

FINAL PLAT FOR GENTILE STATION FIRST AMENDED

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

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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.

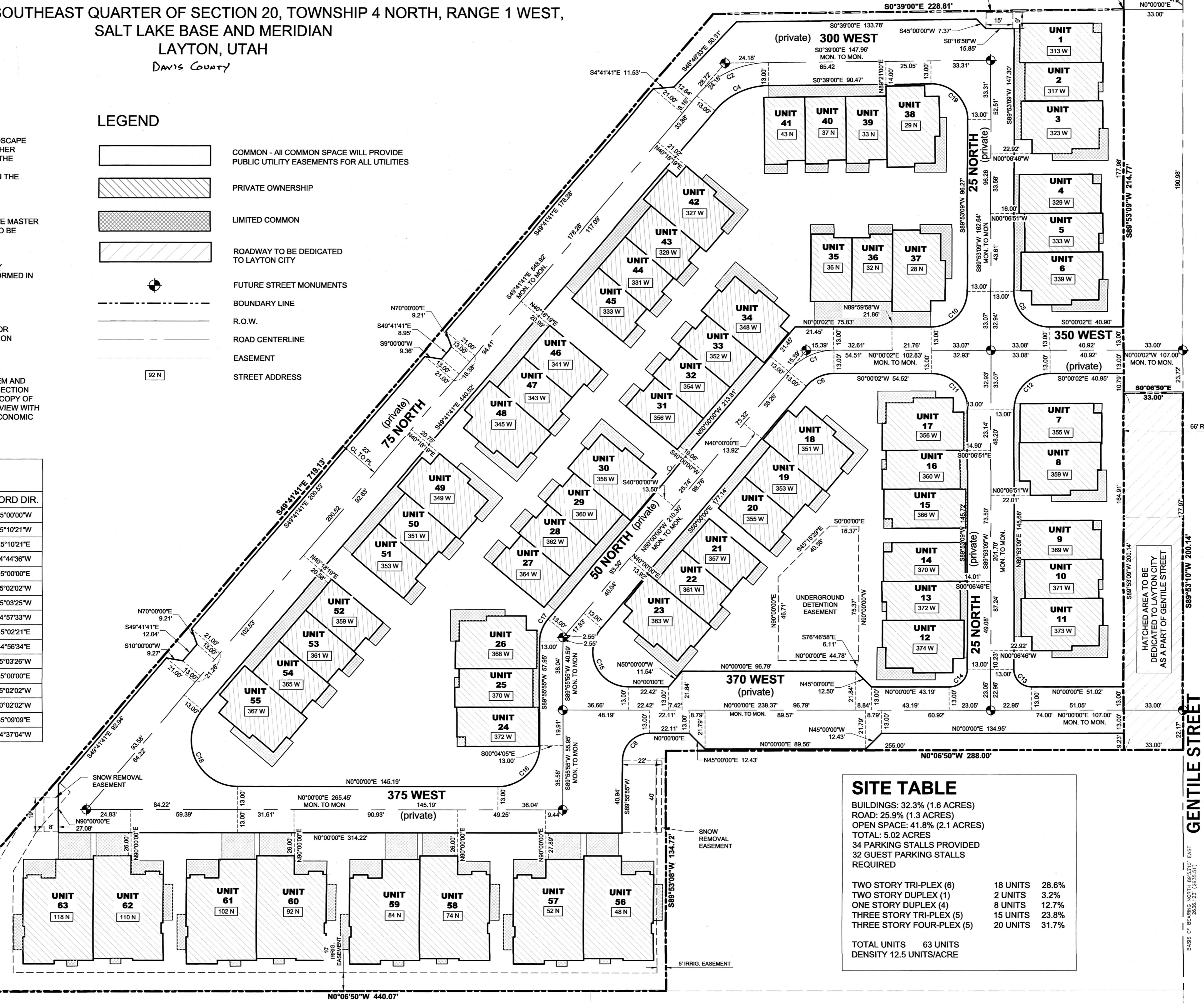
NOTICE TO ALL LOT OWNERS: THE DEVELOPER HAS RECEIVED A WAIVER ON THIS SUBDIVISION TO ELIMINATE THE LAND DRAIN SYSTEM AND FOOTING/FOUNDATION DRAIN REQUIREMENTS OF SECTION 18.40.020 OF THE LAYTON CITY MUNICIPAL CODE. A COPY OF THE GEOTECHNICAL REPORT IS AVAILABLE FOR REVIEW WITH THE LAYTON CITY ENGINEERING 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 #	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	31.52	20.00	90°18'13.00"	S44°44'36"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	31.36	20.00	89°50'59.46"	S44°57'33"E
C12	31.47	20.00	90°08'48.70"	S45°02'21"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
 801-814-1914



SITE TABLE		
BUILDINGS:	32.3%	(1.6 ACRES)
ROAD:	25.9%	(1.3 ACRES)
OPEN SPACE:	41.8%	(2.1 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	23.8%
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 FIRST AMENDED 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: JF Gentile, LLC, 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 FIRST AMENDED, 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 THOROUGHFARES. DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEEES 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 GRANTEEES, 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 WHICHEVER 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 DAY OF April, 2020

GENTILE STATION FIRST AMENDED

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 14 DAY OF April, A.D. 2020

JF GENTILE LLC
Clad Bessinger OWNER
 REPRESENTATIVE
 MANAGER OF HOA

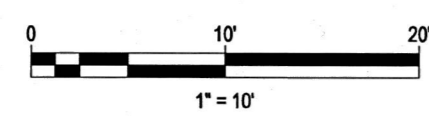
LIMITED LIABILITY ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF DAVIS }
 ON THIS 14 DAY OF April, A.D. 2020, PERSONALLY APPEARED BEFORE ME Clad Bessinger, BY AUTHORITY OF ITS MEMBERS OR ITS ARTICLES OF ORGANIZATION, AND HEREBY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

Karla Johnson
 Notary Public
 My Commission Expires 4.25.2022 RESIDING IN Utah

GENTILE STATION FIRST AMENDED

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

M&T BANK APPROVED THIS <u>14</u> DAY OF <u>April</u> , A.D. 20 <u>20</u> <u>Clad Bessinger</u> REPRESENTATIVE PRINTED NAME: <u>Clad Bessinger</u> TITLE: <u>Vice-president</u>	CITY ATTORNEY APPROVED AS TO FORM THIS <u>10th</u> DAY OF <u>April</u> , A.D. 20 <u>20</u> <u>J. M. ...</u> LAYTON CITY ATTORNEY	IRRIGATION COMPANY APPROVED THIS <u>10</u> DAY OF <u>4</u> , A.D., 20 <u>20</u> <u>Duncan S. ...</u> REPRESENTATIVE	LAYTON CITY ENGINEER APPROVED THIS <u>15th</u> DAY OF <u>April</u> , A.D., 20 <u>20</u> <u>...</u> LAYTON CITY ENGINEER	CITY PLANNING COMMISSION APPROVED THIS <u>16th</u> DAY OF <u>April</u> , A.D., 20 <u>20</u> <u>...</u> CHAIRMAN, LAYTON CITY PLANNING COMMISSION	CITY COUNCIL APPROVED AS TO FORM THIS <u>2nd</u> DAY OF <u>April</u> , A.D., 20 <u>20</u> <u>...</u> ATTEST: CITY RECORDER	HORROCKS ENGINEERS 2162 West Grove Pkwy., Suite 400 Pleasant Grove, UT 84062 (801) 763-5100	RECORDED # <u>3250916</u> STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF <u>Clad Bessinger</u> DATE <u>6-15-2020</u> TIME <u>3:44</u> BOOK <u>781A</u> PAGE <u>333</u> FEE \$ _____ CLERK _____ DAVIS COUNTY RECORDER _____
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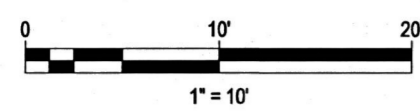
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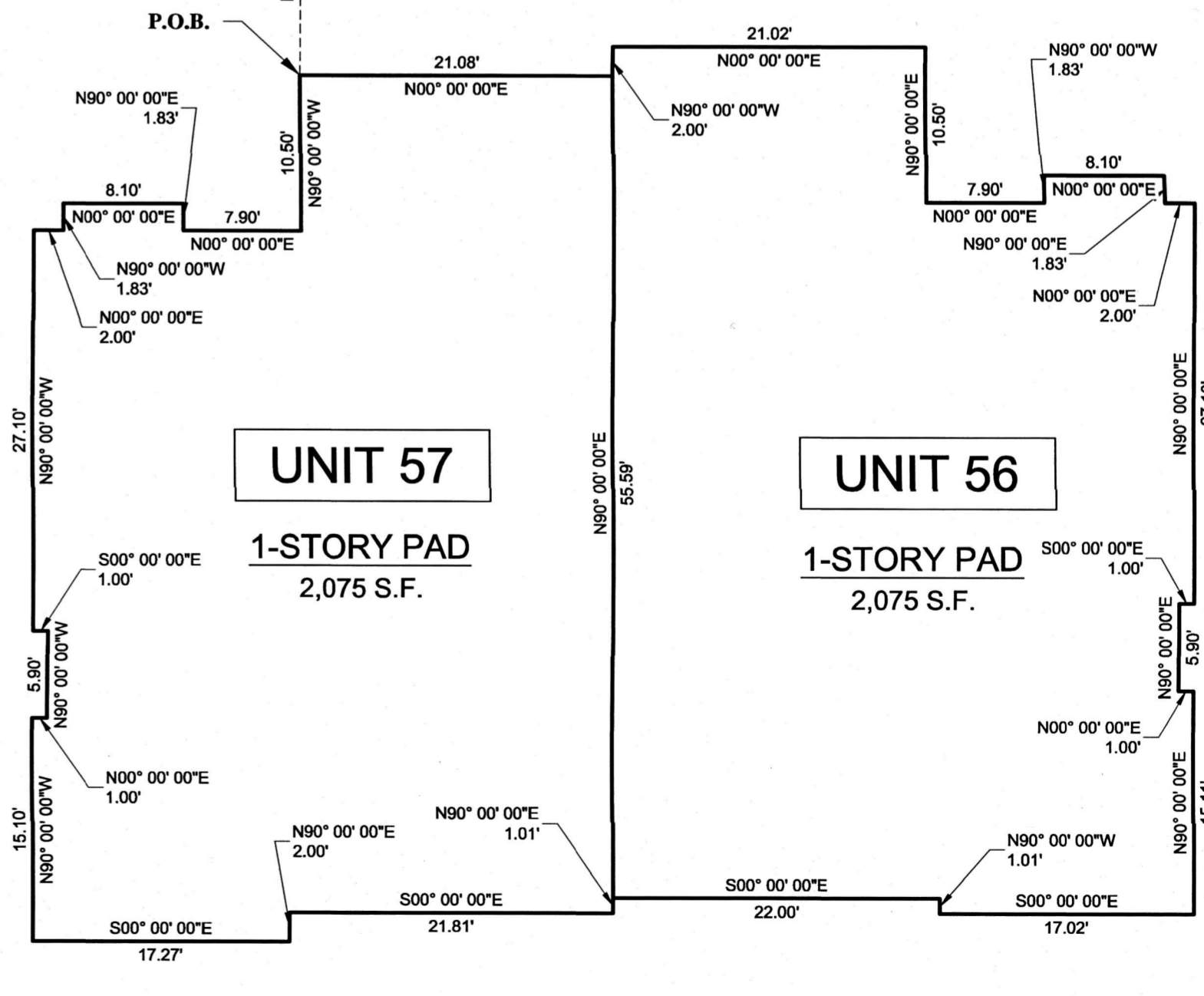
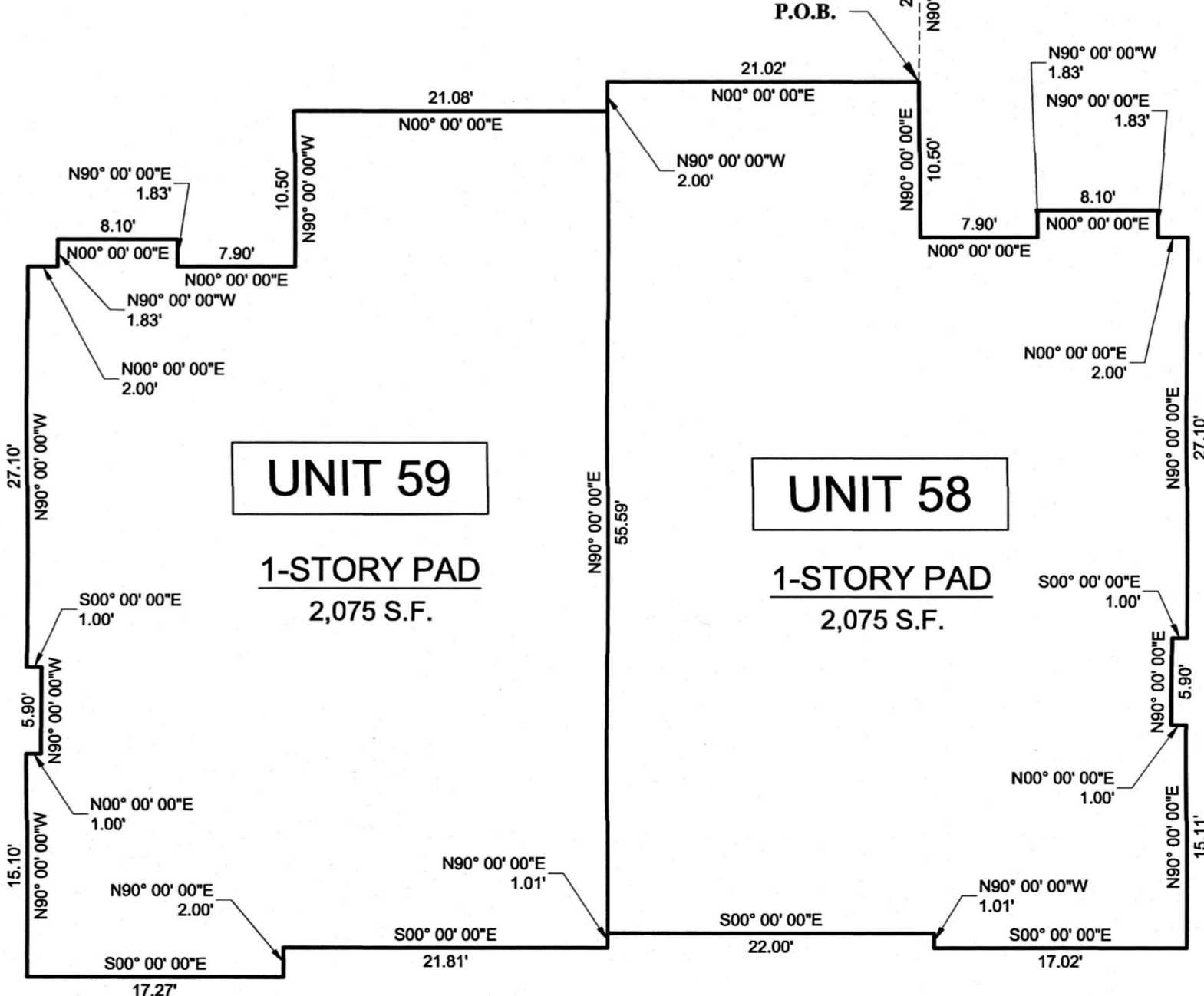
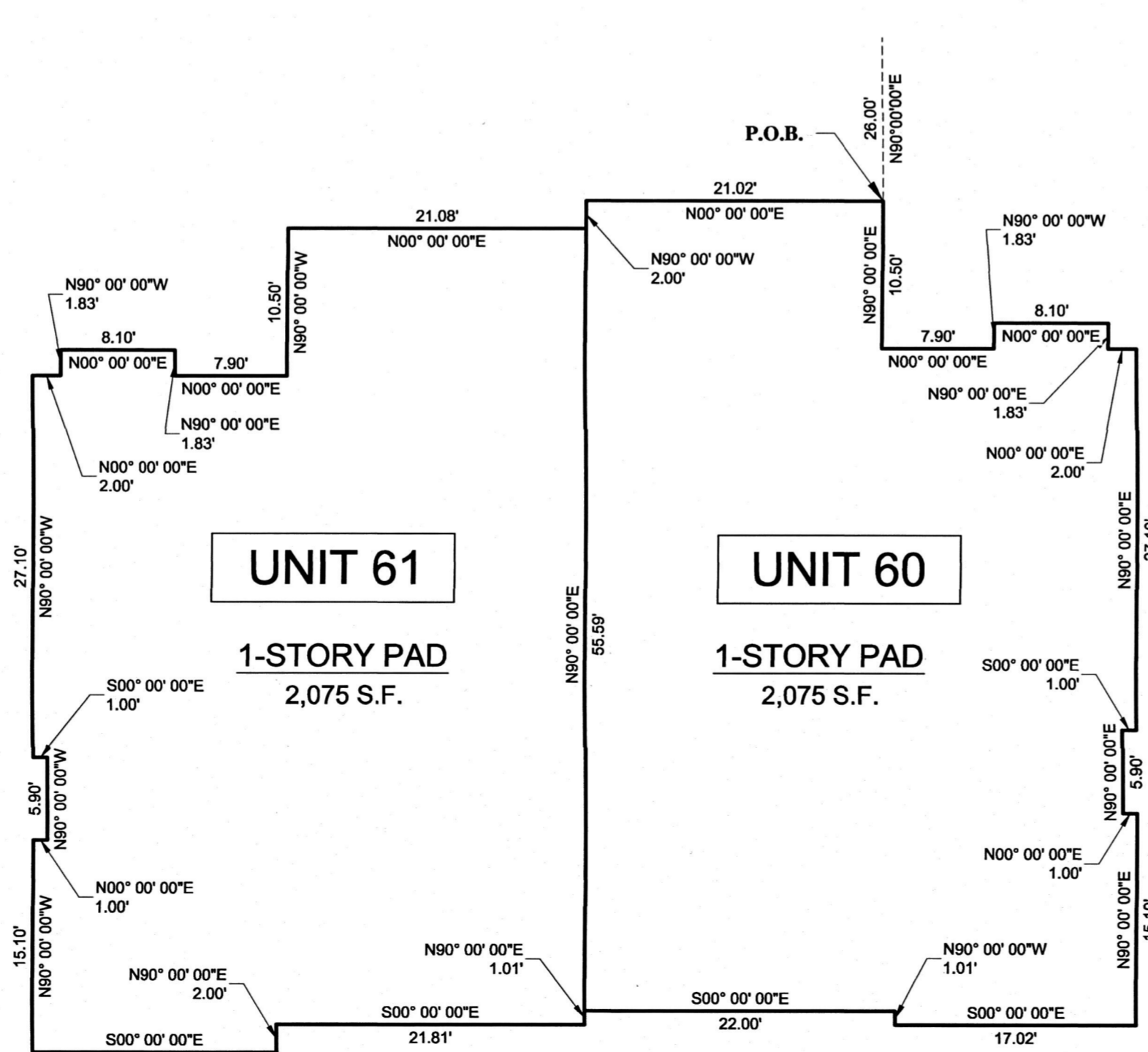
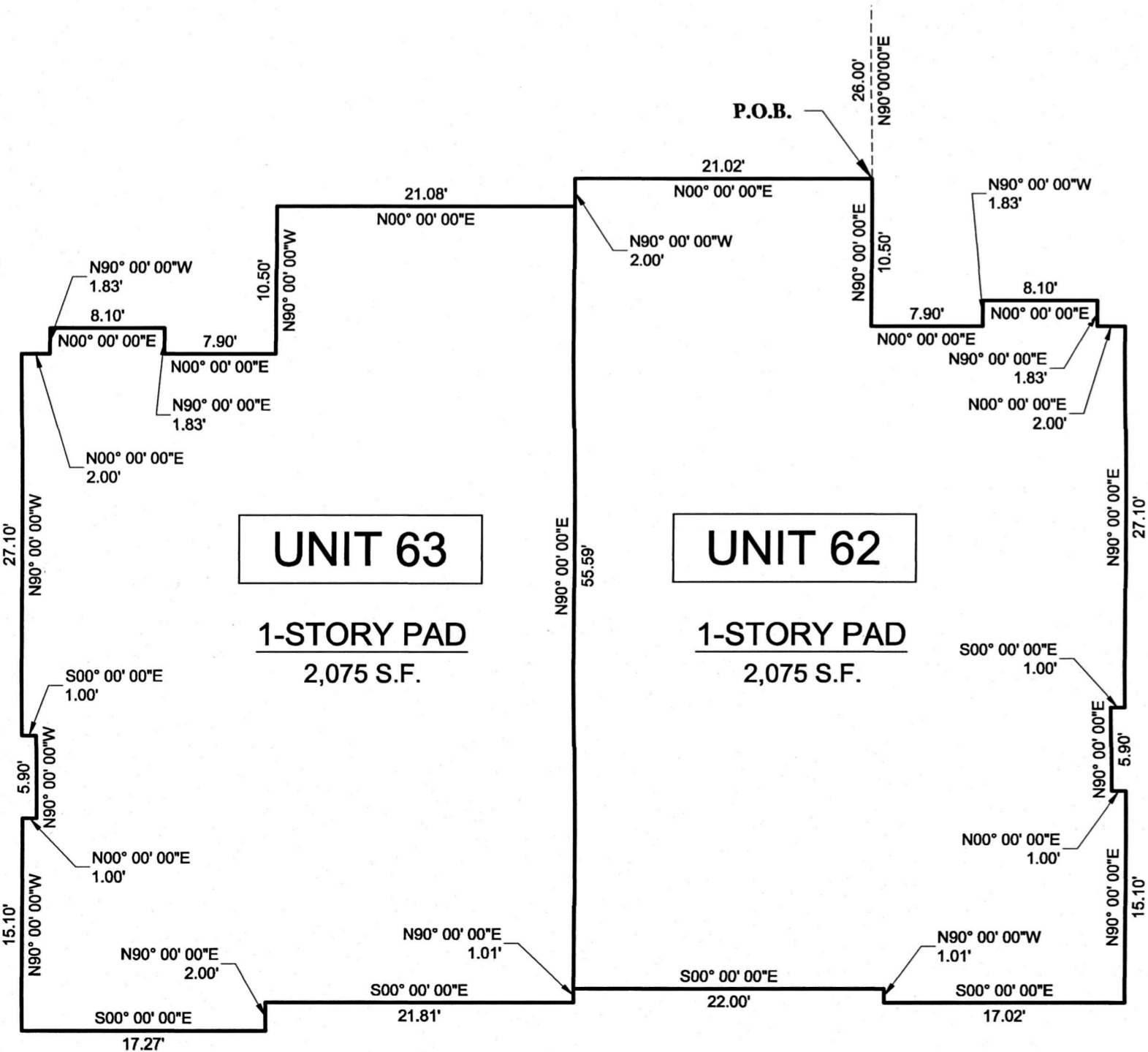
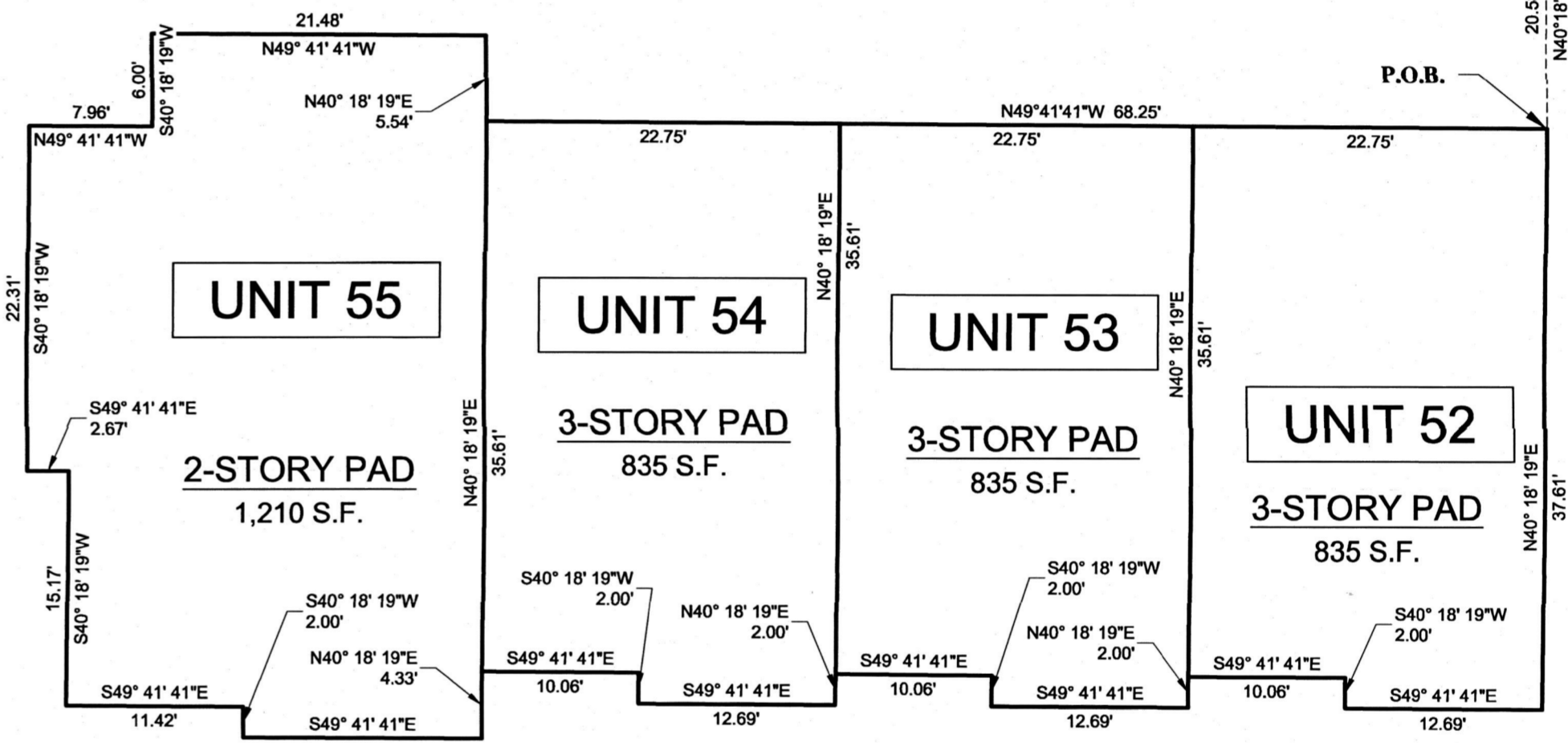
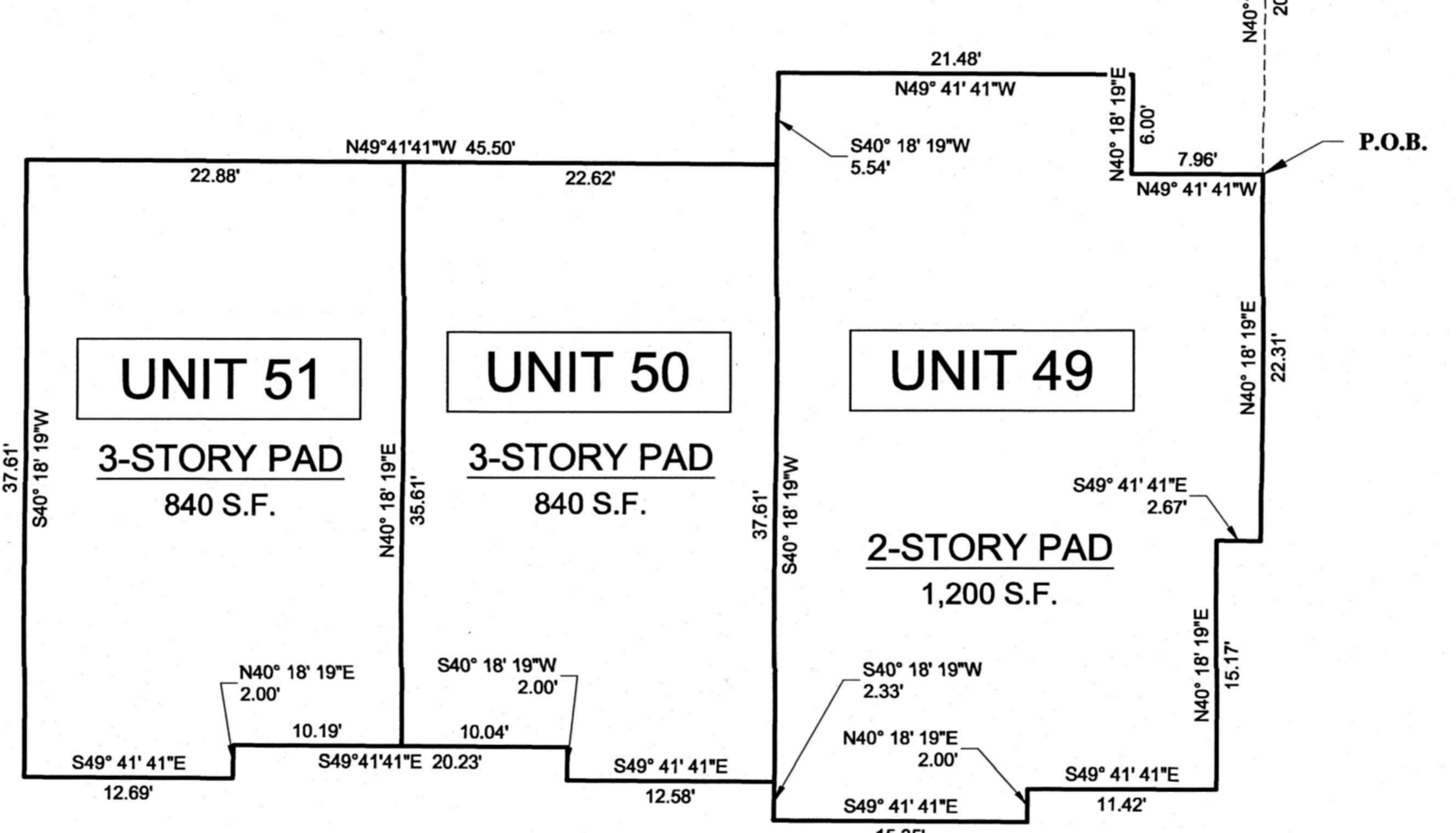
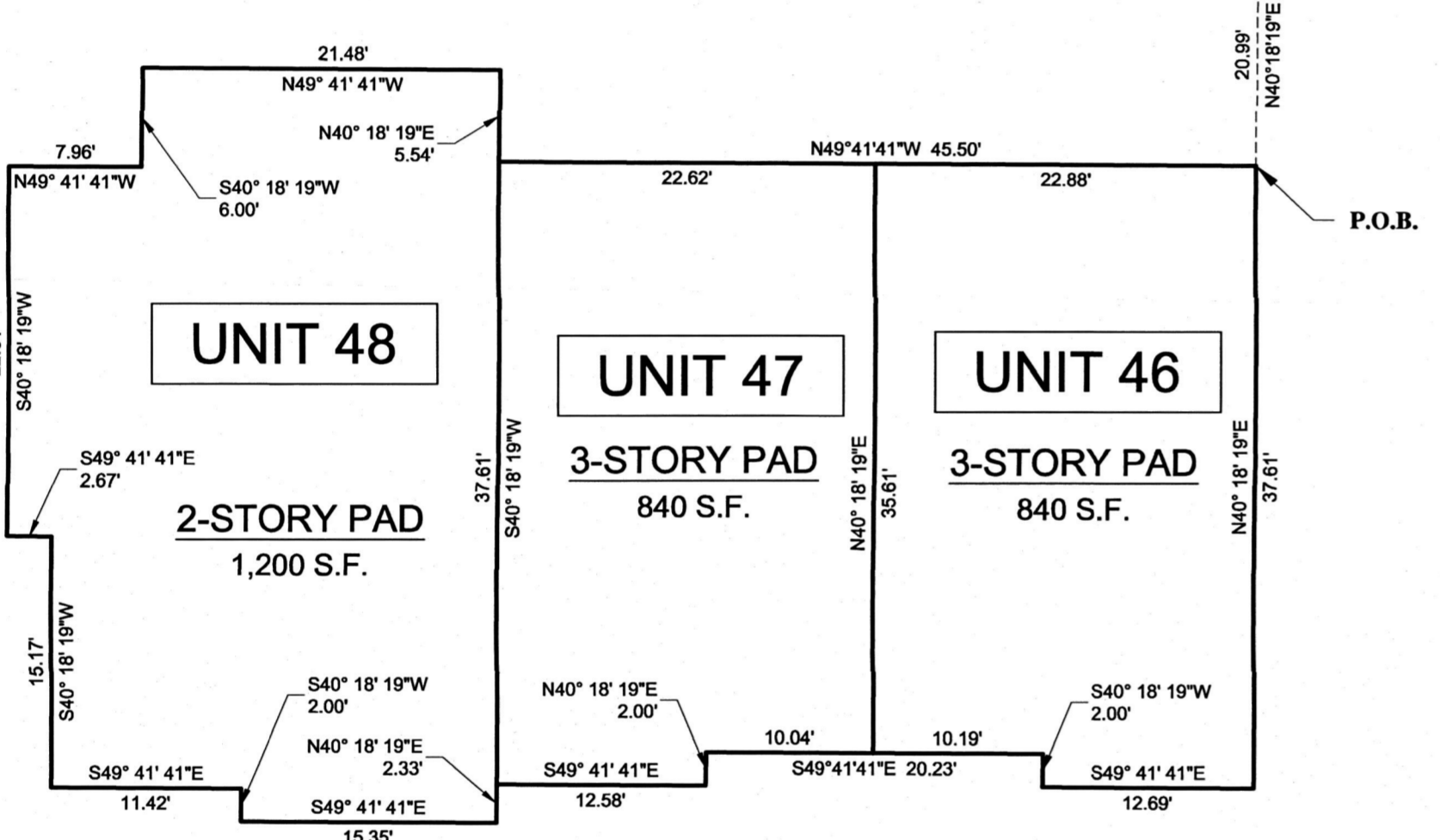
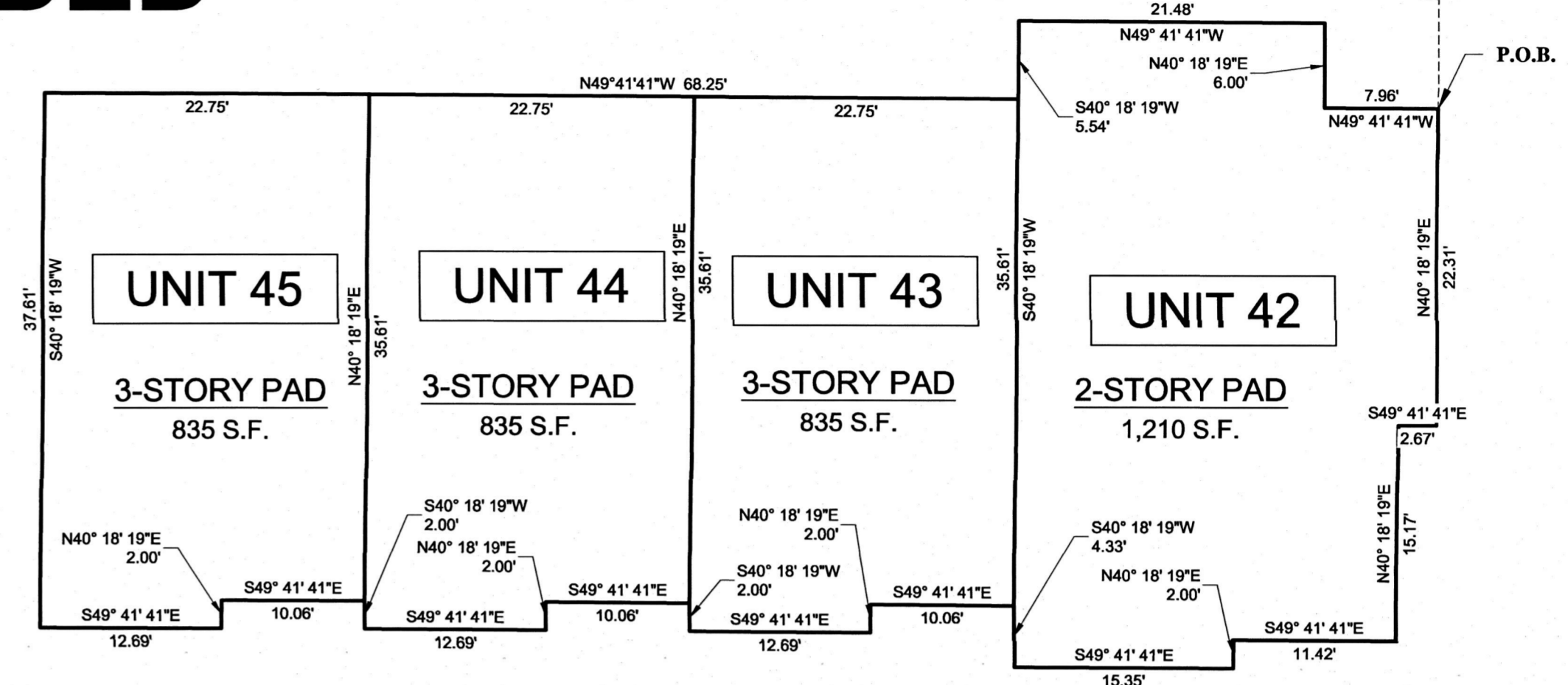
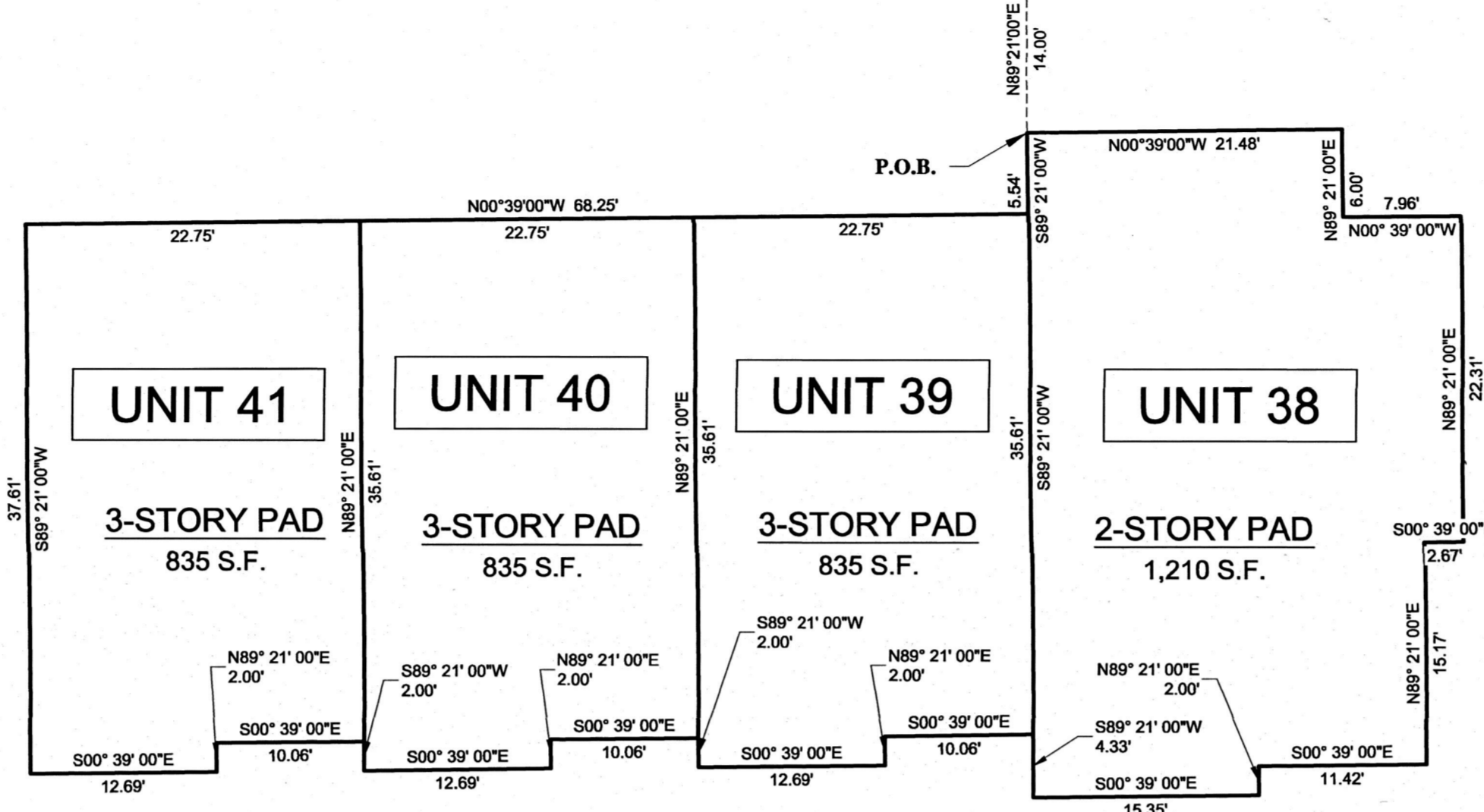
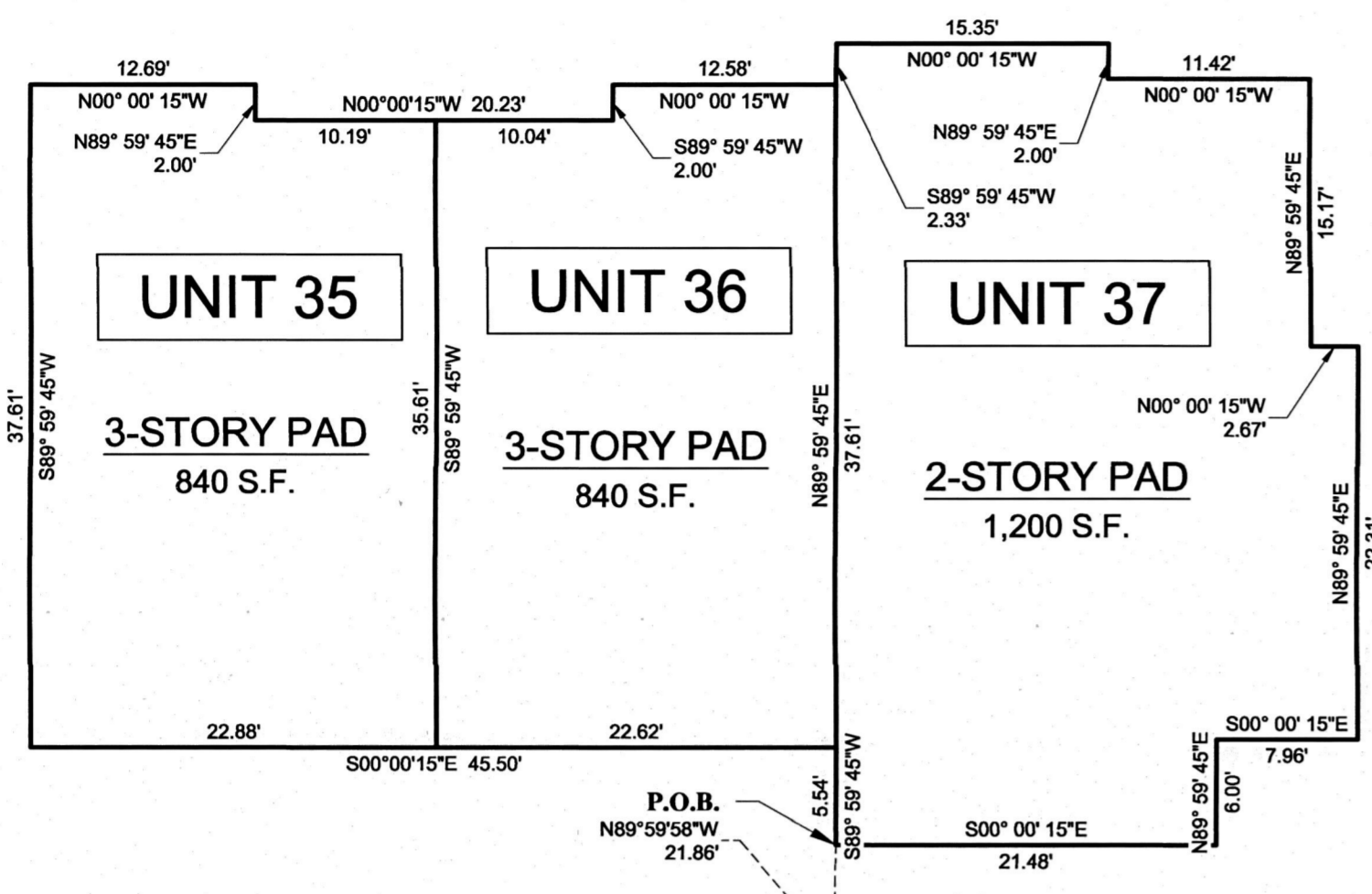
HORROCKS ENGINEERS
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

RECORDED #3250916
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF
DATE 5-13-2022 TIME 08:49 BOOK 7572 PAGE 233
Richard T. Maughan
CLERK DAVIS COUNTY RECORDER



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

RECORDED # 3250914
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF
DATE: 12-20-2020 TIME: 8:44 AM BOOK 752 PAGE 232
CLERK DAVIS COUNTY RECORDER