

# LAYTON STATION PHASE 1 SUBDIVISION

A MIXED USE SUBDIVISION  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28,  
TOWNSHIP 4 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
LAYTON CITY, DAVIS COUNTY, UTAH

GENTILE STREET SR-109  
(PAVED PUBLIC RIGHT OF WAY)  
(NO ACCESS)

NORTH

SCALE: 1" = 60'

0 30' 60' 120' 180'

## LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- ADJOINING DEED LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
- FLOOD ZONE

SITE

VICINITY MAP

SCALE: N.T.S.

## LINE TABLE

| LINE # | DIRECTION     | LENGTH |
|--------|---------------|--------|
| L1     | S 83°27'25" W | 9.64'  |
| L2     | N 02°41'07" E | 25.00' |
| L3     | N 47°50'33" E | 25.56' |
| L4     | S 42°21'05" E | 25.00' |
| L5     | S 47°38'55" W | 25.05' |
| L6     | S 25°10'17" E | 2.00'  |
| L7     | N 34°21'05" W | 25.75' |
| L8     | S 47°02'16" E | 20.26' |
| L9     | S 34°21'05" E | 68.85' |
| L10    | S 68°45'56" W | 45.16' |
| L11    | S 76°12'45" W | 29.54' |
| L12    | S 67°32'34" W | 13.66' |
| L13    | S 62°55'58" W | 35.71' |
| L14    | S 26°58'08" W | 29.19' |
| L15    | S 20°11'57" W | 23.35' |
| L16    | S 10°06'10" W | 21.75' |
| L17    | S 19°16'12" W | 53.70' |
| L18    | S 17°50'27" W | 54.18' |
| L19    | S 13°09'26" W | 64.91' |
| L20    | S 25°24'32" E | 20.05' |

## LINE TABLE

| LINE # | DIRECTION     | LENGTH  |
|--------|---------------|---------|
| L21    | N 68°45'56" E | 47.92'  |
| L22    | N 76°12'45" E | 29.32'  |
| L23    | N 67°32'34" E | 11.34'  |
| L24    | N 62°55'58" E | 34.91'  |
| L25    | N 66°58'08" W | 26.54'  |
| L26    | N 20°11'57" E | 20.40'  |
| L27    | N 10°06'10" E | 21.58'  |
| L28    | N 19°16'12" E | 53.15'  |
| L29    | N 17°50'27" E | 53.88'  |
| L30    | N 13°09'26" E | 64.93'  |
| L31    | N 77°14'00" W | 21.43'  |
| L32    | N 67°24'57" W | 47.47'  |
| L33    | S 69°01'19" W | 47.31'  |
| L34    | S 25°27'36" W | 103.59' |
| L35    | S 10°33'34" W | 84.70'  |
| L36    | S 18°52'11" W | 145.40' |
| L37    | S 27°51'55" W | 56.71'  |
| L38    | S 67°41'03" W | 5.50'   |
| L39    | N 66°18'57" W | 120.29' |
| L40    | N 42°21'05" W | 162.86' |

## LINE TABLE

| LINE # | DIRECTION     | LENGTH  |
|--------|---------------|---------|
| L41    | N 48°14'09" W | 15.00'  |
| L42    | S 42°21'05" E | 10.00'  |
| L43    | N 48°14'09" E | 5.00'   |
| L44    | S 42°21'05" E | 155.09' |
| L45    | S 66°18'57" E | 126.66' |
| L46    | N 67°41'03" E | 13.37'  |
| L47    | N 27°51'55" E | 61.12'  |
| L48    | N 18°52'11" E | 146.92' |
| L49    | N 10°33'34" E | 84.12'  |
| L50    | N 25°27'36" E | 98.28'  |
| L51    | N 69°01'19" E | 39.32'  |
| L52    | S 67°24'57" E | 35.04'  |
| L53    | N 62°43'40" E | 13.08'  |

## CURVE TABLE

| CURVE # | RADIUS  | LENGTH  | DELTA      | CHORD BEARING | CHORD DISTANCE |
|---------|---------|---------|------------|---------------|----------------|
| C1      | 27.50'  | 34.14'  | 071°08'03" | N60°58'33"W   | 31.99'         |
| C2      | 131.25' | 22.78'  | 009°56'34" | S87°41'00"W   | 22.75'         |
| C3      | 104.50' | 77.89'  | 042°42'20" | N71°19'57"E   | 76.10'         |
| C4      | 27.50'  | 34.39'  | 071°39'02" | S11°49'25"W   | 32.19'         |
| C5      | 70.00'  | 18.42'  | 015°04'45" | N55°11'17"E   | 18.37'         |
| C6      | 70.00'  | 39.66'  | 032°27'31" | N31°25'09"E   | 39.13'         |
| C7      | 13.50'  | 17.04'  | 072°19'41" | S74°13'07"W   | 15.93'         |
| C8      | 46.50'  | 223.11' | 274°54'27" | N4°29'30"W    | 62.89'         |
| C9      | 42.00'  | 35.43'  | 048°19'50" | S38°46'04"W   | 34.39'         |
| C10     | 90.00'  | 33.32'  | 021°12'51" | S25°12'34"W   | 33.13'         |
| C11     | 174.60' | 24.85'  | 008°09'18" | S10°41'51"W   | 24.83'         |
| C12     | 122.18' | 41.11'  | 019°16'47" | S27°47'45"W   | 40.92'         |
| C13     | 48.00'  | 34.43'  | 041°06'13" | S17°29'47"W   | 33.70'         |
| C14     | 22.00'  | 18.56'  | 048°19'50" | N38°46'04"E   | 18.01'         |
| C15     | 110.00' | 39.10'  | 020°22'05" | N24°47'11"E   | 38.90'         |
| C16     | 194.60' | 25.97'  | 007°38'48" | N11°05'48"E   | 25.95'         |
| C17     | 142.18' | 48.87'  | 019°41'43" | N27°38'19"E   | 48.63'         |
| C18     | 28.00'  | 26.05'  | 053°19'42" | N11°33'55"E   | 25.13'         |

## EXISTING EASEMENTS OF RECORD

| EASEMENT NO. | TYPE OF EASEMENT      | ENTRY NO.    | RECORDED DATE      | IN FAVOR OF               |
|--------------|-----------------------|--------------|--------------------|---------------------------|
| 1            | PIPE LINE EASEMENT    | NOT PROVIDED | NOT PROVIDED       | NOT PROVIDED              |
| 2            | DRAINAGE EASEMENT     | 150104       | SEPTEMBER 23, 1955 | UDOT                      |
| 3            | UDOT EASEMENT         | 278083       | JANUARY 20, 1965   | UDOT                      |
| 4            | FREEWAY EASEMENT      | 286078       | JULY 21, 1965      | UDOT                      |
| 5            | RIGHT OF WAY EASEMENT | 686214       | OCTOBER 26, 1984   | MOUNTAIN FUEL SUPPLY CO.  |
| 7            | IRRIGATION EASEMENT   | 2819275      | AUGUST 20, 2014    | KAYS CREEK IRRIGATION CO. |
| 8            | IRRIGATION EASEMENT   | 2819774      | AUGUST 22, 2014    | KAYS CREEK IRRIGATION CO. |
| 9            | IRRIGATION EASEMENT   | 2826936      | OCTOBER 3, 2014    | KAYS CREEK IRRIGATION CO. |

## NOTES

- STATE PLAIN ROTATION, CLOCKWISE 0°21'15"
- AS A PRIVATE DEVELOPMENT, THE PRIVATE FIRE HYDRANTS SHALL BE ANNUALLY MAINTAINED AND A 5-YEAR FLOW TEST SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 24 AND 25. ALL RECORDS SHALL BE PROVIDED AND SUBMITTED THROUGH THE COMPLIANCE ENGINE FOUND AT [HTTP://WWW.THECOMPLIANCEENGINE.COM](http://WWW.THECOMPLIANCEENGINE.COM).

## FLOOD NOTE

ZONE AE = BASE FLOOD ELEVATIONS DETERMINED  
ZONE X (SHADED) = AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD  
PER F.I.R.M. 480110102725 BEARING AN EFFECTIVE DATE OF SEPTEMBER 15, 2022  
ALL STRUCTURES IN THIS SUBDIVISION AND OR DEVELOPMENT ARE NOT LOCATED WITHIN THE 100 YEAR FLOODWAY OF THE CURRENT EFFECTIVE FEMA FIRM MAPS. THE MAPS ARE IN THE PROCESS OF BEING UPDATED AND ANY STRUCTURES NOT CURRENTLY IN THE 100 YEAR FLOOD PLAIN MAY BE AFFECTED ONCE THE NEW MAPS ARE ADOPTED  
THE FEMA CROSS SECTION SHOWN HEREON IS APPROXIMATE ONLY.

## NOTES

SOUTHEAST CORNER SECTION 28,  
TOWNSHIP 4 NORTH, RANGE 1 WEST,  
SALT LAKE BASE & MERIDIAN FOUND  
DAVIS COUNTY BRASS CAP MONUMENT

## DOMINION ENERGY

APPROVED THIS 16<sup>th</sup> DAY OF SEPTEMBER A.D. 2023  
BY DOMINION ENERGY

## LAYTON CITY ENGINEER

APPROVED THIS 16<sup>th</sup> DAY OF OCTOBER A.D. 2023  
BY THE LAYTON CITY ENGINEER

## LAYTON CITY PLANNING COMMISSION

APPROVED THIS 17<sup>th</sup> DAY OF OCTOBER A.D. 2023  
BY THE LAYTON CITY PLANNING COMMISSION

## LAYTON CITY ATTORNEY

APPROVED BY THE LAYTON CITY ATTORNEY THIS 16<sup>th</sup> DAY OF OCTOBER A.D. 2023

## PREPARED BY:

**McNEIL ENGINEERING**  
Economic and Sustainable Designs, Professionals You Know and Trust  
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 [mcneilengineering.com](http://mcneilengineering.com)  
Civil Engineering • Consulting & Landscape Architecture  
Structural Engineering • Land Surveying & HDS

## SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861599 IN ACCORDANCE WITH TITLE 88, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREINAFTER TO BE KNOWN AS:

## LAYTON STATION PHASE 1 SUBDIVISION

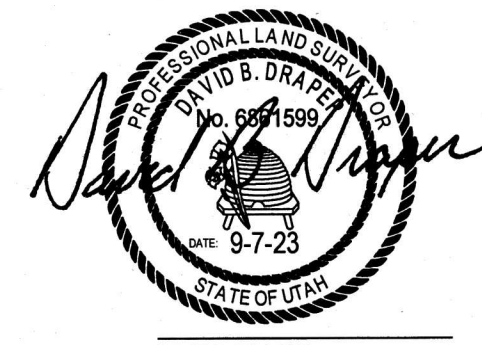
AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

## SUBDIVISION DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF KAYS CREEK, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY AND NON ACCESS LINE OF INTERSTATE 15, SAID POINT ALSO BEING LOCATED NORTH 89°28'04" WEST ALONG SECTION LINE 1270.98 FEET (NORTH 89°27'20" WEST 1271.00 FEET BY DEED) AND SOUTH 84.50 FEET AND NORTH 77°14'00" WEST 108.64 FEET (NORTH 77°13'51" WEST BY DEED) FROM A FOUND BRASS CAP MONUMENT MARKING THE NORTH QUARTER CORNER OF SAID SECTION 28, RUNNING THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 77°14'00" EAST 146.12 FEET, 2) SOUTH 42°21'05" EAST 210.65 FEET TO A POINT ON THE ARC OF A 1759.90 FOOT RADIUS CURVE TO THE RIGHT, 3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°53'35" A DISTANCE OF 211.73 FEET (CHORD BEARS SOUTH 40°41'49" EAST 211.60 FEET); THENCE SOUTH 47°38'55" WEST 38.32 FEET; THENCE SOUTH 64°35'28" WEST 81.55 FEET; THENCE SOUTH 25°24'32" EAST 205.85 FEET; THENCE SOUTH 1°55'03" EAST 48.21 FEET TO THE NORTHERLY LINE OF THE UTAH DEPARTMENT OF TRANSPORTATION PARCEL, AS CONVEYED BY WARRANTY DEED RECORDED MARCH 13, 2014 AS ENTRY NO. 2794125 IN BOOK 5974 AT PAGE 644 IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE SOUTH 88°25'02" WEST 146.85 FEET ALONG SAID NORTHERLY LINE TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 25°24'32" WEST 515.66 FEET TO THE CENTER LINE OF SAID KAYS CREEK; THENCE ALONG SAID CREEK THE FOLLOWING FOUR (4) COURSES: 1) NORTH 82°43'40" EAST 98.30 FEET TO A POINT ON A 70.0 FOOT TANGENT RADIUS CURVE TO THE LEFT, 2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°32'16" A DISTANCE OF 58.08 FEET (CHORD BEARS NORTH 38°57'52" EAST 56.43 FEET); 3) NORTH 15°11'24" EAST 159.73 FEET; 4) NORTH 16°27'33" EAST 178.28 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 272,658 SQUARE FEET OR 6.259 ACRES (3 LOTS)



## OWNER'S DEDICATION

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

## LAYTON STATION PHASE 1 SUBDIVISION

AND HEREBY DEDICATE, GRANT, AND CONVEY TO LAYTON CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED 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.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF LAYTON CITY ORDINANCES.

SIGNED THIS 18 DAY OF SEPTEMBER A.D. 2023

WINKEL ROCK LLC

BY: TOM HENRIOD (PRINT NAME)

ITS: MANAGER (TITLE)

BY: [Signature] (SIGNATURE)

## ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF SALT LAKE, S.S.  
ON THIS 16<sup>th</sup> DAY OF SEPTEMBER, IN THE YEAR 2023, BEFORE ME, NICHOLAS J. WEBB, A NOTARY PUBLIC, PERSONALLY APPEARED TOM HENRIOD, THE MANAGER OF WINKEL ROCK, LLC, A UTAH LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION REGARDING THE WINKEL ROCK MIXED USE PHASE 1 SUBDIVISION AND WAS SIGNED BY HIMSELF ON BEHALF OF SAID WINKEL ROCK, LLC, A UTAH LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE SAME.

COMMISSION NUMBER 715237

MY COMMISSION EXPIRES NOVEMBER 28, 2024

PRINT NAME: NICHOLAS J. WEBB

NOTARY PUBLIC COMMISSIONED IN UTAH

## LAYTON STATION PHASE 1 SUBDIVISION

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

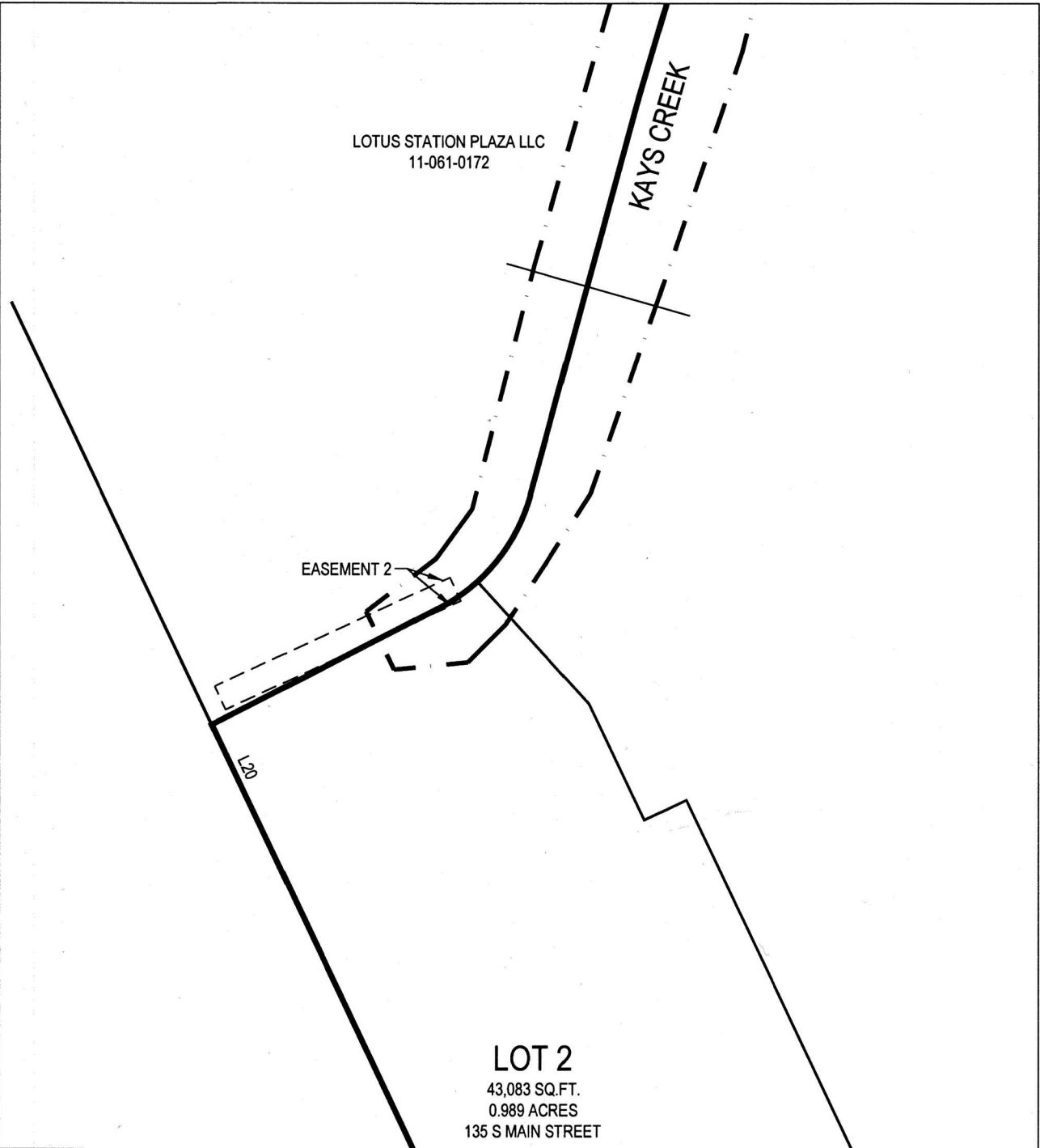
## DAVIS COUNTY RECORDER

RECORD NO. 3548782  
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF Layton City  
DATE: 10/24/2023 TIME: 3:13 pm BOOK: 8367 PAGE: 478  
FEE \$ \$106.00  
FEE \$ [Signature]  
DAVIS COUNTY RECORDER

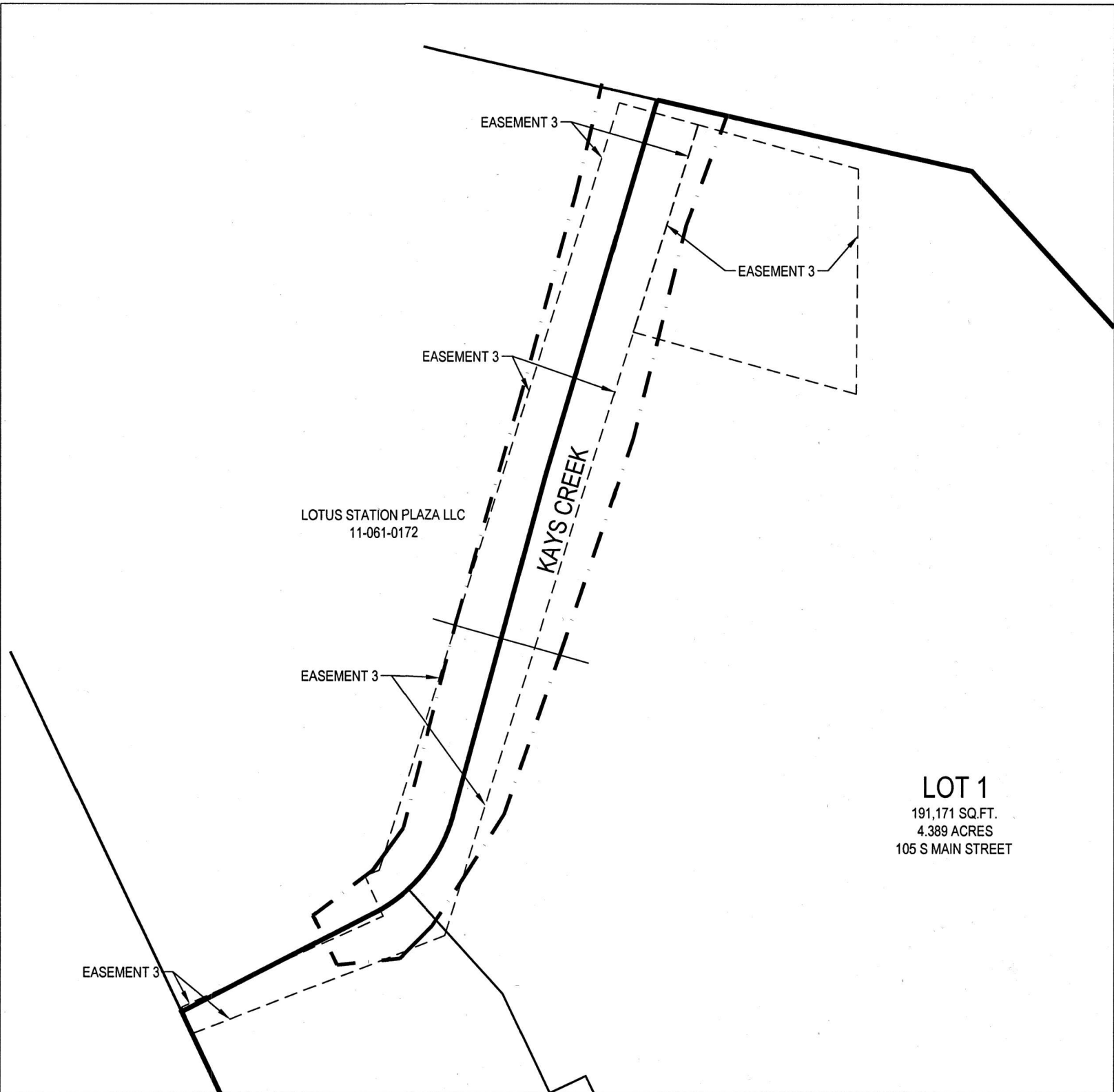


# LAYTON STATION PHASE 1 SUBDIVISION

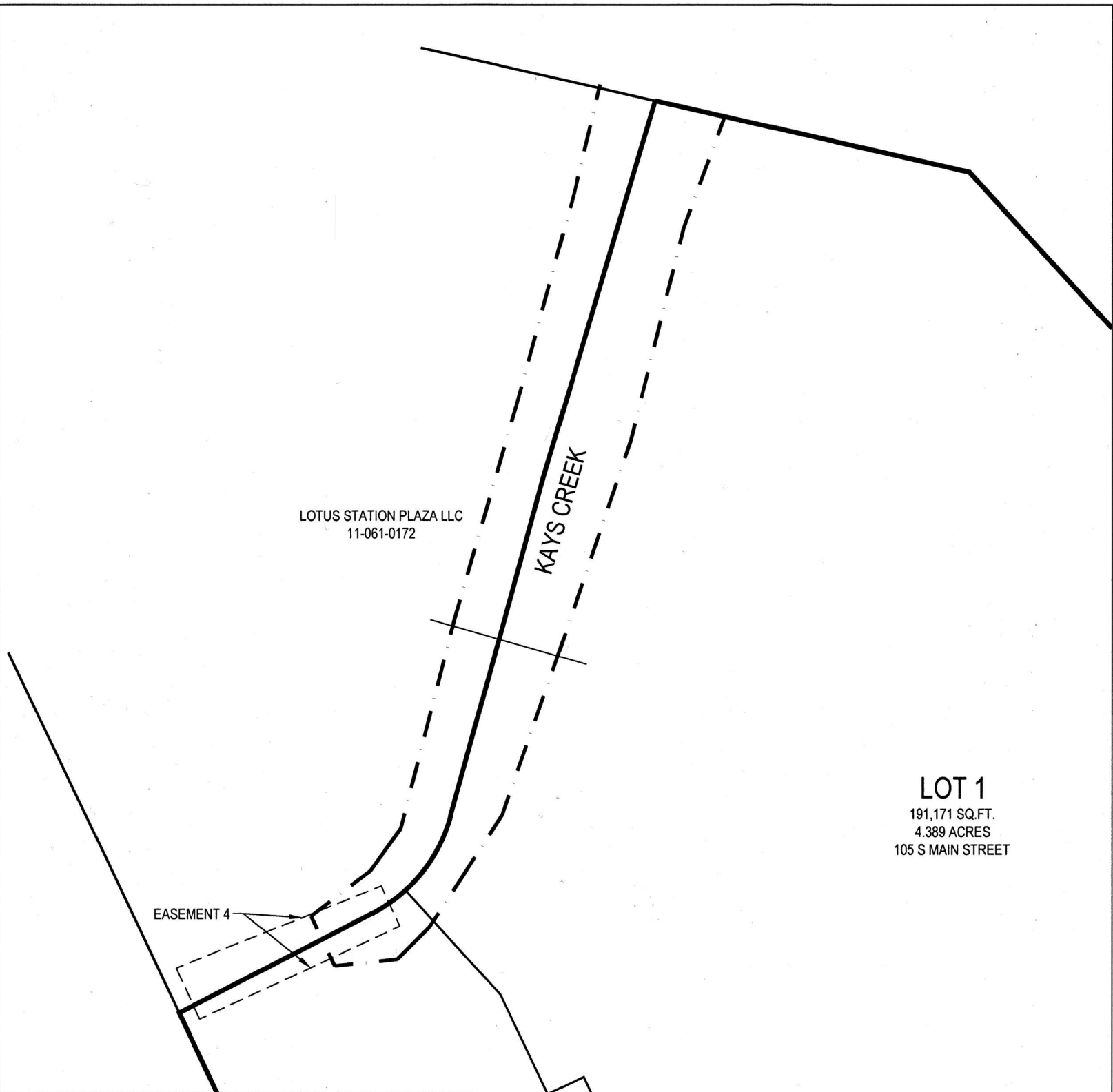
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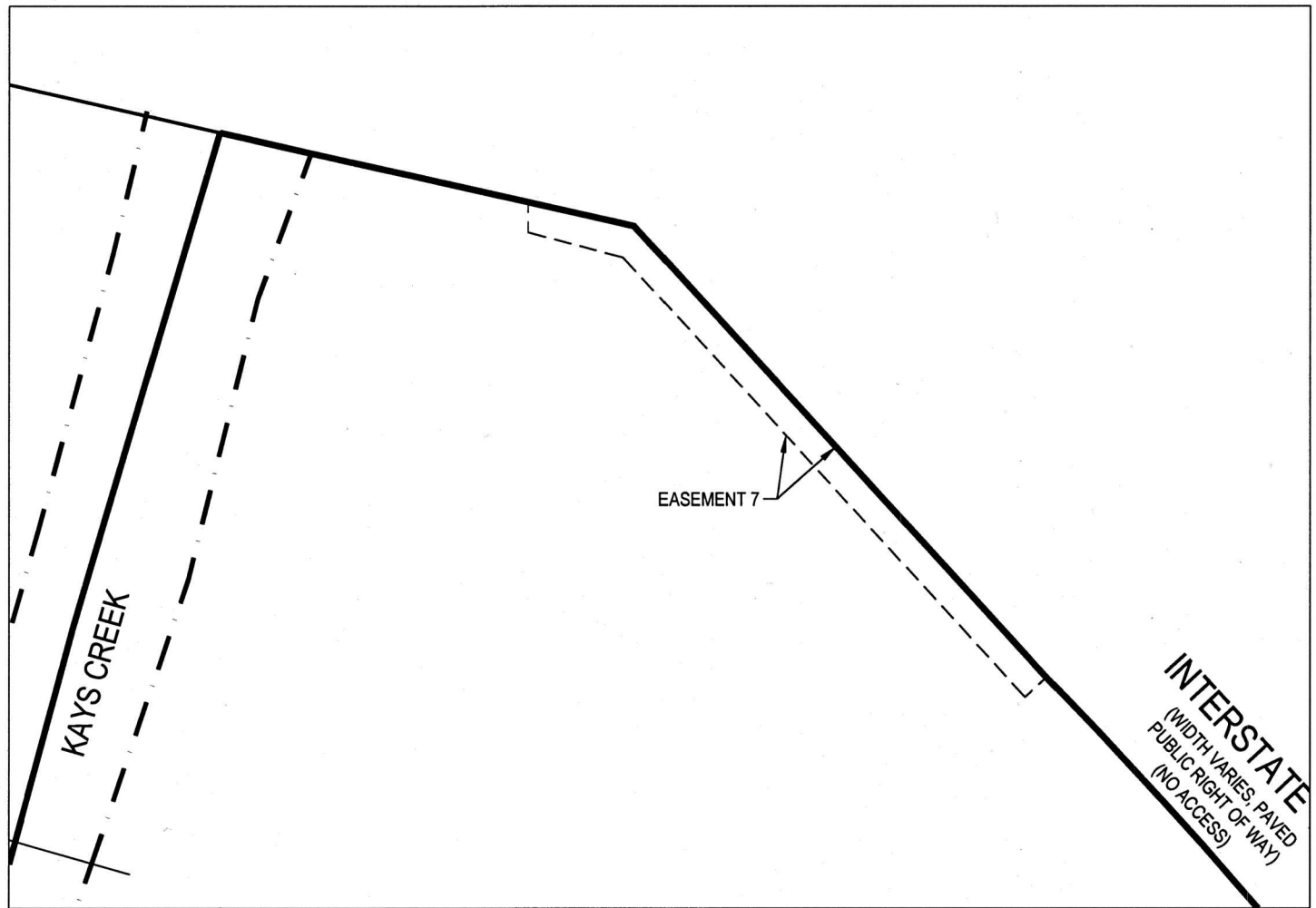
EASEMENT 2



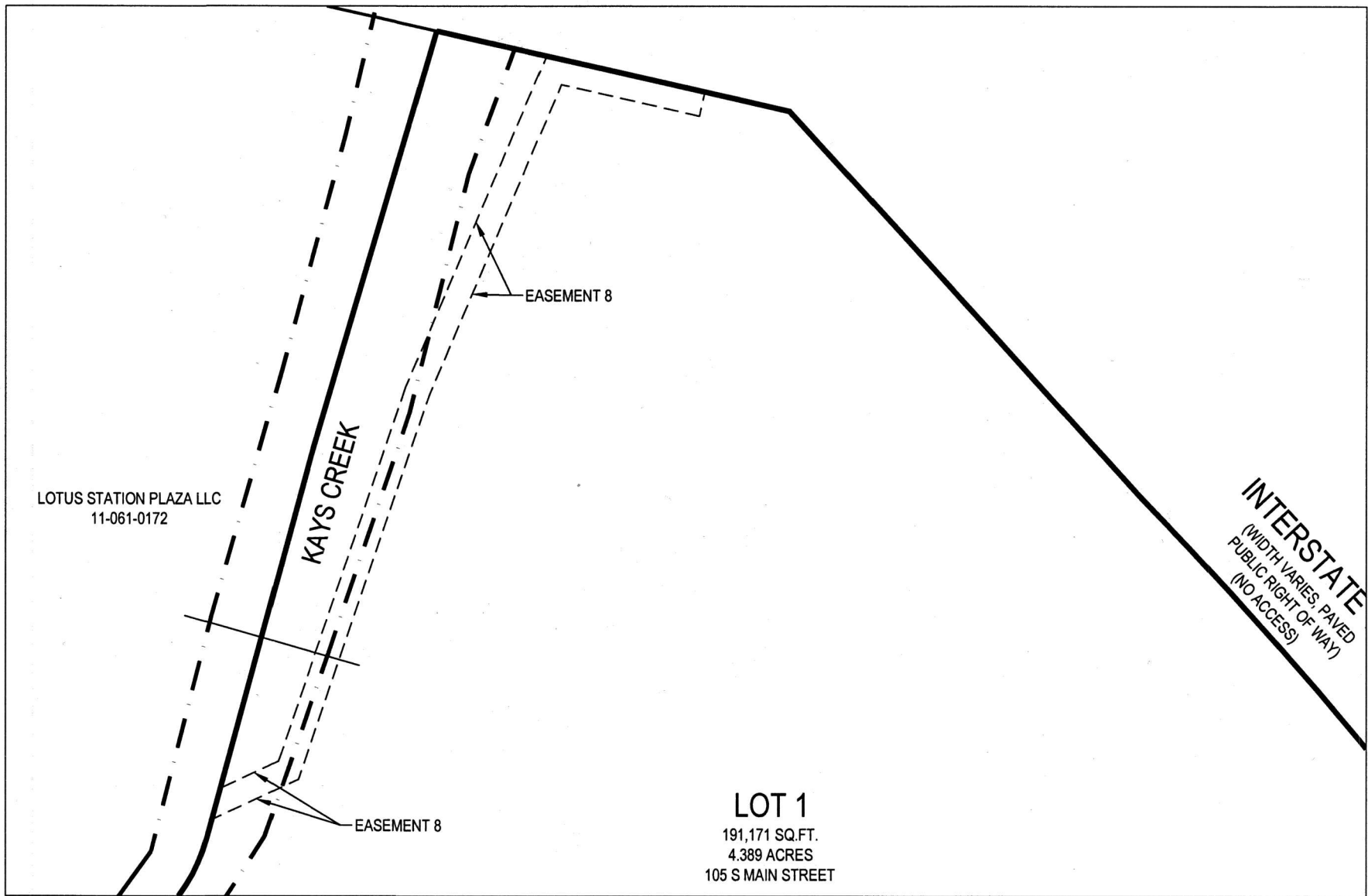
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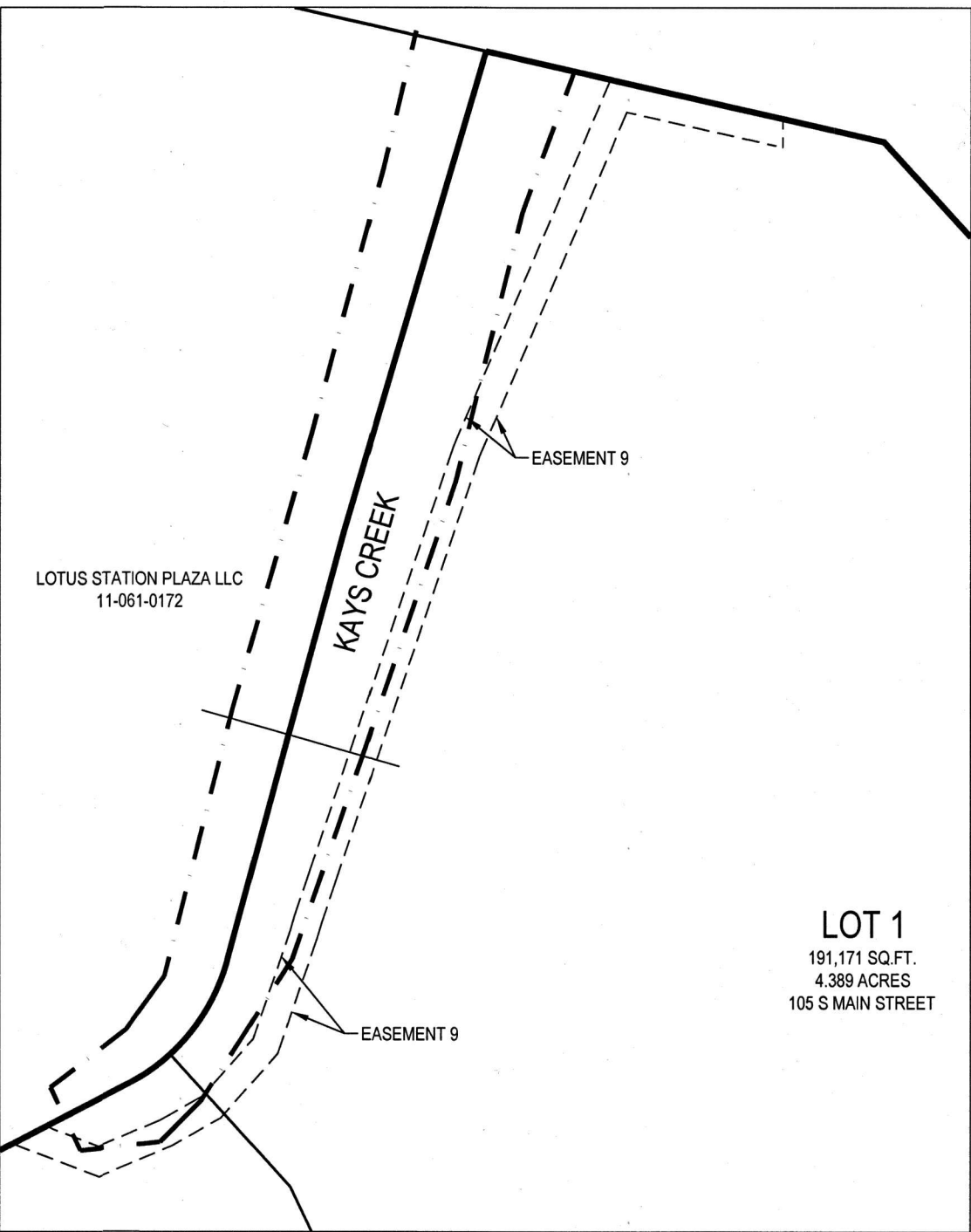
EASEMENT 4



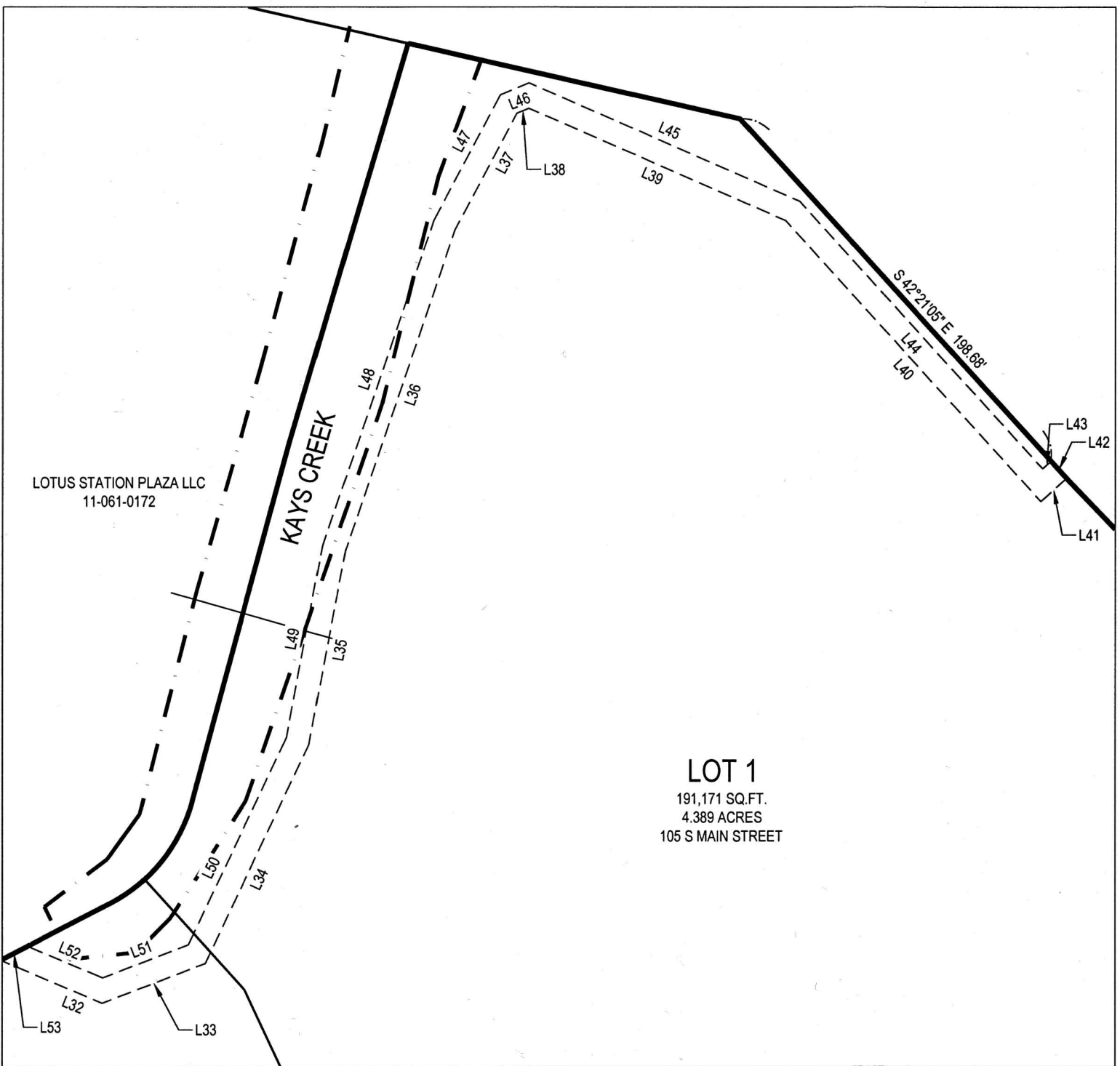
EASEMENT 7



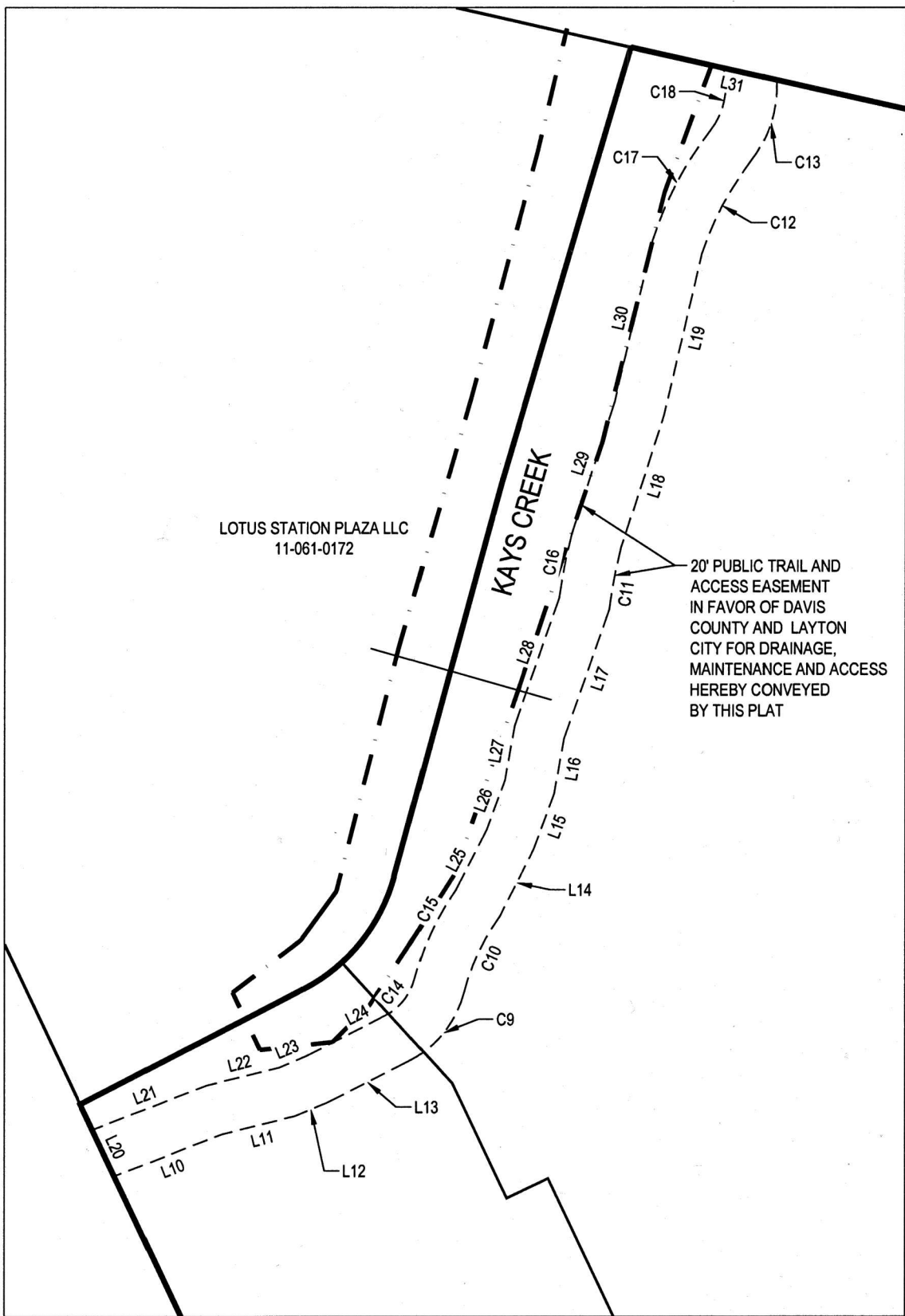
EASEMENT 8



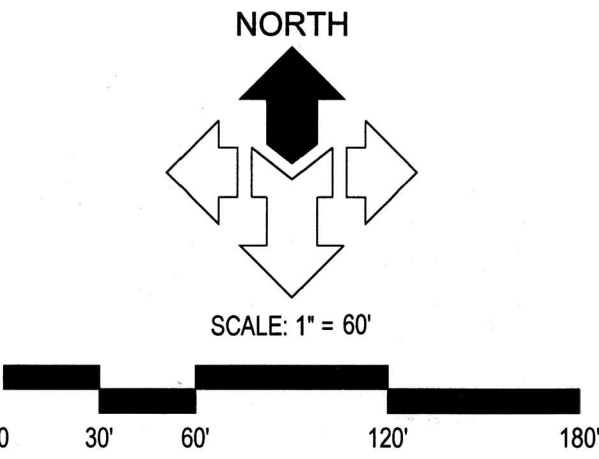
EASEMENT 9



RE-ALIGNED IRRIGATION EASEMENT  
EASEMENT HEREBY DEDICATED TO LAYTON CITY BY  
THE RECORDATION OF THIS PLAT



PUBLIC TRAIL AND ACCESS EASEMENT



SHEET

2

OF

2

## LAYTON STATION PHASE 1 SUBDIVISION

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DATE: 10/24/2023 TIME: 3:13 pm BOOK: 8367 PAGE: 478  
FEE \$104.00  
DAVIS COUNTY RECORDER

PREPARED BY:  
**McNEIL ENGINEERING**  
Economic and Sustainable Designs. Professionals You Know and Trust  
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com  
Civil Engineering • Consulting & Landscape Architecture  
Structural Engineering • Land Surveying & HDS