

# FINAL PLAT FOR GENTILE STATION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN LAYTON, UTAH DAVIS COUNTY

SCALE: 1" = 30'



BENCHMARK ELEVATION=4351.70

SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN FOUND MONUMENT

### GENERAL NOTES

- 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
- NO UNITS WILL HAVE BASEMENTS
- ALL ALLEYS AND UTILITIES, WITH EXCEPTION OF THE MASTER METERS AND MASTER VAULTS, WILL BE PRIVATE, TO BE OWNED AND MAINTAINED BY THE HOA
- AS A PRIVATE DEVELOPMENT, THE HOMEOWNERS ASSOCIATION SHALL HAVE FIRE HYDRANTS YEARLY MAINTAINED AND 5 YR FLOW TEST SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24 AND 25.
- NO STREET PARKING IS ALLOWED THROUGHOUT THE PROJECT
- IRRIGATION USERS MAY ACCESS THE PROPERTY FOR PURPOSE OF ACCESSING & CONTROLLING IRRIGATION INFRASTRUCTURE.

NOTICE TO ALL LOT OWNERS:  
THE DEVELOPER HAS RECEIVED A WAIVER ON THIS SUBDIVISION TO ELIMINATE THE LAND DRAIN SYSTEM AND FOOTING/FOUNDATION DRAIN REQUIREMENTS OF SECTION 18.40.020 OF THE LAYTON CITY MUNICIPAL CODE. A COPY OF THE GEOTECHNICAL REPORT IS AVAILABLE FOR REVIEW WITH THE LAYTON CITY ENGINEERING OR COMMUNITY ECONOMIC DEVELOPMENT DEPARTMENTS.

### LEGEND

- COMMON - ALL COMMON SPACE WILL PROVIDE PUBLIC UTILITY EASEMENTS FOR ALL UTILITIES
- PRIVATE OWNERSHIP
- LIMITED COMMON
- ROADWAY TO BE DEDICATED TO LAYTON CITY
- FUTURE STREET MONUMENTS
- BOUNDARY LINE
- R.O.W.
- ROAD CENTERLINE
- EASEMENT
- STREET ADDRESS

### CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.
C1	28.80	33.00	50°00'00.00"	N25°00'00"W
C2	45.37	53.00	49°02'41.04"	N25°10'21"W
C4	34.24	40.00	49°02'41.04"	S25°10'21"E
C5	31.38	20.00	89°53'08.62"	S44°56'34"W
C6	17.45	20.00	50°00'00.00"	S25°00'00"E
C8	23.58	15.00	90°04'04.71"	N45°02'02"W
C10	31.46	20.00	90°06'53.42"	N45°03'25"W
C11	31.38	20.00	89°53'08.62"	S44°56'34"W
C12	31.46	20.00	90°06'51.38"	S45°03'26"E
C13	15.69	10.00	89°53'08.62"	N44°56'34"E
C14	15.73	10.00	90°06'51.38"	N45°03'26"W
C15	45.38	20.00	130°00'00.00"	N65°00'00"E
C16	36.16	23.00	90°04'04.71"	N45°02'02"W
C17	13.99	20.00	40°04'04.71"	N70°02'02"W
C18	59.13	26.00	130°18'18.96"	N65°09'09"E
C19	31.60	20.00	90°32'08.62"	S44°37'04"W

### DEVELOPED BY:

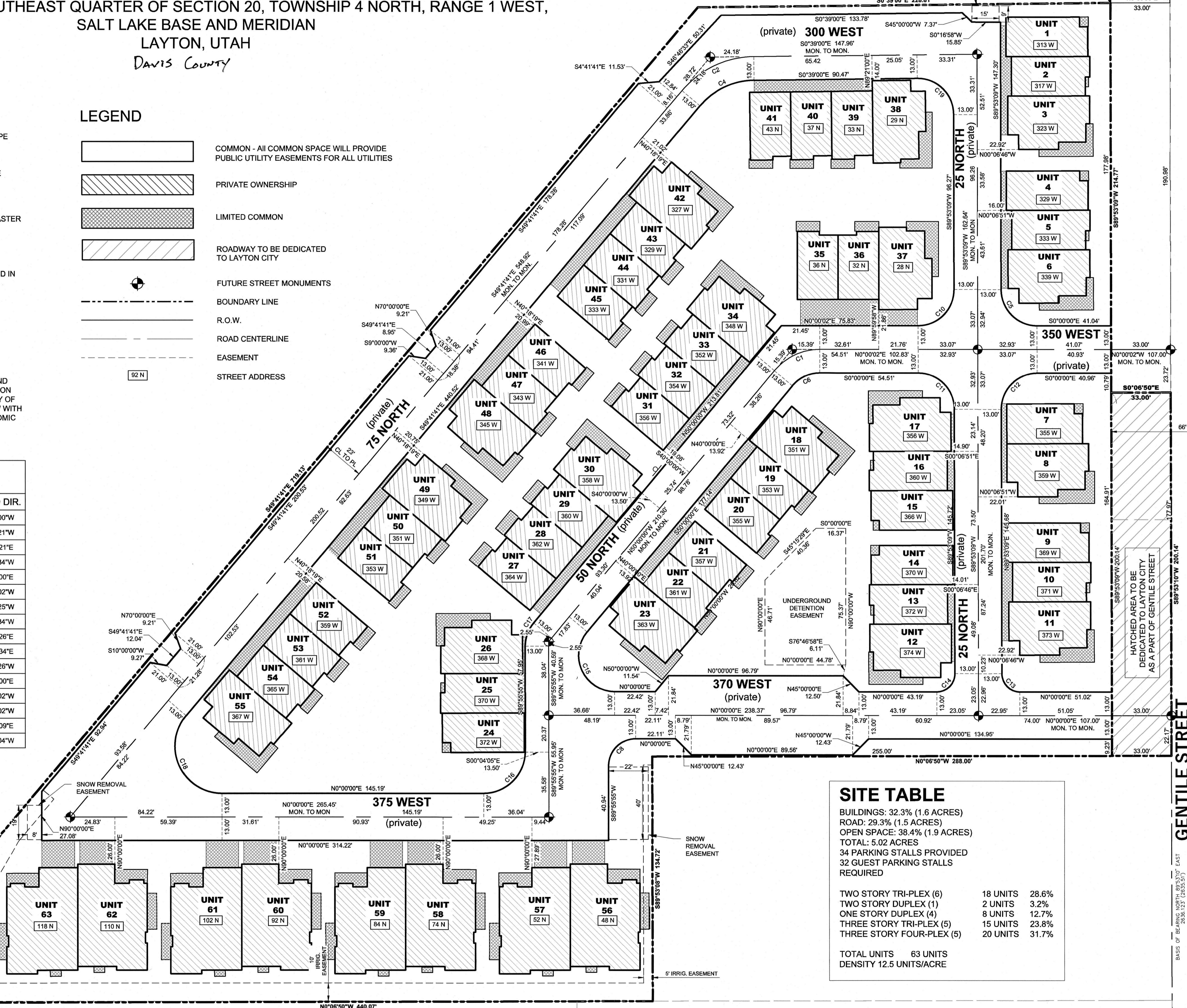
JF CAPITAL  
1148 W. LEGACY CROSSING BLVD  
SUITE 400  
CENTERVILLE, UT 84014  
CONTACT: BROCK LOOMIS  
brock@jfcapital.com  
801-814-1914

### SITE TABLE

BUILDINGS: 32.3% (1.6 ACRES)  
ROAD: 29.3% (1.5 ACRES)  
OPEN SPACE: 38.4% (1.9 ACRES)  
TOTAL: 5.02 ACRES  
34 PARKING STALLS PROVIDED  
32 GUEST PARKING STALLS REQUIRED

TWO STORY TRI-PLEX (6) 18 UNITS 28.6%  
TWO STORY DUPLEX (1) 2 UNITS 3.2%  
ONE STORY DUPLEX (4) 8 UNITS 12.7%  
THREE STORY TRI-PLEX (5) 15 UNITS 23.9%  
THREE STORY FOUR-PLEX (5) 20 UNITS 31.7%

TOTAL UNITS 63 UNITS  
DENSITY 12.5 UNITS/ACRE



### SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO UNITS, STREETS, PRIVATE ALLEYS, COMMON AREAS, LIMITED COMMON AREAS, AND EASEMENTS TO BE KNOWN AS GENTILE STATION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.



C. DAVID MCKINNEY  
LIC. 5251295

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 89°53'10" WEST 719.70 FEET AND NORTH 33.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°53'09" WEST 214.77 FEET; THENCE SOUTH 00°06'50" EAST 33.00 FEET; THENCE SOUTH 89°53'10" WEST 200.14 FEET; THENCE NORTH 0°06'50" WEST 288.00 FEET; THENCE SOUTH 89°53'08" WEST 134.72 FEET; THENCE NORTH 0°06'50" WEST 440.07 FEET; THENCE SOUTH 49°41'41" EAST 719.13 FEET; THENCE SOUTH 0°39'00" EAST 228.81 FEET TO THE POINT OF BEGINNING. CONTAINS 5.17 ACRES.

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: \_\_\_\_\_, WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION AND HAVE CAUSED: 1. A SURVEY TO BE MADE AND 2. THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT, CONSISTING OF (3) SHEETS, WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS, STREETS, PRIVATE ALLEYS, COMMON AREAS, LIMITED COMMON AREAS, AND EASEMENTS AS SHOWN HEREON AND NAME SAID TRACT GENTILE STATION, A PLANNED RESIDENTIAL UNIT DEVELOPMENT, AND DO HEREBY:

DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THROUGHFARES. DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEE AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL UNITS AND PADS, TO BE MAINTAINED BY A UNIT AND PAD OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS. GRANT AND CONVEY TO GENTILE STATION HOA, INC., 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 GENTILE STATION HOA, INC. MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO THE CITY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO LAYTON CITY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. GRANT AND DEDICATE UNTO ALL OWNERS OF UNITS AND PADS UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION. DEDICATE, GRANT AND CONVEY TO THE GOVERNING AUTHORITY, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARKS THE SAME TO BE USED AS A PUBLIC OPEN SPACE. ALL COMMON AREA, INCLUDING THE PRIVATE STREETS, IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

SIGNED THIS 11 DAY OF DEC, 2019

### GENTILE STATION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 11 DAY OF December A.D. 2019

JF GENTILE L... OWNER  
Cheed Bessinger Manager

### LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF DAVIS }  
ON THE 11 DAY OF December A.D. 2019 PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/IT IS/ARE THE MEMBER/OWNER/MANAGER OF JF Capital \_\_\_\_\_ BY AUTHORITY OF ITS MEMBERSHIP ORGANIZATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES 12-17-2020 RESIDING IN Layton County, Davis

### GENTILE STATION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



STATE OF UTAH NOTARY PUBLIC  
JOCELYN RIVERA  
COMMISSION #703732  
MY COMMISSION EXPIRES: 12-17-2022

NOV 2019

M&T BANK  
APPROVED THIS 2 DAY OF 12 A.D. 2019 BY  
Cammie G... VP  
PRINTED NAME TITLE

CITY ATTORNEY  
APPROVED AS TO FORM THIS 10th DAY OF Dec. A.D. 2019  
J. McKinney  
LAYTON CITY ATTORNEY

IRRIGATION COMPANY  
APPROVED THIS 4th DAY OF DEC. A.D. 2019  
DUNCAN E FARLOW  
REPRESENTATIVE

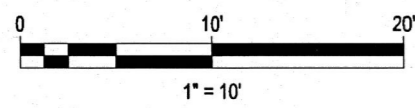
LAYTON CITY ENGINEER  
APPROVED THIS 10th DAY OF DECEMBER, 2019  
Layton City Engineer

CITY PLANNING COMMISSION  
APPROVED THIS 10 DAY OF Dec A.D. 2019  
C. Bessinger  
CHAIRMAN LAYTON CITY PLANNING COMMISSION

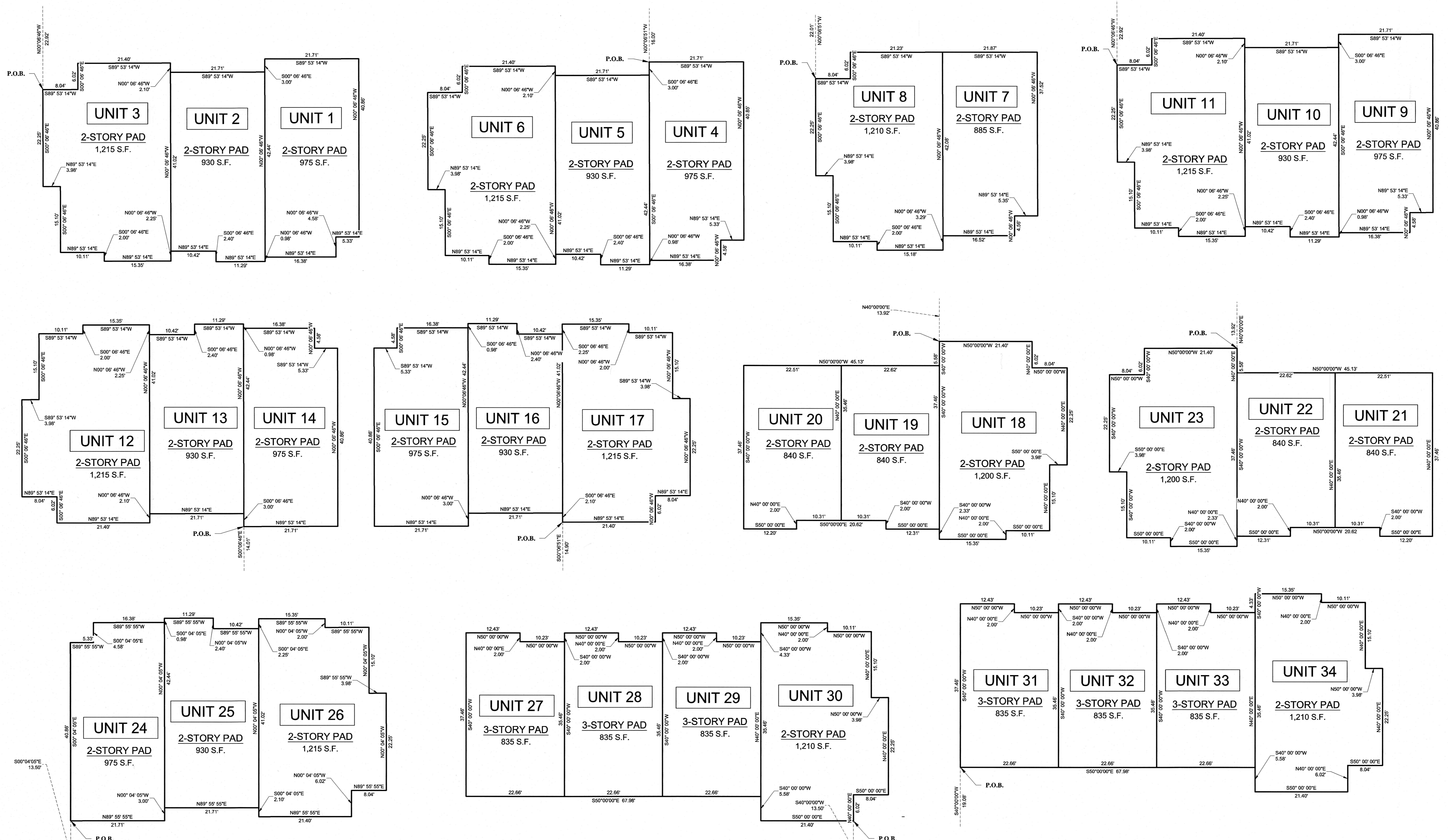
CITY COUNCIL  
APPROVED AS TO FORM THIS 16th DAY OF December, 2019  
Scott J...  
CITY COUNCIL ATTES: CITY RECORDER

HORROCKS ENGINEERS  
2162 West Grove Pkwy., Suite 400  
Pleasant Grove, UT 84062  
(801) 763-5100

RECORDED # 3214539  
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF  
DATE 12-20-2019 TIME 9:51 BOOK 7923 PAGE 352  
FEE \$ CLERK DAVIS COUNTY RECORDER

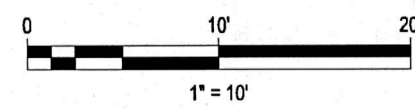


# FINAL PLAT FOR GENTILE STATION

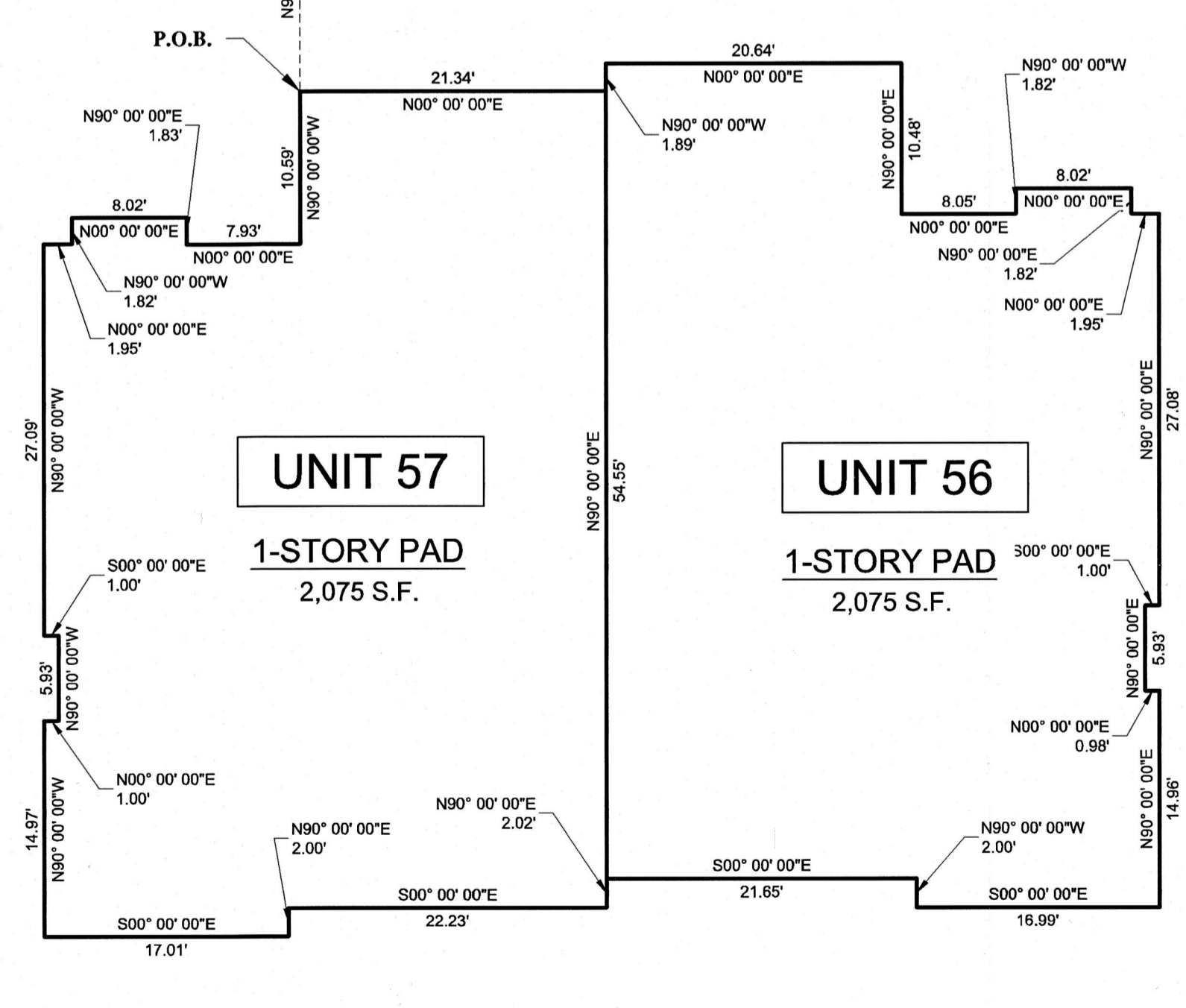
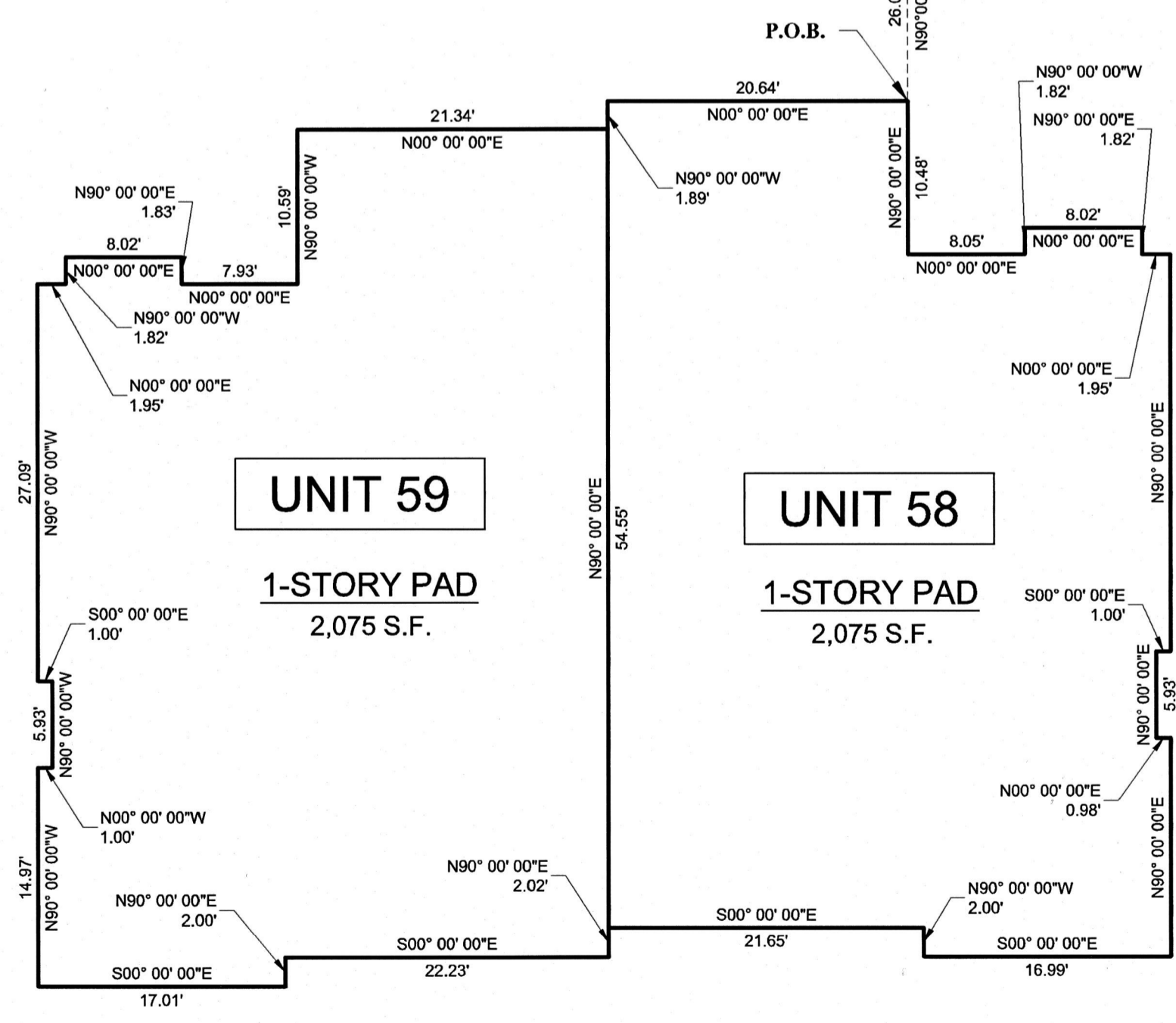
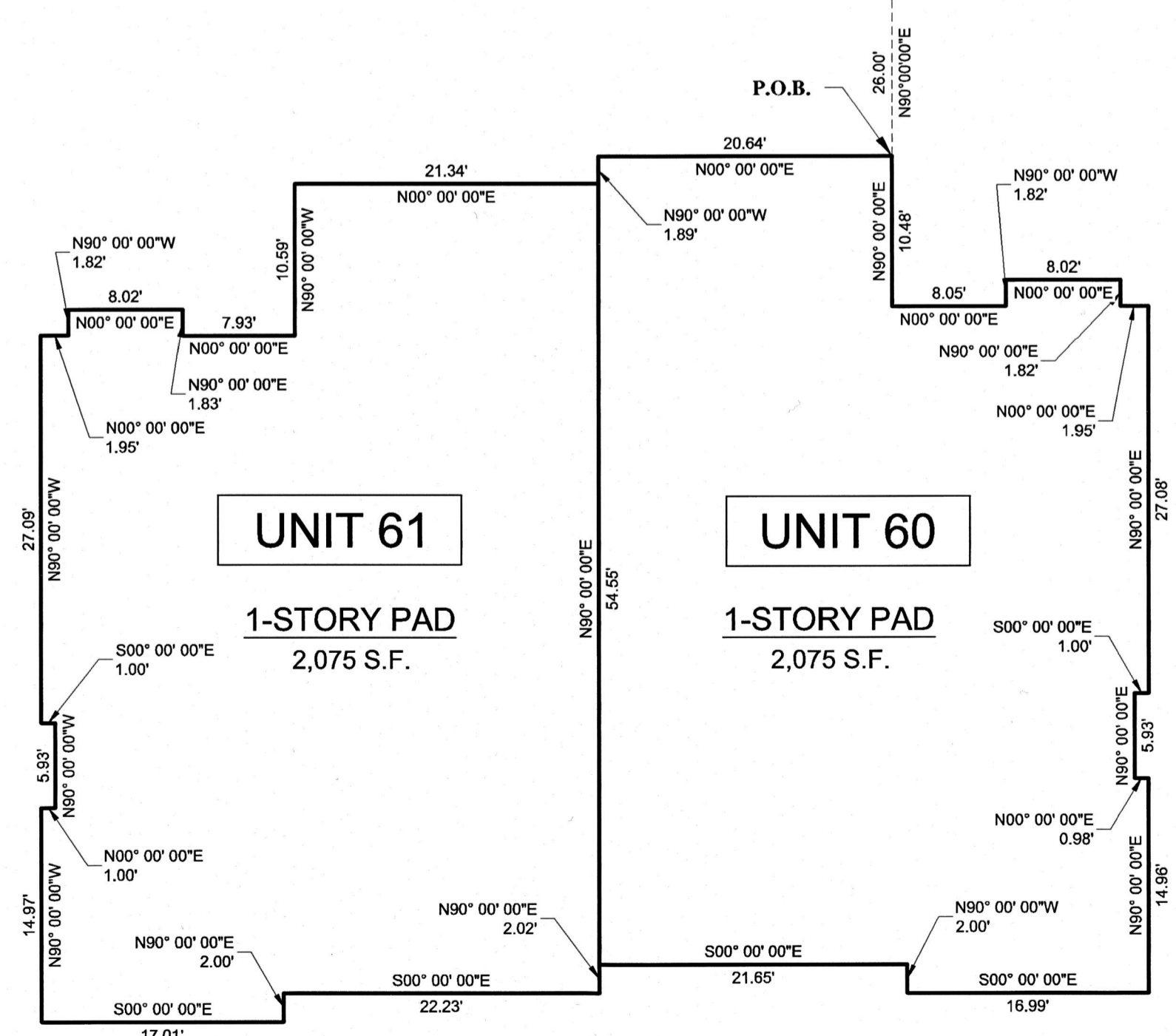
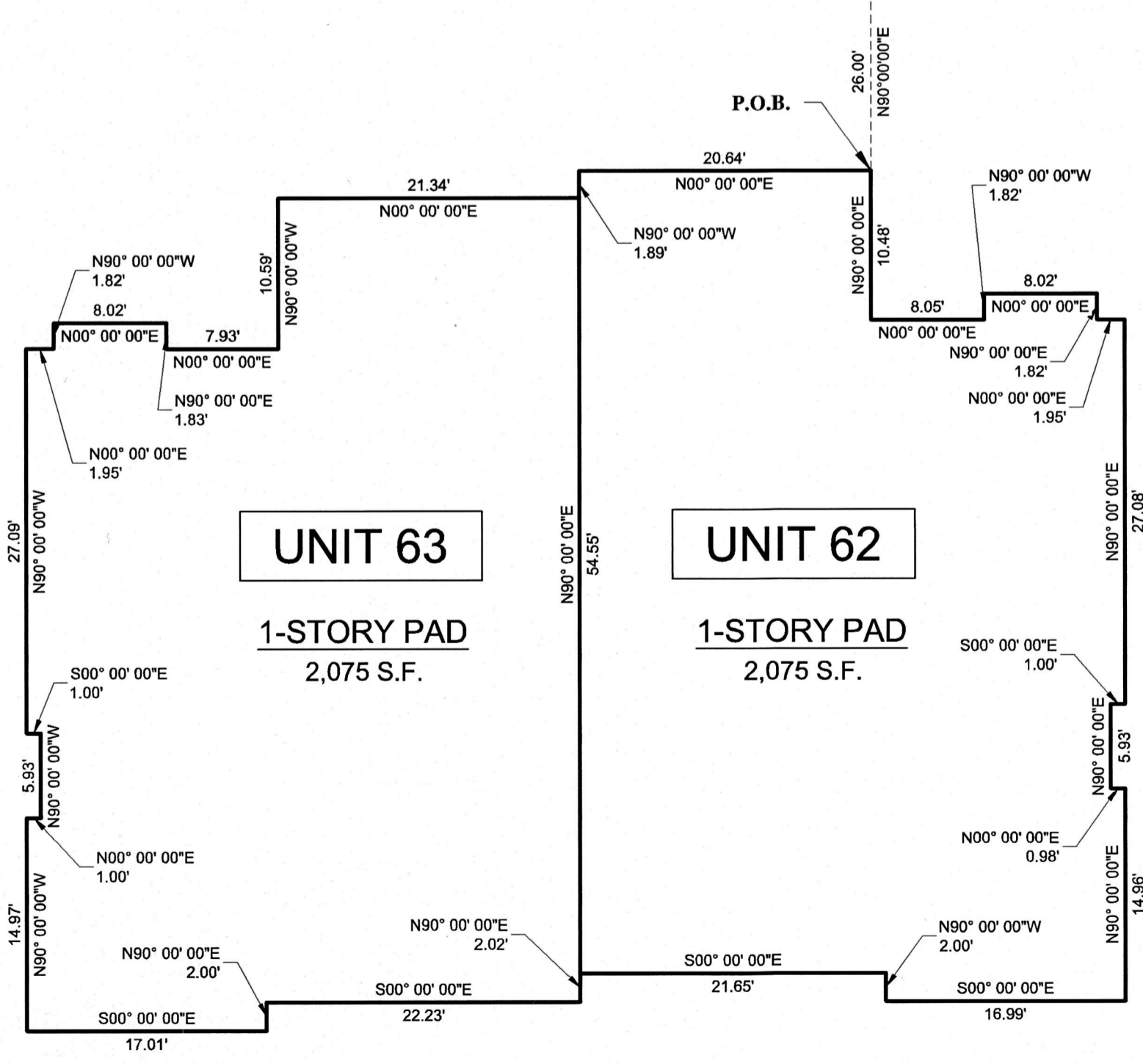
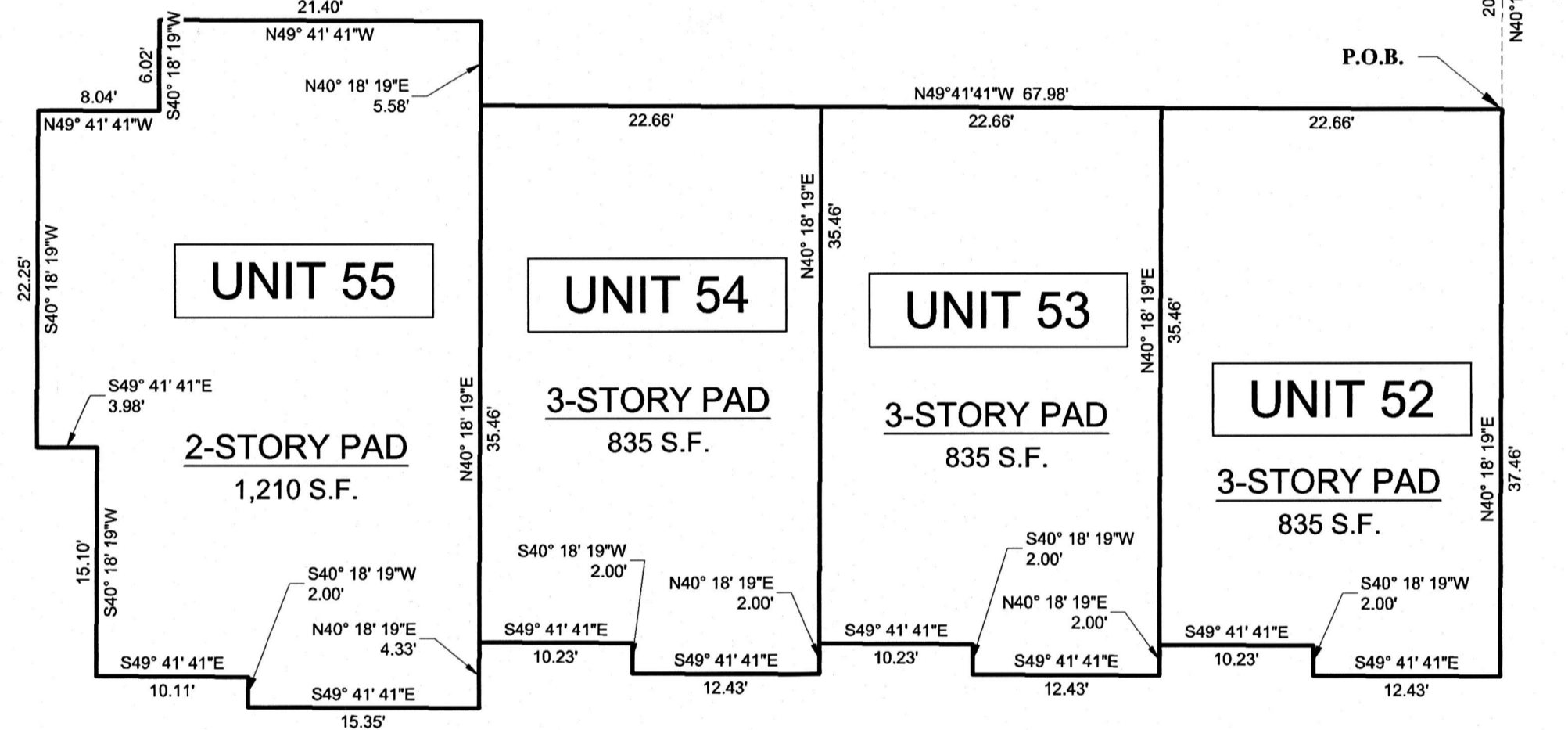
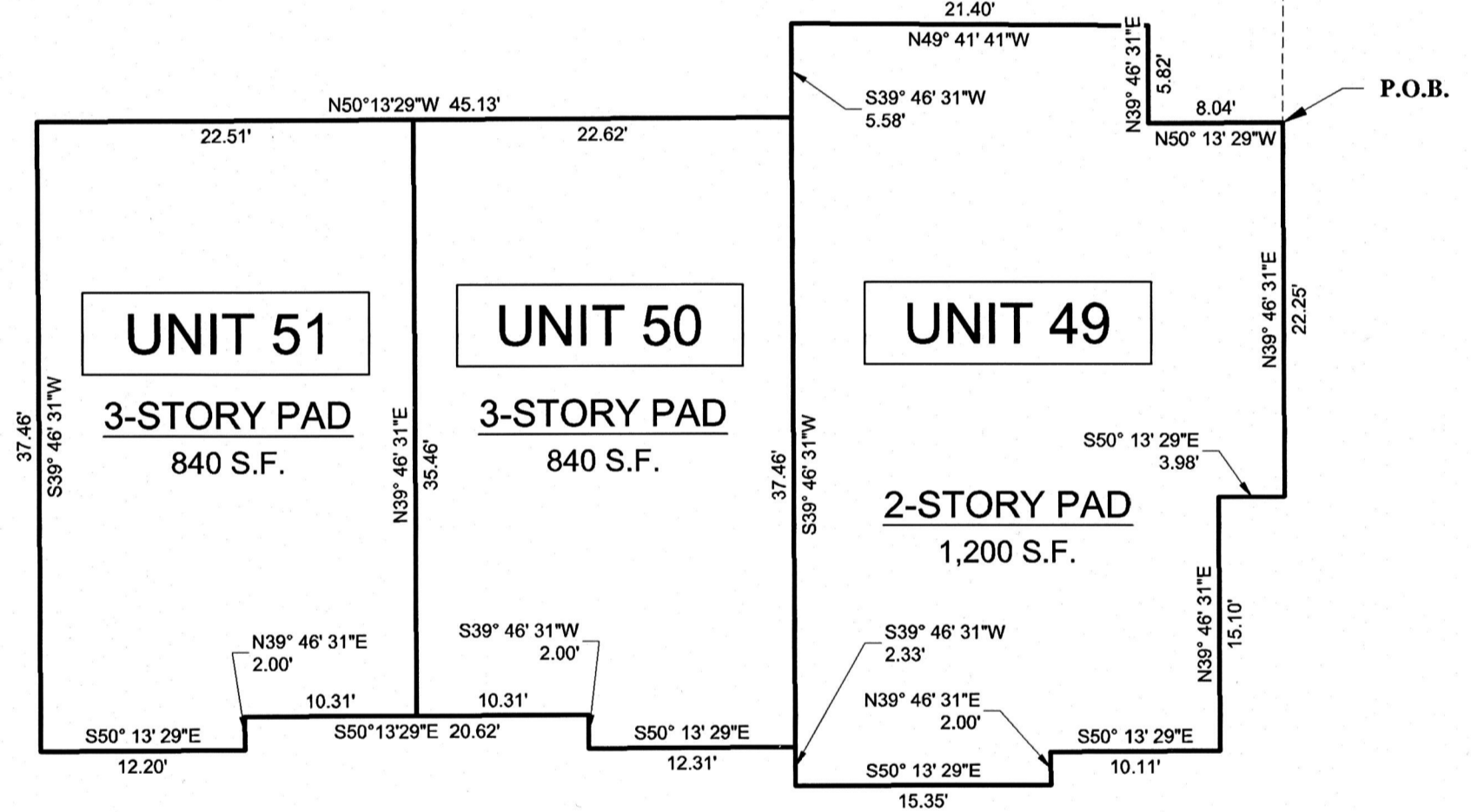
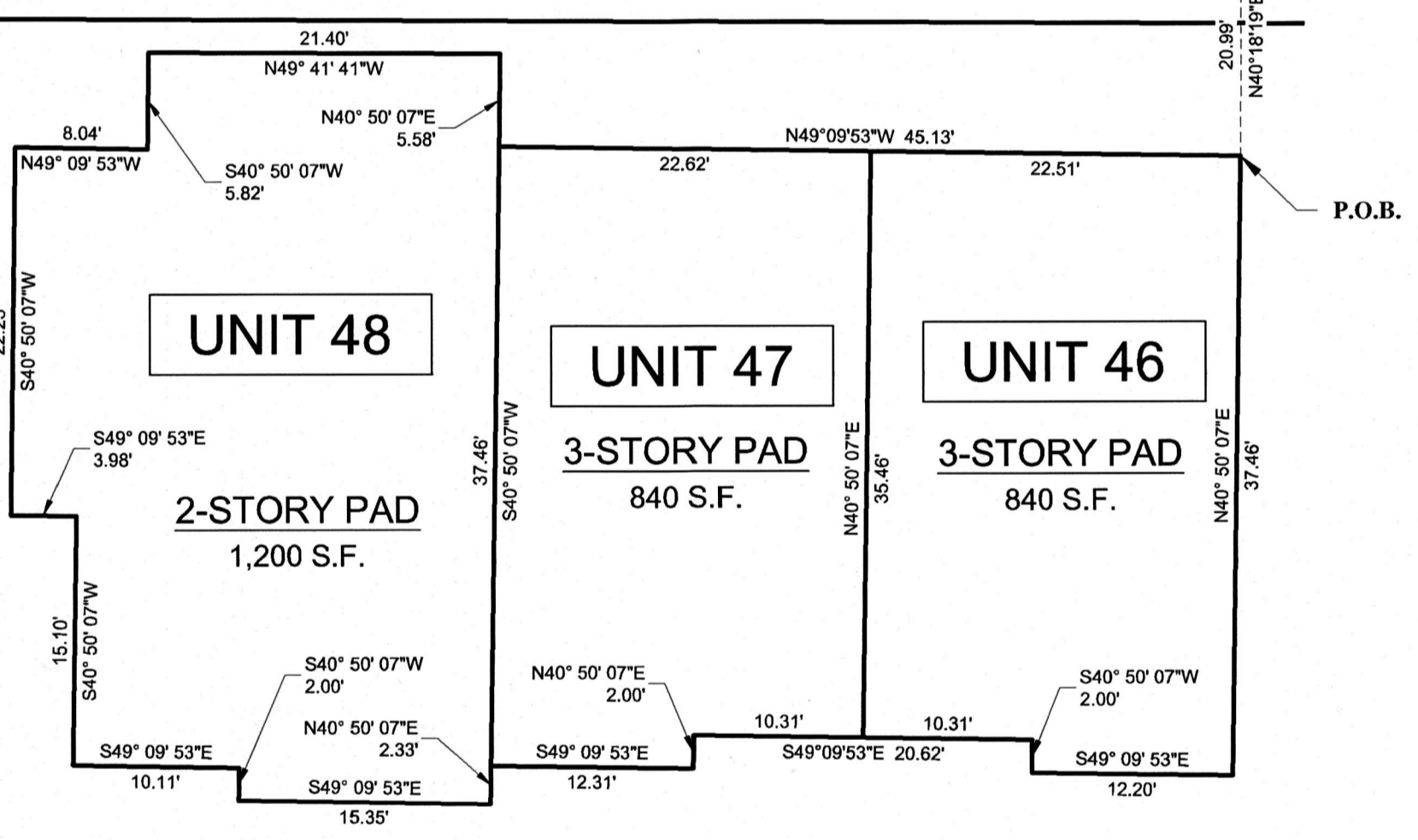
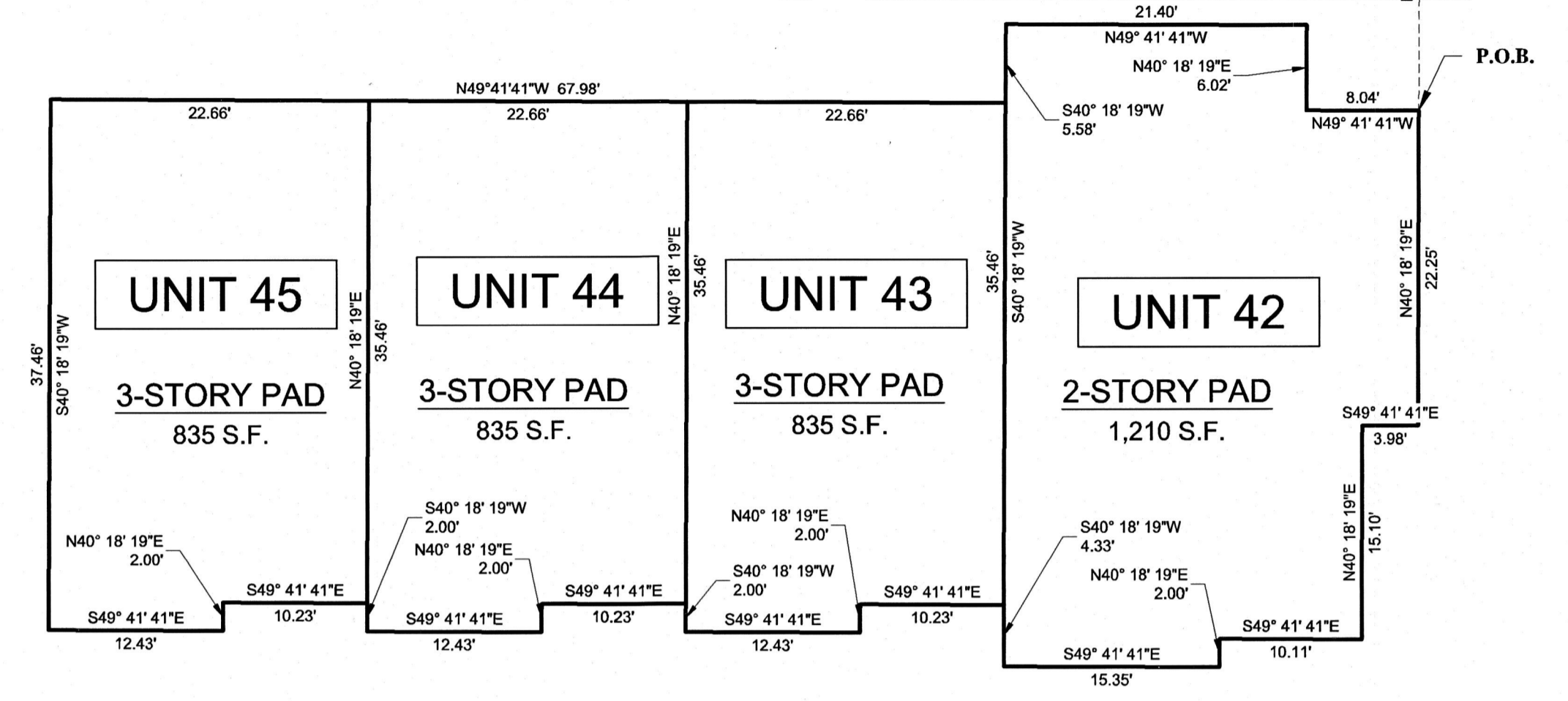
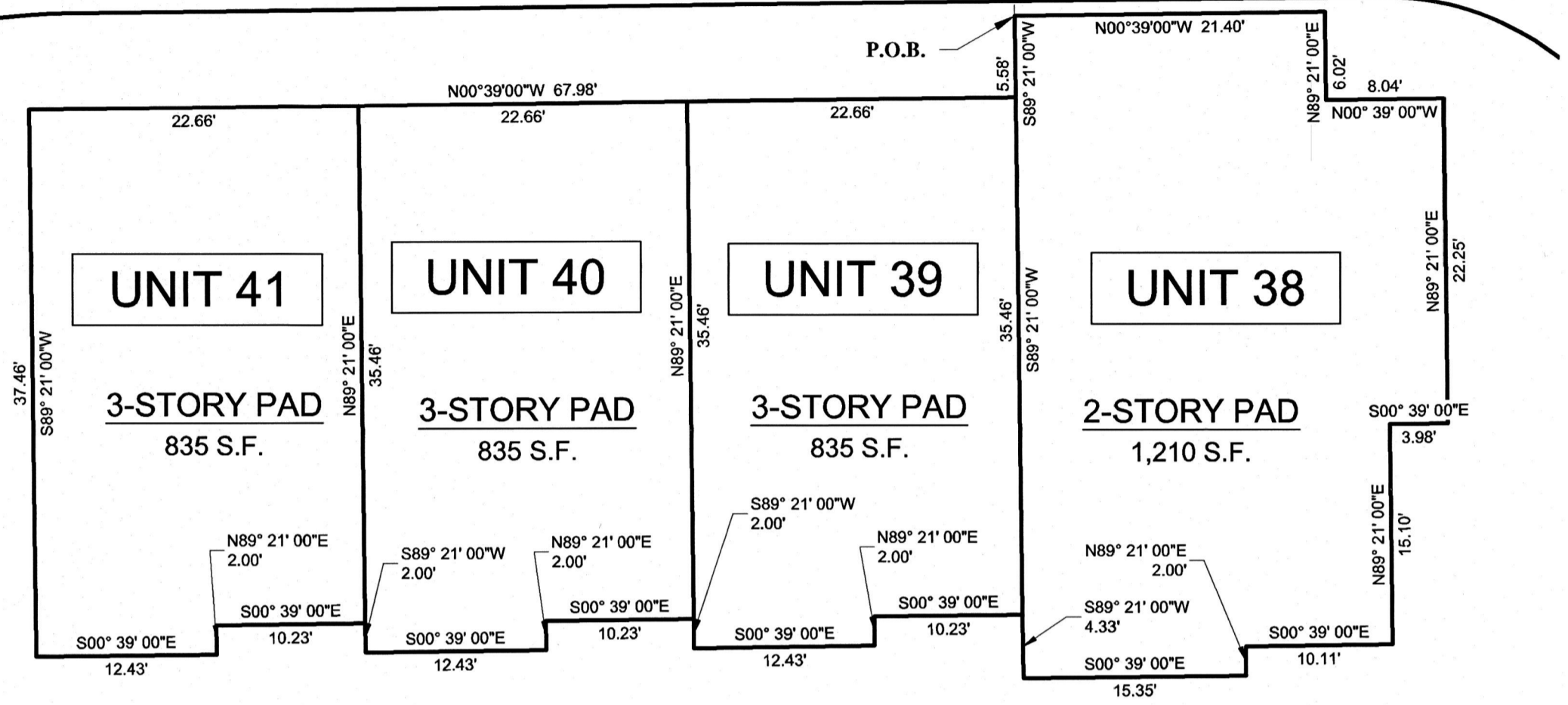
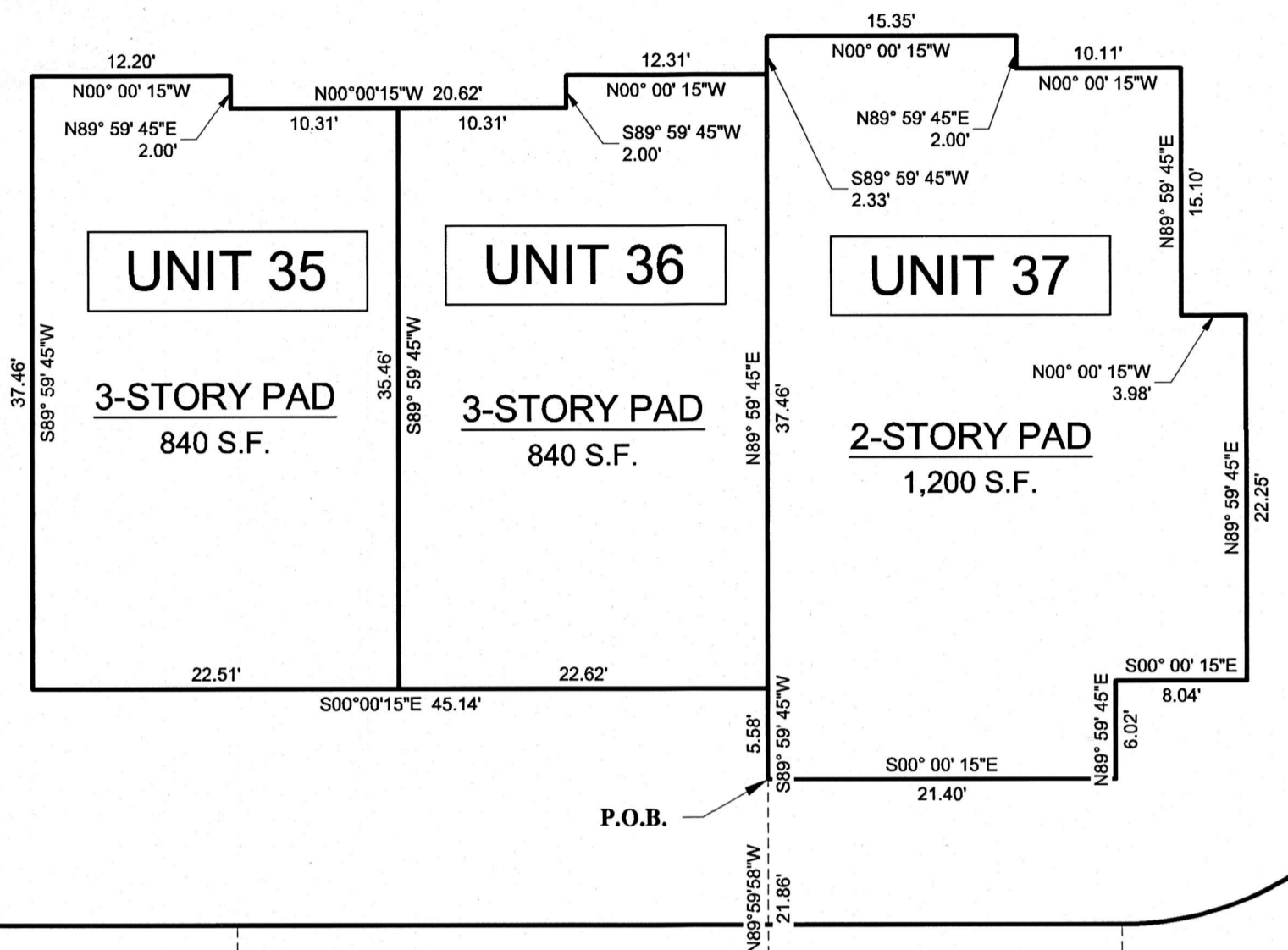


**HORROCKS**  
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2162 West Grove Pkwy., Suite 400  
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(801) 763-5100

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STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF  
DATE 7-20-2010 TIME 9:51 AM BOOK 7413 PAGE 332  
CLERK *[Signature]* DAVIS COUNTY RECORDER



# FINAL PLAT FOR GENTILE STATION



**HORROCKS**  
ENGINEERS  
2162 West Grove Pkwy., Suite 400  
Pleasant Grove, UT 84062  
(801) 763-5100

RECORDED # 3214539  
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF  
DATE 7/17/2009 TIME 2:51 PM BOOK 7423 PAGE 352  
CLERK *R.D. Vaughan*  
DAVIS COUNTY RECORDER