in lung cancer affecting women and lung cancer health disparities, and encourage all citizens to learn about lung cancer and early detection through lung cancer screening.

In Witness Whereof: I have caused the Seal of the City of Layton, Utah, to be affixed on this 2nd day of November, 2023.

**LAYTON SPECIAL COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.A.

Subject:

Amended Plat – Meadow Creek Townhomes Amendment – 575 North Fairfield Road

Background:

The applicant, Meadow Creek Townhomes, is requesting amended plat approval for 20 existing townhome units. The townhome development has R-1-8 (Single Family Residential) zoning to the east and across Fairfield Road to the west. The townhomes to the north are zoned R-2 PRUD (Single and Two Family Residential, Planned Residential Unit Development) and the condominium units to the south are zoned RM-1 (Low/Medium Density Residential). This subject parcel is also zoned RM-1.

The parcel is 1.12 acres and currently contains 20 condominium townhomes and 20 carport parking spaces at the rear of the site. The remaining parcel is common area with landscaping and a private lane for access.

The purpose for the plat amendment is to change the title of the plat from Meadow Creek Condominiums to Meadow Creek Townhomes. By changing the plat title for the development it will align with the new Homeowners Association (HOA) documents once recorded with the County. There will not be any additional units with the amendment, all units will stay the same with regards to their existing footprint. The landscaping, parking, and access remain the same.

Alternatives:

Alternatives are to: 1) Grant amended plat approval to Meadow Creek Townhomes Amendment subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny the proposed amendment to Meadow Creek Townhomes Amendment.

Recommendation:

On October 10, 2023, the Planning Commission unanimously recommended the Council grant amended subdivision plat approval to Meadow Creek Townhomes Amendment subject to meeting all City requirements as outlined in Staff memorandums.

Staff supports the recommendation of the Planning Commission.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

To: City Council

From: Kem Weaver, Planner II

Date: November 2, 2023

Re: Meadow Creek Townhomes Amendment

Location: 575 North Fairfield Road

Zoning: RM-1 (Low/Medium Density Residential)

Description:

The applicant, Meadow Creek Townhomes, is requesting amended plat approval for 20 existing townhome units. The townhome development has R-1-8 (Single Family Residential) zoning to the east and across Fairfield Road to the west. The townhomes to the north are zoned R-2 PRUD (Single and Two Family Residential) and the condominium units to the south are zoned RM-1 (Low/Medium Density Residential). This subject parcel is also zoned RM-1.

Background:

The parcel is 1.12 acres and currently contains 20 condominium townhomes and 20 carport parking spaces at the rear of the site. The remaining parcel is common area with landscaping and a private lane for access. The purpose for the plat amendment is to change the title of the plat from Meadow Creek Condominiums to Meadow Creek Townhomes. By changing the plat title for the development it will align with the new Homeowners Association (HOA) documents once recorded with the County. There will not be any additional units with the amendment, all units will stay the same with regards to their existing footprint. The landscaping, parking, and access remain the same.

Recommendation:

On October 10, 2023, the Planning Commission voted unanimously to recommend the Council approve the amended plat for Meadow Creek Townhomes Amendment subject to meeting all City requirements. Staff supports the recommendation of the Planning Commission.



Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: David Hawkes; dave@boundaryconsultants.biz
Wesley Felice; wfelice@buchalter.com

CC: CED Department; Fire Marshal; Legal Department;

FROM: Shannon Hansen; Assistant City Engineer - Development

DATE: August 24, 2023

SUBJECT: Meadow Creek Condominium Subdivision Amendment – 1st submittal
855 East 575 North

I have reviewed the Dedication Plat and Authorization Agreement submitted on August 22, 2023 for the Meadow Creek Condominiums Subdivision Amendment located at 855 East 575 North. The plans have been stamped "Approved as Corrected." The following comments will need to be addressed with the mylar submitted for City signatures and recording. All comments from other City staff will also need to be included in the mylar submittal.

Dedication Plat –

1. The boundary description will need to be written to transverse the property in a clockwise direction. The cardinal calls on the plat will also need to be corrected to reflect the clockwise direction.
2. A rotation to NAD 83 will need to be included in the description.
3. The western line of Lot 11 and the eastern line of Lot 20 have lengths of 56.58' which is 2 feet shorter than the other lot lines in that townhome building.
4. A 7-foot wide PU&DE will need to be established along Fairfield Road.
5. The sidewalk and curbing will need to be removed from the plat.
6. Lengths along the eastern and western boundary lines from the corners to the 56' public utility easement will need to be provided to establish the easement location. The easement continues through the limit common area. Was that the intent?
7. Lengths and bearings will need to be provided for the limited common area. The length and bearing from the eastern subdivision boundary corners to the eastern corners of the limited common area will also need to be provided to establish the location limited common area.
8. A note will need to be added indicating that all the utilities with the exception of culinary water meters are to be owned and maintained by the HOA. Any culinary meters shall be owned and maintained by the City
9. The year in the Layton City Attorney signature block will need to be updated from 2022 to 2023.



Community • Prosperity • Choice

Mayor • Joy Petro
City Manager • Alex R. Jensen
Asst. City Manager • Steve Garside

• Fire Department •
Kevin Ward • Fire Chief
Telephone: (801) 336-3940
Fax: (801) 546-0901

Attention Engineers & Developers: Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.

MEMORANDUM

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal

RE: Meadow Creek Condominiums Subdivision Amendment

CC: 1) Engineering
2) David Hawkes, dave@boundaryconsultants.biz
3) Wesley Felice, wfelice@buchalter.com

DATE: September 8, 2023

I have reviewed the plat submitted on August 22, 2023 for the above referenced project. The Fire Prevention Division of this department has no comments/concerns.

These plans have been reviewed for Fire Department requirements only. Other departments must review these plans and will have their requirements. This review by the Fire Department must not be construed as final approval from Layton City.

CF#1 subdivision site plan:sh
Plan #S23-130 District #32
Project Tracker #LAY2308023283
ERS #12749



Memorandum

To: David Hawkes, Wesley Felice
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, Parks Planner – Parks & Recreation
Date: September 5, 2023
Re: Meadow Creek Condominiums Subdivision Amendment, Final Approval I – 855 E. 575 N.

The Meadow Creek Condominiums located at 855 East 575 North is within the existing neighborhood park service areas of Commons Park and Chapel Park.

The Parks & Recreation Department has reviewed the plans submitted on August 22nd and has the following comments:

- Include on the plat a note that states, “All open space parcels, common space, landscape buffers, detention basin(s), trails and/or other amenities shall be owned and maintained by the homeowner’s association with the specific maintenance responsibilities outlined within the CC&R’s.”.

Provided the note is acknowledged above, the Parks and Recreation Department has no other comments or concerns regarding the Meadow Creek Condominiums Subdivision Amendment.

Attention Engineers & Developers: *Please do not resubmit plans until you have received comments from Layton City Fire Department, Parks Department, Engineering Division and Planning Division. You may expect to receive comments within 7-10 business days of a submittal and within 7 business days of a resubmittal. Thank you.*





MEADOW CREEK TOWNHOMES AMENDMENT

575 NORTH
FAIRFIELD ROAD

AMENDING
PLAT TITLE

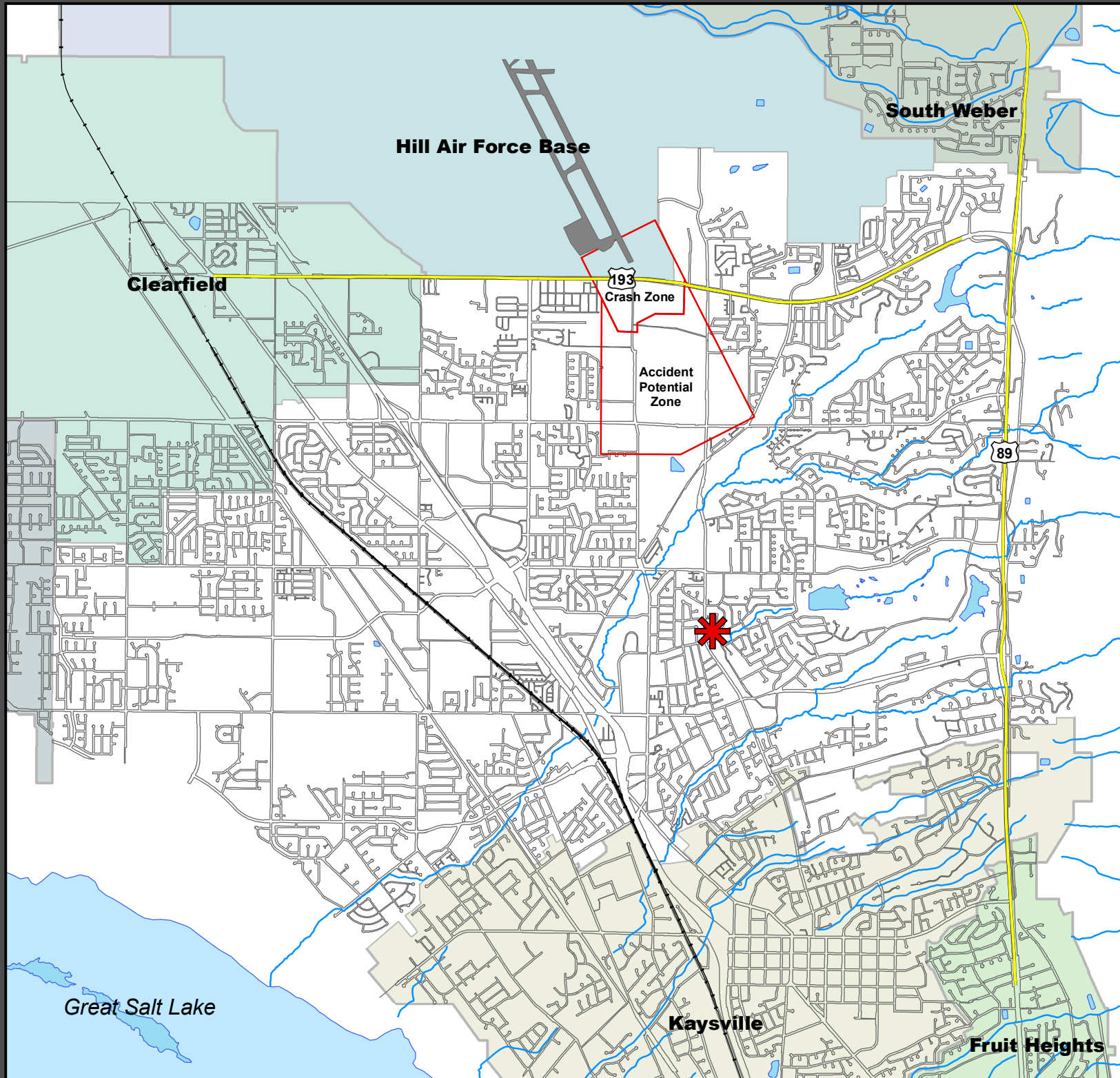
Legend

-  City Boundary
-  Rail Lines
-  APZ
-  Interstate 15
-  Lakes
-  Streams

 - Project Site



Map 1





MEADOW CREEK TOWNHOMES AMENDMENT

575 NORTH
FAIRFIELD ROAD

AMENDING
PLAT TITLE

Legend

-  Interstate Highways
-  City Boundary
-  Highways
-  Lakes
-  Streams

 - Project Area



Map 3





MEADOW CREEK TOWNHOMES AMENDMENT

575 NORTH
FAIRFIELD ROAD

AMENDING
PLAT TITLE

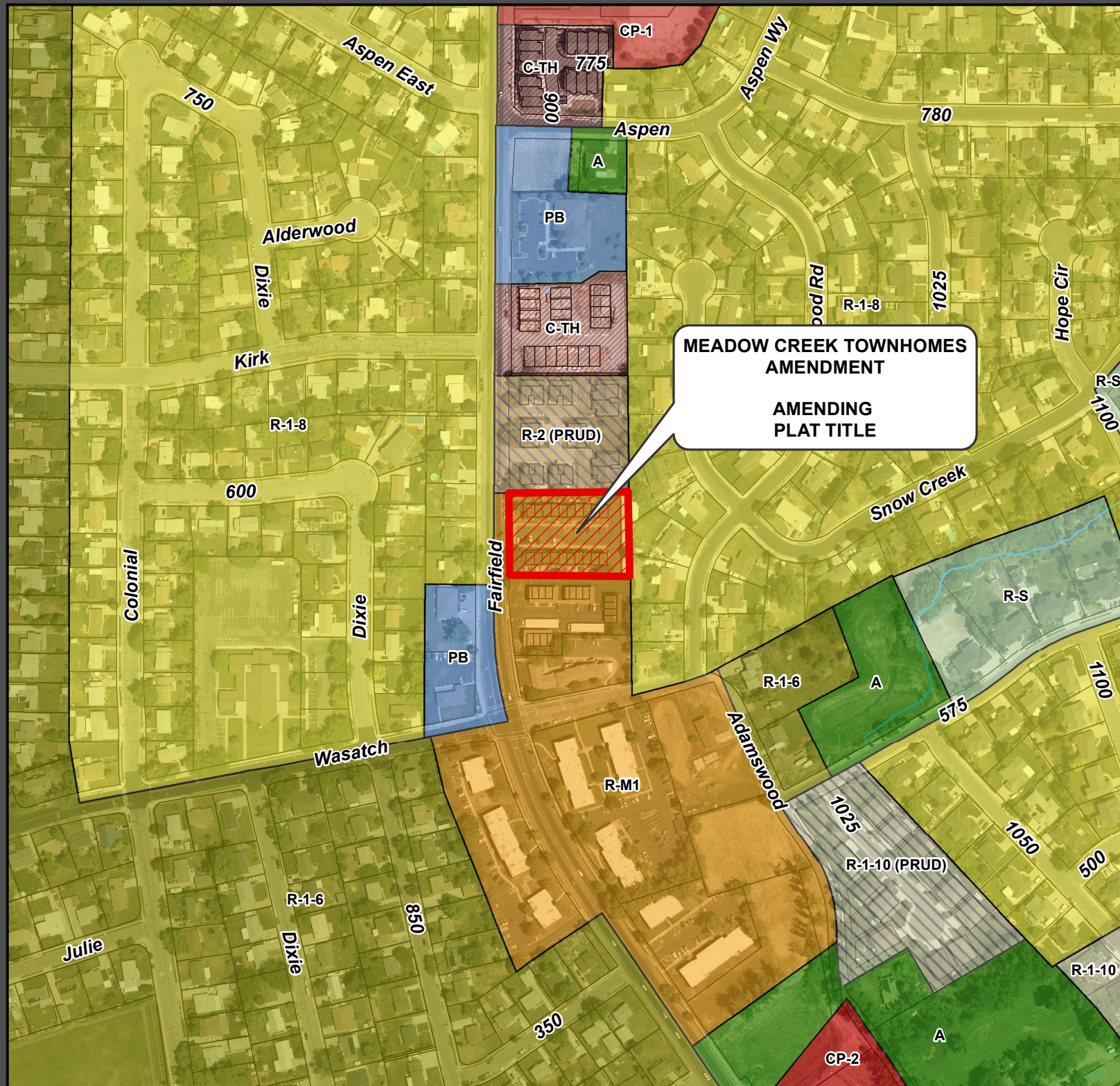
Legend

-  Interstate Highways
-  City Boundary
-  Highways
-  Lakes
-  Streams

 - Project Area



Map 2



MEADOW CREEK TOWNHOMES
a conversion of
MEADOW CREEK CONDOMINIUMS
LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 21
AND THE NORTHWEST QUARTER OF SECTION 22,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
LAYTON CITY, DAVIS COUNTY, UTAH

Northeast Corner Section 21,
Township 4 North, Range 1 West,
Salt Lake Base and Meridian.
Fnd. Davis County Brass Cap Mon.

2094.25'
2614.66' (Meas.)
2614.56' (Rec.)
BASIS OF BEARING

MOUNTAIN CREST TOWNHOMES

MOUNTAIN CREST TOWNHOMES

P.O.B.

N89°29'57"W 128.78'

N89°29'57"W

264.55'

31.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	52.78'
S00°30'00"W 58.58'											
	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	
LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10		
855 E.	857 E.	861 E.	865 E.	867 E.	871 E.	875 E.	877 E.	881 E.	885 E.		
18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'		

FAIRFIELD ROAD
AN 80.00' FOOT WIDE PUBLIC RIGHT OF WAY

S00°06'48"W 183.45'

575 NORTH

COMMON AREAS
Contains
0.64 acres
±27,706 sq. ft.

COVERED PARKING

ASPEN HEIGHTS SUBDIVISION

N01°03'59"W 183.51'

18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	57.80'
S89°30'00"E											
854 E.	858 E.	862 E.	866 E.	868 E.	872 E.	876 E.	878 E.	880 E.	884 E.		
LOT 11	LOT 12	LOT 13	LOT 14	LOT 15	LOT 16	LOT 17	LOT 18	LOT 19	LOT 20		
Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.	Contains 0.02 acres ±1,059 sq. ft.		
18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'	18.07'		

S89°30'00"E

268.33'

FAIRFIELD CONDOMINIUMS

FAIRFIELD CONDOMINIUMS

PLAT NOTE:

ALL AREAS OUTSIDE OF THE DESIGNATED
LOTS ARE COMMON AREA UNLESS
OTHERWISE DESIGNATED EITHER ON THIS
PLAT OR IN THE CC&Rs.

LAYTON CITY ENGINEER

LAYTON CITY PLANNING COMMISSION

LAYTON CITY ATTORNEY

Approved as to form this _____ day of
_____, 2022.

Layton City Attorney

LAYTON CITY COUNCIL

Presented to the Layton City Council this _____ day of
_____, 2023. At which time it was approved and
accepted

Mayor

Attest: _____
City Recorder

Approved as to form
this _____ day of _____, 2023.
by the Layton City Engineer

Layton City Engineer

Approved as to form
this _____ day of _____, 2023.
by the Layton City Planning Commission

Chairman, Planning Commission

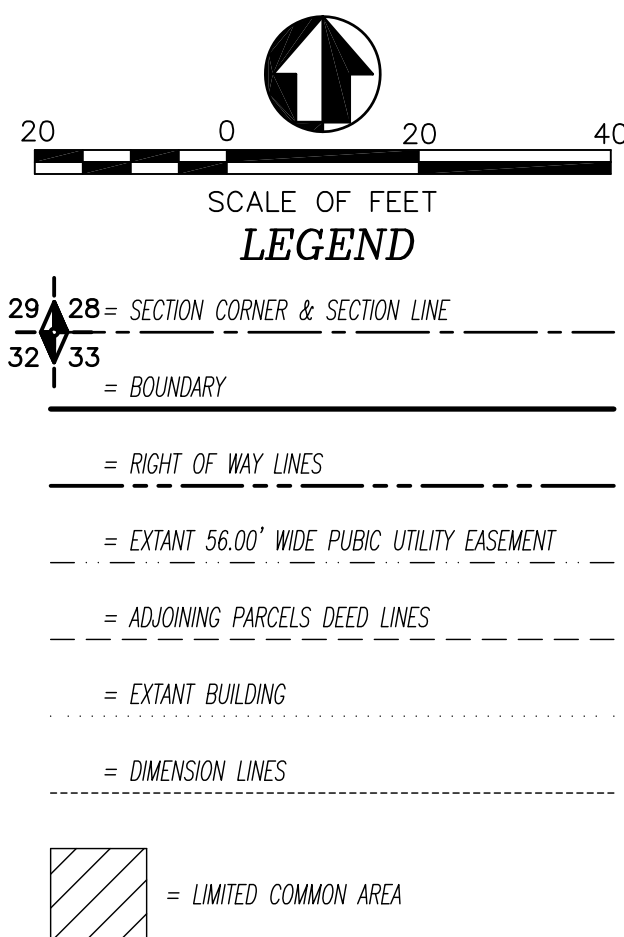
Boundary Consultants
Professional Land Surveyors

5554 West 2425 North, Hooper, Utah
801-792-1569
dave@boundaryconsultants.biz

East Quarter Corner Section 21,
Township 4 North, Range 1 West,
Salt Lake Base and Meridian.
Fnd. Davis County Brass Cap Mon.

520.31'
S00°04'55"W
BASIS OF BEARING

VICINITY MAP
N.T.S.

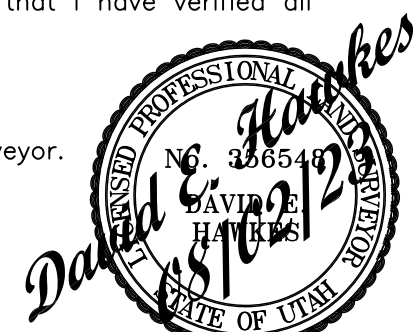


SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have found monuments as depicted hereon.

NARRATIVE

See Record of Survey #8285 filed with the Davis County Surveyor.



BOUNDARY DESCRIPTION

Beginning at a point on the east line of Fairfield Road, said point being South 00°04'55" West 2094.25 feet along the Section Line and North 89°30'00" West 128.78 feet from the Northeast Corner of Section 21, Township 4 North, Range 1 West, Salt Lake Base and Meridian and running thence South 00°06'48" West 183.45 feet along east line of said road; Thence leaving said road South 89°30'00" East 268.33 feet to the west line of Aspen Heights Subdivision Amended Plat, said point being on a fence line; Thence North 01°03'59" West 183.51 feet along said subdivision boundary and said fence line; Thence North 89°30'00" West 264.55 feet to the point of beginning.

Contains 1.12 acres

OWNERS DEDICATION

The owners of the herein described tract of land as represented by the Board of Directors of the Community Service Association of Meadow Creek, do hereby set apart and subdivide the same in lots, limited common areas and common areas as shown on the plat or as described in the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Meadow Creek Townhomes, and name said tract: Meadow Creek Townhomes, a conversion of Meadow Creek Condominiums.

Signed this _____ day of _____, 2023.

By: _____

By: _____

BY: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF DAVIS }

On the _____ day of _____, 2023, personally appeared before me, the undersigned Notary, in and for said County of Davis, in said State of Utah, the signers of the above Owner's Dedication, _____ () in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

Commission Number _____ Residing at _____

DAVIS COUNTY RECORDER

ENTRY NUMBER _____

FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____

DAY OF _____, 2023, IN BOOK _____, AT PAGE _____ OF THE
OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER _____

GENERAL NOTES:

1. SEE HORIZONTAL AND VERTICAL DIMENSIONS ON SHEET 2.
2. SEE FLOOR AND CEILING ELEVATIONS ON SHEET 2.
3. SHEET 1 SHOWS BUILDING FOUNDATIONS ONLY.
4. SEE LEGEND ON SHEET 2 FOR TYPE OF OWNERSHIP.

--- INDICATES FENCELINE

--- INDICATES CONCRETE SIDEWALK

N.E. CORNER SECTION 21
T.4N., R.1W., S.1.B. & M.

RECORD OF SURVEY MAP
OF*Meadow Creek Condominiums*

PORTION OF: SECTION 21 & 22, TOWNSHIP 4 NORTH, RANGE 1 WEST,

SALT LAKE BASE & MERIDIAN

LAYTON CITY,

DAVIS COUNTY,

UTAH

Recorded Plat in 1982

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF FAIRFIELD ROAD SAID POINT BEING S. 00° 04' 55" W. 2094.25 FEET ALONG THE SECTION LINE AND N. 89° 30' 00" W. 128.78' FEET FROM THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN AND RUNNING THENCE S. 00° 06' 48" W. 183.45 FEET ALONG THE EAST LINE OF SAID ROAD; THENCE LEAVING SAID ROAD S. 89° 30' 00" E. 268.33 FEET TO THE WEST LINE OF ASPEN HEIGHTS SUBDIVISION AMENDED PLAT, SAID POINT BEING ON A FENCELINE; THENCE N. 01° 03' 59" W. 183.51 FEET ALONG SAID SUBDIVISION BOUNDARY AND SAID FENCELINE; THENCE N. 89° 30' 00" W. 264.55 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.1220 ACRES

SURVEYORS CERTIFICATE

I JIM J. BYRD A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR HOLDING CERTIFICATE NO. 3567, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE HEREON DESCRIBED TRACT OF LAND. I FURTHER CERTIFY THAT THE DESCRIBED TRACT OF LAND HAS BEEN OR WILL BE CONSTRUCTED "MEADOW CREEK CONDOMINIUMS" IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT. I FURTHER CERTIFY THAT REFERENCE MONUMENTS SHOWN ARE OR WILL BE IN PLACE AND WILL BE ADEQUATE TO RETRACE OR REESTABLISH THIS SURVEY.

8/31/82

DATE

JIM J. BYRD

OWNERS CERTIFICATE OF CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT "MKC CONSTRUCTION COMPANY" A UTAH CORPORATION, BEING AUTHORIZED TO DO BUSINESS IN UTAH, PURSUANT TO THE UTAH CONDOMINIUM OWNERSHIP ACT, HEREBY CONSENTS TO THE RECORDATION OF THE RECORD OF SURVEY MAP OF THE MEADOW CREEK CONDOMINIUMS PROJECT.

DATED THIS 31 DAY OF August 1982.

MKC CONSTRUCTION COMPANY
A UTAH CORPORATION

Morris K. Christiansen Frankie S. Christiansen
MORRIS K. CHRISTIANSEN FRANKIE S. CHRISTIANSEN
PRESIDENT SECRETARY

ACKNOWLEDGEMENT

STATE OF UTAH } s.s.
COUNTY OF DAVIS }

ON THIS 31 DAY OF August 1982, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE OWNERS CERTIFICATE OF CONSENT TO RECORD, MORRIS K. CHRISTIANSEN, PRESIDENT AND FRANKIE S. CHRISTIANSEN, SECRETARY OF MKC CONSTRUCTION COMPANY, A UTAH CORPORATION WHO BEING DULY SWORN BY ME DID SAY THEY ARE THE PRESIDENT AND SECRETARY OF SAID CORPORATION AND BY AUTHORITY OF A RESOLUTION BY ITS BOARD OF DIRECTORS SAID CORPORATION EXECUTED THE SAME.

Morgan Utan

RESIDENCE

J. J. Phillips

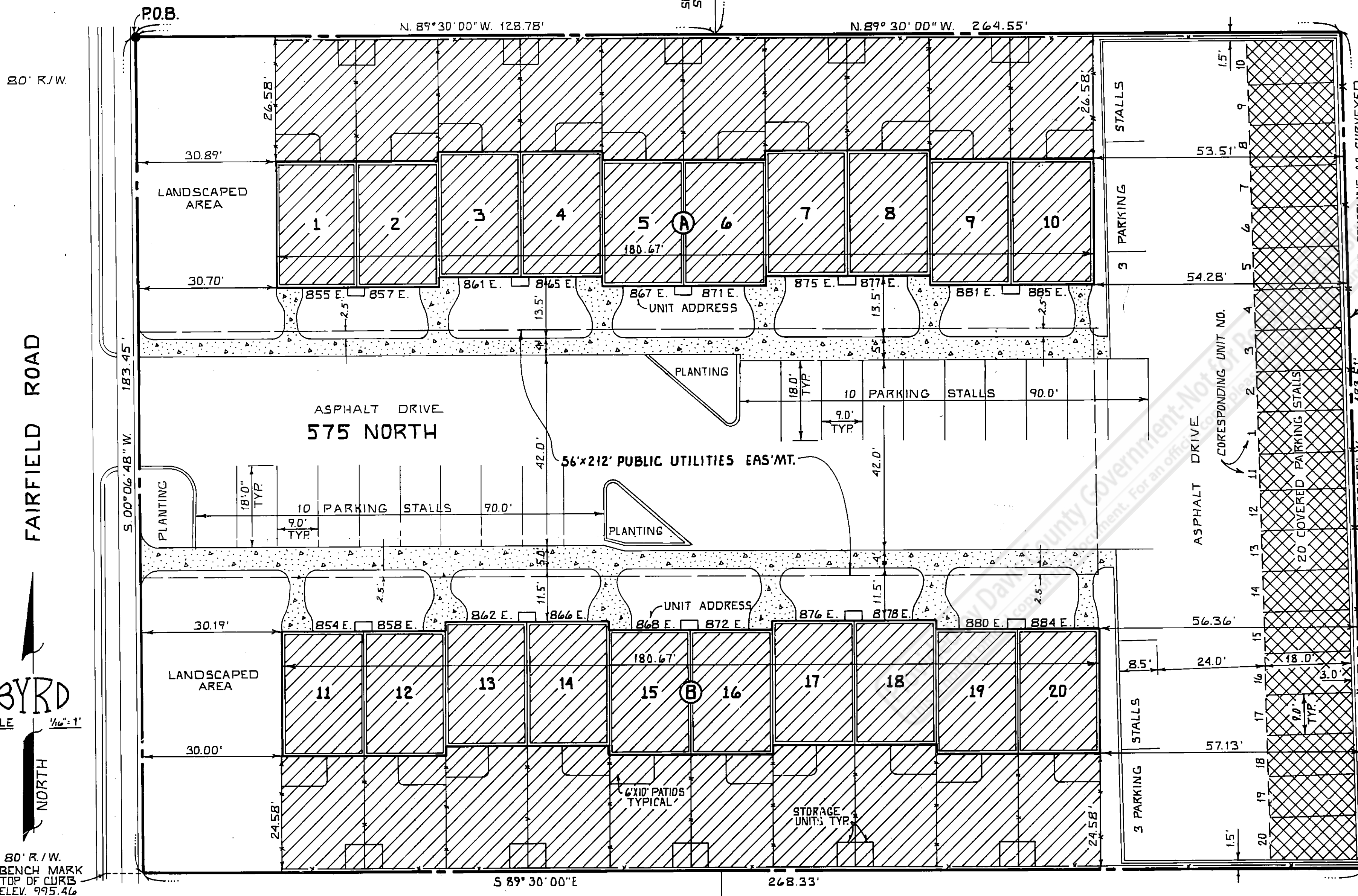
NOTARY PUBLIC

6-14-83

COMMISSION EXPIRES

SHEET 1 OF 2

RECORDED NO. 623449

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OFDATE 9-24-82 TIME 10:20am BOOK 915 PAGE 602 FEE \$ 30.00
DAVIS COUNTY RECORDER Carol Dean (Page)

BOARD OF HEALTH

APPROVED THIS 30 DAY OF September 1982.

Debra M. Young
LAYTON CITY
BOARD OF HEALTH

CITY ENGINEER

APPROVED THIS 20 DAY OF September 1982.

Seal
Layton City Engineer

PLANNING COMMISSION

APPROVED THIS 20 DAY OF March 1982.
BY THE LAYTON CITY PLANNING COMMISSION.

Seal
Chairman

CITY COUNCIL

PRESENTED TO THE LAYTON CITY COUNCIL
THIS 4 DAY OF February 1982
AT WHICH TIME THIS PLAT WAS APPROVED
AND ACCEPTED.

Seal
Mayor
Attest:
City Recorder

Seal
Layton City Corporation

BYRD ENGINEERING

ENGINEERS ~ SURVEYORS ~ PLANNERS
BOUNTIFUL, UTAH 84010 PHONE 292-5231SECTION LINE
N. 00° 04' 55" E.
2614.56 (S) 2614.29 (R)
MONUMENT TO MONUMENTE. 1/4 CORNER OF SECTION 21
T.4N., R.1W., S.1.B. & M.