

**Notice of the Work Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, December 9, 2025**

PUBLIC NOTICE is hereby given that the work meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, December 9, 2025**, in the City Council Conference Room, 437 North Wasatch Drive, Layton, Utah, at **6:45 PM** for review of the agenda items listed below.

ADMINISTRATIVE REVIEW

1. King Street Wal-Mart Subdivision, First Amended – PLAT AMENDMENT (6 min.)

ADJOURNMENT

*Disclaimer: Times noted are an approximate duration for each item. Each item will be discussed by the Planning Commission without public input and may take more or less time than allotted.

This public notice is posted on the Utah Public Notice website www.utah.gov/pmn/, the Layton City website www.laytoncity.org and at the Layton City Center. Audio recordings and pending minutes for this advisory body can be requested in the Planning and Zoning Division of the Community Development Department, 437 N Wasatch Drive, or by calling 801-336-3780.

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 48 hours in advance at 801-336-3826 or 801-336-3820.

**Notice of the Regular Meeting Agenda of the
PLANNING COMMISSION OF LAYTON, UTAH
FOR
Tuesday, December 9, 2025**

PUBLIC NOTICE is hereby given that the regular meeting of the Planning Commission of Layton, Utah, will be held on **Tuesday, December 9, 2025** in the City Council Chambers, 437 North Wasatch Drive, Layton, Utah, at **7:00 PM**.

PLEDGE OF ALLEGIANCE AND INVOCATION

ADMINISTRATIVE REVIEW

1. King Street Wal-Mart Subdivision, First Amended – PLAT AMENDMENT

The applicant, Kimley-Horn and Associates, representing the property owners, is requesting to amend Lot 1 of the King Street Wal-Mart Subdivision for the purpose of creating three lots. The property is located at approximately 745 West Hill Field Road.

ADJOURNMENT

This public notice is posted on the Utah Public Notice website www.utah.gov/pmn/, the Layton City website www.laytoncity.org and at the Layton City Center. Audio recordings and pending minutes for this advisory body can be requested in the Planning and Zoning Division of the Community Development Department, 437 N Wasatch Drive, or by calling 801-336-3780.

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 48 hours in advance at 801-336-3826 or 801-336-3820.

**LAYTON CITY
AGENDA ITEM COVER SHEET**

Item Number: 1

Subject: Plat Amendment – King Street Wal-Mart Subdivision, First Amended – Approximately 745 West Hill Field Road

Contact: Whittney Black, Planner II

Background: The applicant, Kimley-Horn and Associates, representing the property owners, is requesting to amend Lot 1 of the King Street Wal-Mart Subdivision. The purpose of this plat amendment is to divide Lot 1 into three separate lots. The proposed lots are as follows: Lot 5, containing the existing building; Lot 6, containing a detention basin; and Lot 7, containing the majority of the parking area. The plat amendment process is necessary as the proposed change creates new lots rather than simply adjusting existing property lines.

Alternatives to the Motion: Alternatives are to: 1) Approve the plat amendment for the King Street Wal-Mart Subdivision, First Amended; or 2) Identify that the plat amendment is not compliant with the Layton City Municipal Code and Development Standards, and deny the request.

Recommendations: Staff recommends the Planning Commission approve the plat amendment for the King Street Wal-Mart Subdivision, First Amended, subject to meeting all City requirements and conditions as outlined in the Staff memorandums.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

TO: Planning Commission

FROM: Whitney Black, Planner II

A handwritten signature in black ink, appearing to read "Whitney Black", is written over a horizontal line.

DATE: December 9, 2025

RE: Plat Amendment – King Street Wal-Mart Subdivision, First Amended – Approximately 745 West Hill Field Road

LOCATION: Approximately 745 West Hill Field Road

CURRENT ZONING: C-H (Planned Highway Commercial)

GENERAL PLAN: Commercial

DESCRIPTION

The applicant, Kimley-Horn and Associates, representing the property owners, is requesting to amend Lot 1 of the King Street Wal-Mart Subdivision. The subject property is bordered by C-H zoning to the north and east, and by M-2 (Heavy Manufacturing/Industrial) zoning to the south and west.

BACKGROUND

The purpose of this plat amendment is to divide Lot 1 into three separate lots. The proposed lots are as follows: Lot 5, containing the existing building; Lot 6, containing a detention basin; and Lot 7, containing the majority of the parking area. The plat amendment process is necessary as the proposed change creates new lots rather than simply adjusting existing property lines. Several public and private easements exist throughout the property, including storm drain, storm water detention, sanitary sewer, water, and cross-access easements. All existing easements will remain in place and will not be affected by this amendment.

STAFF RECOMMENDATIONS

Staff recommends the Planning Commission approve the plat amendment for the King Street Wal-Mart Subdivision, First Amended, subject to meeting all City requirements and conditions as outlined in the Staff memorandums.



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 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.

MEMORANDUM

TO: Jordan Zall; Jordan.zall@kimley-horn.com
Meaghan Farrell; Meaghan.farrell@kimley-horn.com
Walmart Real Estate Business Trust – Kevin Butzlaf; evchargingteam@walmart.com

CC: CED Department; Fire Marshal; Legal Department;

FROM: Shannon Hansen; Assistant City Engineer - Development

DATE: November 7, 2025

SUBJECT: King Street Wal-Mart Subdivision Amendment – 1st submittal
745 West Hill Field Road

I have reviewed the Dedication Plat and title report submitted on October 15, 2025 for the King Street Wal-Mart Subdivision Amendment located at 745 West Hill Field Road. The plat has been stamped "Approved as Corrected." The following comments will need to be addressed prior to submitting the mylar for City signatures and recording.

Dedication Plat –

1. The language in the signature block for the City Engineer will need to be changed to be "Approved by the Layton City Engineer on this ____ Day of _____, 20____."
2. The title for the Planning Commission in the signature block will need to be changed from "Layton City Attorney" to Layton City Planning Commission".
3. Signature blocks will need to be added for all easement holders.
4. Entry 3044919 Book 6849 Page 362-364 Quit-Claimed Layton City's interest in the detention basin easement on the north portion of Lot 1. This easement will need to be removed from the plat.
5. The original dedication plat included an "Easterly Flow Drainage Area Easement BK 1473 PG 126" along a portion of the westerly boundary line with parcel 10-067-0049. This easement appears to be Entry 959901 (Item 15 in the title report) (Item 8 in the Title Report Exceptions on the plat). The easement will need to be shown on the final plat or removed from the title report.



Community • Prosperity • Choice


Mayor • Joy Petro
City Manager • Alex R. Jensen

• 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 15 business days of a submittal of a preliminary plan and within 20 business days of a submittal of a final plan. Thank you.

MEMORANDUM

TO: Community Development

FROM: Gavin Moffat, Deputy Fire Marshal 

RE: Walmart Subdivision Amend @ 745 W Hill Field Rd

CC: 1) Engineering
2) Jordan Zall, jordan.zall@kimley-horn.com
3) Meaghan Farrel, Meaghan.farrel@kimley-horn.com
4) Walmart Real Estate Trust- Kevin Butzlaf, evchargingteam@walmart.com

DATE: November 13, 2025

I have reviewed the plat submitted on October 15, 2025 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.

GM#1 subdivision site plan:sh
Plan # S25-135 District #45
Project Tracker #LAY2510153479



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: Jordan Zall
Meaghan Farrell
Kevin Butzlaf

CC: CED Department/Fire Marshal/Engineering Department

FROM: Jadyne Applonie, Assistant City Attorney

DATE: October 30, 2025

Subject: Walmart Subdivision Amendment
745 W Hill Field Rd.

I have reviewed the materials transmitted to my department for the subdivision noted above. In addition to any other Layton City Department reviews, I have identified the following issues that should be remedied:

1. The title report shows that there are two owners: Wal-Mart Real Estate Business Trust, a Delaware business trust and Wal-Mart Real Estate Business Trust, a Delaware statutory trust. Both will need to sign the plat under the Owner's Dedication.
2. Pursuant to Layton City Code Development Guidelines and Design Standards 9.02, all easements shown on the title report shall be shown on the dedication plat and the easement owner shall sign the plat. Please include signature blocks for all easement holders shown on the title report.

Memorandum

To: Jordan Zall, Meaghan Farrell, Walmart Real Estate Business Trust – Kevin Butzlaf
CC: Community Development, Fire, & Engineering
From: JoEllen Grandy, City Landscape Architect – Parks & Recreation
Date: October 17, 2025
Re: Walmart Subdivision Amendment, Final Approval – 745 W. Hill Field Rd.
Review: Review 1

The Parks and Recreation Department has reviewed the plans submitted on October 15th for the Walmart Subdivision Amendment located at 745 West Hill Field Road and has no comments or concerns regarding the plans submitted by Walmart.

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 15 business days of a preliminary submittal and within 20 business days of a final submittal. Thank you.











KING STREET WAL-MART SUBDIVISION

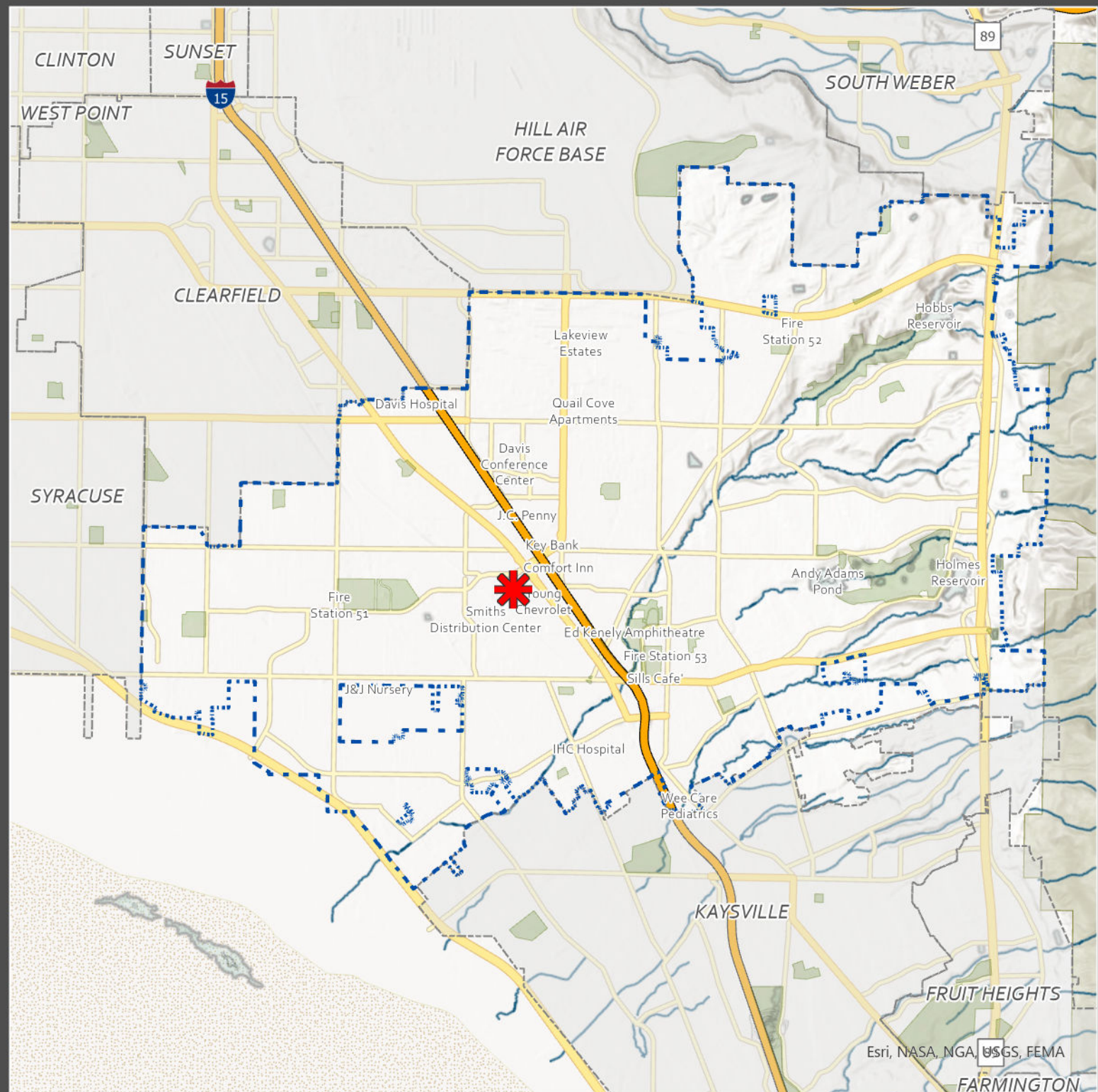
APPROXIMATELY
745 WEST HILL
FIELD ROAD

PLAT AMENDMENT

-  Project Site
-  Layton City Boundary
-  Davis County Parks
-  City Boundaries
-  Lakes
-  Streams



Map 1











KING STREET WAL-MART SUBDIVISION

APPROXIMATELY
745 WEST HILL
FIELD ROAD

PLAT
AMENDMENT

-  Project Site
-  Layton City Boundary
-  Davis County Parks
-  City Boundaries
-  Lakes
-  Streams



Map 2











**KING STREET
WAL-MART
SUBDIVISION**

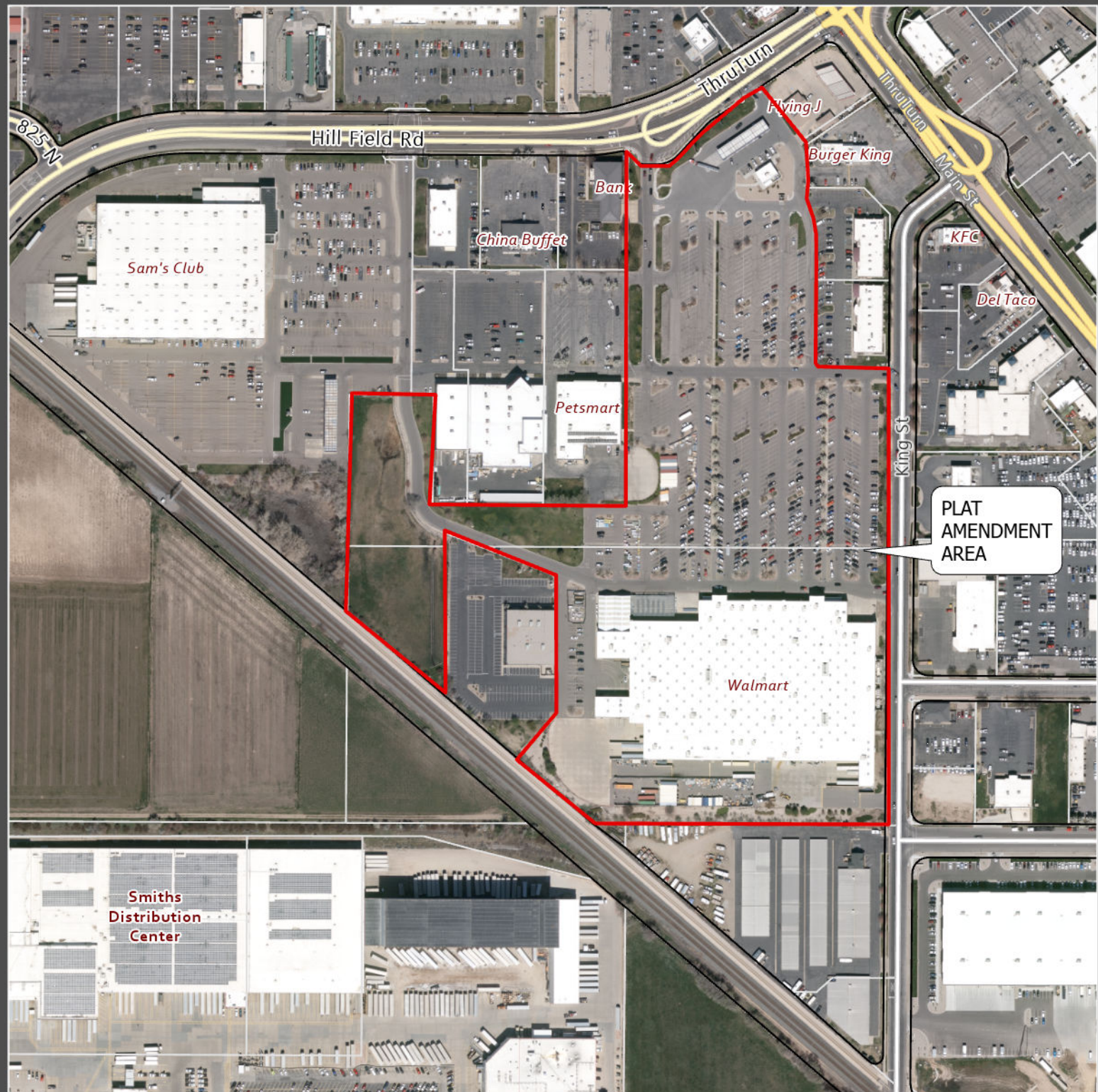
**APPROXIMATELY
745 WEST HILL
FIELD ROAD**

**PLAT
AMENDMENT**

-  Project Site
-  Layton City Boundary
-  Davis County Parks
-  City Boundaries
-  Lakes
-  Streams



Map 3



TITLE REPORT EXCEPTIONS

- 1

AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR REPAIR, ALTERATION, INSPECTION AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER AND LIGHT COMPANY, A CORPORATION BY INSTRUMENT RECORDED APRIL 25, 1953 AS ENTRY NO. 130015 IN BOOK 51 AT PAGE 174 OF OFFICIAL RECORDS.

NOTE: THE ABOVE EASEMENT PURPORTS TO AFFECT THE SUBJECT PROPERTY, BUT THE EXACT LOCATION CANNOT BE DETERMINED BECAUSE OF A BLANKET OR INCOMPLETE LEGAL DESCRIPTION.
- 2

EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") RECORDED OCTOBER 26, 1990 AS ENTRY NO. 906153 IN BOOK 1377 AT PAGE 976 OF OFFICIAL RECORDS.

FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") RECORDED FEBRUARY 25, 1992 AS ENTRY NO. 959898 IN BOOK 1473 AT PAGE 110 OF OFFICIAL RECORDS.

SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") RECORDED JUNE 9, 1992 AS ENTRY NO. 976961 IN BOOK 1504 AT PAGE 1006 OF OFFICIAL RECORDS.

THIRD AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") RECORDED JUNE 24, 2002 AS ENTRY NO. 1764092 IN BOOK 3070 AT PAGE 933 OF OFFICIAL RECORDS.
- 3

AGREEMENT FOR NON-TERMINATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED OCTOBER 26, 1990 AS ENTRY NO. 906154 IN BOOK 1377 AT PAGE 994 OF OFFICIAL RECORDS.

DEVELOPMENT AGREEMENT RECORDED OCTOBER 26, 1990 AS ENTRY NO. 906155 IN BOOK 1377 AT PAGE 1001 OF OFFICIAL RECORDS.
- 5

AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR REPLACE SEWER AND STORM DRAIN AND WATER PIPELINES AND INCIDENTAL PURPOSES, AS GRANTED TO LAYTON CITY CORPORATION A BODY POLITIC OF THE STATE OF UTAH BY INSTRUMENT RECORDED MARCH 13, 1991 AS ENTRY NO. 920210 IN BOOK 1400 AT PAGE 225 OF OFFICIAL RECORDS.
- 6

EASEMENT AGREEMENT RECORDED NOVEMBER 1, 1991 AS ENTRY NO. 946628 IN BOOK 1447 AT PAGE 1029 OF OFFICIAL RECORDS.
- 7

AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR STORM DRAIN AND WATER PIPELINES AND INCIDENTAL PURPOSES, AS GRANTED TO LAYTON CITY CORPORATION A BODY POLITIC OF THE STATE OF UTAH BY INSTRUMENT RECORDED DECEMBER 18, 1991 AS ENTRY NO. 951986 IN BOOK 1458 AT PAGE 187 OF OFFICIAL RECORDS.
- 8

AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR THE LAND FOR REPLACE OR RECONSTRUCT SAID DRIVEWAY AND INCIDENTAL PURPOSES, AS GRANTED TO BARNES BANKING COMPANY, A UTAH CORPORATION AND ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED FEBRUARY 25, 1992 AS ENTRY NO. 959901 IN BOOK 1473 AT PAGE 122 OF OFFICIAL RECORDS.
- 9

AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR UTILITY LINES AND INCIDENTAL PURPOSES, AS GRANTED TO LAYTON DEVELOPMENT COMPANY, A NEVADA CORPORATION BY INSTRUMENT RECORDED JUNE 12, 1992 AS ENTRY NO. 976962 IN BOOK 1504 AT PAGE 1015 OF OFFICIAL RECORDS.
- 10

RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS & RESTRICTIONS RECORDED JULY 23, 1992 AS ENTRY NO. 983606 IN BOOK 1515 AT PAGE 1222 OF OFFICIAL RECORDS.
- 11

RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 27, 1993 AS ENTRY NO. 1085110 IN BOOK 1704 AT PAGE 810 OF OFFICIAL RECORDS.
- 12

RESOLUTION 98-01, A RESOLUTION CREATING A SPECIAL IMPROVEMENT DISTRICT ON PROPERTY LYING IN LAYTON CITY, TO BE KNOWN AS SPECIAL IMPROVEMENT DISTRICT 1998-1, WALMART AREA STORM DRAIN CONSTRUCTION (STORM DRAIN LINE AND BOXES); FINDING THAT NOTICE OF THE COUNCIL'S INTENTION TO CREATE SAID DISTRICT HAS BEEN DULY PUBLISHED AND THAT THE COUNCIL HAS JURISDICTION TO CREATE THE SAME; DESCRIBING THE TYPE OF IMPROVEMENTS TO BE INCLUDED; PROVIDING FOR THE LEVY OF A SPECIAL ASSESSMENT TO PAY THE COST OF SUCH IMPROVEMENTS; AND FIXING THE EFFECTIVE DATE OF THIS RESOLUTION RECORDED JANUARY 20, 1998 AS ENTRY NO. 1375450 IN BOOK 2229 AT PAGE 1094 OF OFFICIAL RECORDS.
- 13

AGREEMENT FOR DEVELOPMENT OF LAND BETWEEN LAYTON CITY AND WAL-MART STORES, INC., PROPERTY OWNER RECORDED JUNE 24, 2002 AS ENTRY NO. 1764093 IN BOOK 3070 AT PAGE 946 OF OFFICIAL RECORDS.
- 14

EASEMENTS, NOTES AND RESTRICTIONS AS SHOWN ON KING STREET WAL-MART SUBDIVISION PLAT RECORDED OCTOBER 07, 2002 AS ENTRY NO. 1792735 IN BOOK 3141 OF PLATS AT PAGE 689.
- 15

ACCESS EASEMENT BY AND BETWEEN WAL-MART STORES, INC., A DELAWARE CORPORATION AND ERIC S. ZORN, AS MANAGING TRUSTEE FOR WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST AND SDC4, LC A UTAH LIMITED LIABILITY COMPANY RECORDED APRIL 21, 2005 AS ENTRY NO. 2067768 IN BOOK 3772 AT PAGE 562 OF OFFICIAL RECORDS.
- 16

UNDERGROUND RIGHT OF WAY EASEMENT TO ROCKY MOUNTAIN POWER, AN UNINCORPORATED DIVISION OF PACIFICORP ITS SUCCESSOR AND ASSIGNS, RECORDED OCTOBER 17, 2022 AS ENTRY NO. 3503211 IN BOOK 8114 AT PAGE 190-194 OF OFFICIAL RECORDS.
- 17

STORM DRAIN EASEMENT TO LAYTON CITY CORPORATION RECORDED MAY 23, 1997 AS ENTRY NO. 1324738 IN BOOK 2133 AT PAGE 658 OF OFFICIAL RECORDS.
- 18

ACCESS EASEMENT RECORDED APRIL 21, 2005 AS ENTRY NO. 2067769 IN BOOK 3772 AT PAGE 571-579 OF OFFICIAL RECORDS.
- 19

STORM DRAIN EASEMENT TO LAYTON CITY CORPORATION RECORDED SEPTEMBER 29, 1997 AS ENTRY NO. 1350156 IN BOOK 2181 AT PAGE 62 OF OFFICIAL RECORDS.
- 20

A 20 FOOT SEWER EASEMENT TO NORTH DAVIS COUNTY SEWER DISTRICT RECORDED DECEMBER 18, 1997 AS ENTRY NO. 1368477 IN BOOK 2217 AT PAGE 285 OF OFFICIAL RECORDS.
- 21

A 20 FOOT SEWER EASEMENT TO NORTH DAVIS COUNTY SEWER DISTRICT RECORDED DECEMBER 18, 1997 AS ENTRY NO. 1368478 IN BOOK 2217 AT PAGE 288 OF OFFICIAL RECORDS.
- 22

A 20 FOOT SEWER EASEMENT TO NORTH DAVIS COUNTY SEWER DISTRICT RECORDED DECEMBER 18, 1997 AS ENTRY NO. 1368479 IN BOOK 2217 AT PAGE 291 OF OFFICIAL RECORDS.
- 23

A 20 FOOT SEWER EASEMENT TO NORTH DAVIS COUNTY SEWER DISTRICT RECORDED DECEMBER 18, 1997 AS ENTRY NO. 1368480 IN BOOK 2217 AT PAGE 294 OF OFFICIAL RECORDS.
- 24

A 20 FOOT SEWER EASEMENT TO NORTH DAVIS COUNTY SEWER DISTRICT RECORDED DECEMBER 18, 1997 AS ENTRY NO. 1368481 IN BOOK 2217 AT PAGE 297 OF OFFICIAL RECORDS.
- 25

A 20 FOOT SEWER EASEMENT TO NORTH DAVIS COUNTY SEWER DISTRICT RECORDED DECEMBER 18, 1997 AS ENTRY NO. 1368482 IN BOOK 2217 AT PAGE 300 OF OFFICIAL RECORDS.
- 26

A 20 FOOT SEWER EASEMENT TO NORTH DAVIS COUNTY SEWER DISTRICT RECORDED DECEMBER 18, 1997 AS ENTRY NO. 1368483 IN BOOK 2217 AT PAGE 304 OF OFFICIAL RECORDS.

KING STREET WAL-MART SUBDIVISION - AMENDED

AMENDING LOT 1
LOCATED IN THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
LAYTON CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2025

Proposed Subdivision Plat

SUBDIVISION NOTES

1.

THE BASIS OF BEARING IS SOUTH 88°26'26" WEST BETWEEN THE FOUND 3" BRASS CAP MONUMENT MONUMENT AT THE NORTH QUARTER CORNER AND THE FOUND 1" BRASS RIVET, BEING LOCATED SOUTH 18°59'02" WEST FROM THE CALCULATED LOCATION OF THE NORTHWEST CORNER AS SHOWN HEREON.
2.

THIS SUBDIVISION PLAT IS PREPARED UNDER THE DIRECTION OF THE OWNERS AND THE OWNERS HAVE GIVEN PERMISSION TO FILE THE PLAT.
3.

THE PURPOSE OF THE SUBDIVISION IS TO AMEND LOT 1 OF THE KING STREET WAL-MART SUBDIVISION INTO THREE (3) SEPARATE COMMERCIAL LOTS. HAVING BEEN RECORDED WITH THE DAVIS COUNTY RECORDERS OFFICE, DATED OCTOBER 7, 2002, AS ENTRY NO. 1792735, IN BOOK 3141, AT PAGE 689.
4.

EASEMENTS SHOWN WITHOUT RECORDED INFORMATION WERE RECORDED WITH THE ORIGINAL KING STREET WAL-MART SUBDIVISION, ARE ARE STILL ACTIVE EASEMENTS.
5.

PER THE ORIGINAL PLAT, LOT 1 IS STILL AFFECTED BY AN EASEMENT FOR INGRESS AND EGRESS WITH ACCESS LOT LOTS 2, 3 AND 4. THE EASEMENT ALLOWS FOR ACCESS OVER AND ACROSS THE PAVED DRIVE LANES.
6.

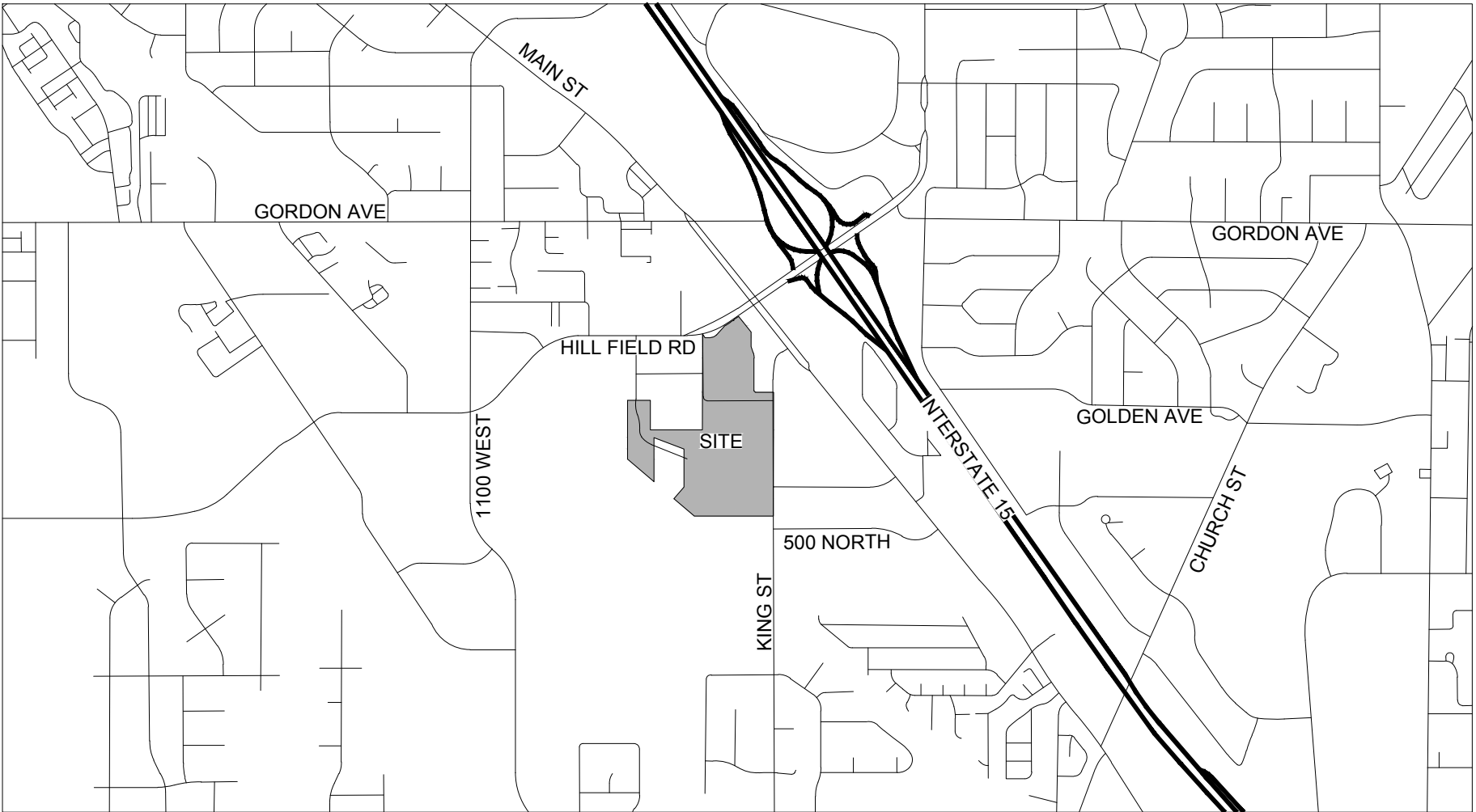
PLATTED 20.0 FOOT WIDE EASEMENTS SHOWN FOR THE WATERLINES WILL BE PRIVATE WITH MAINTENANCE BEING THE RESPONSIBILITY OF THE OWNER OF THE SITE.
7.

DETENTION POND EASEMENTS SHOWN HAVE BEEN GRANTED TO LAYTON CITY.
8.

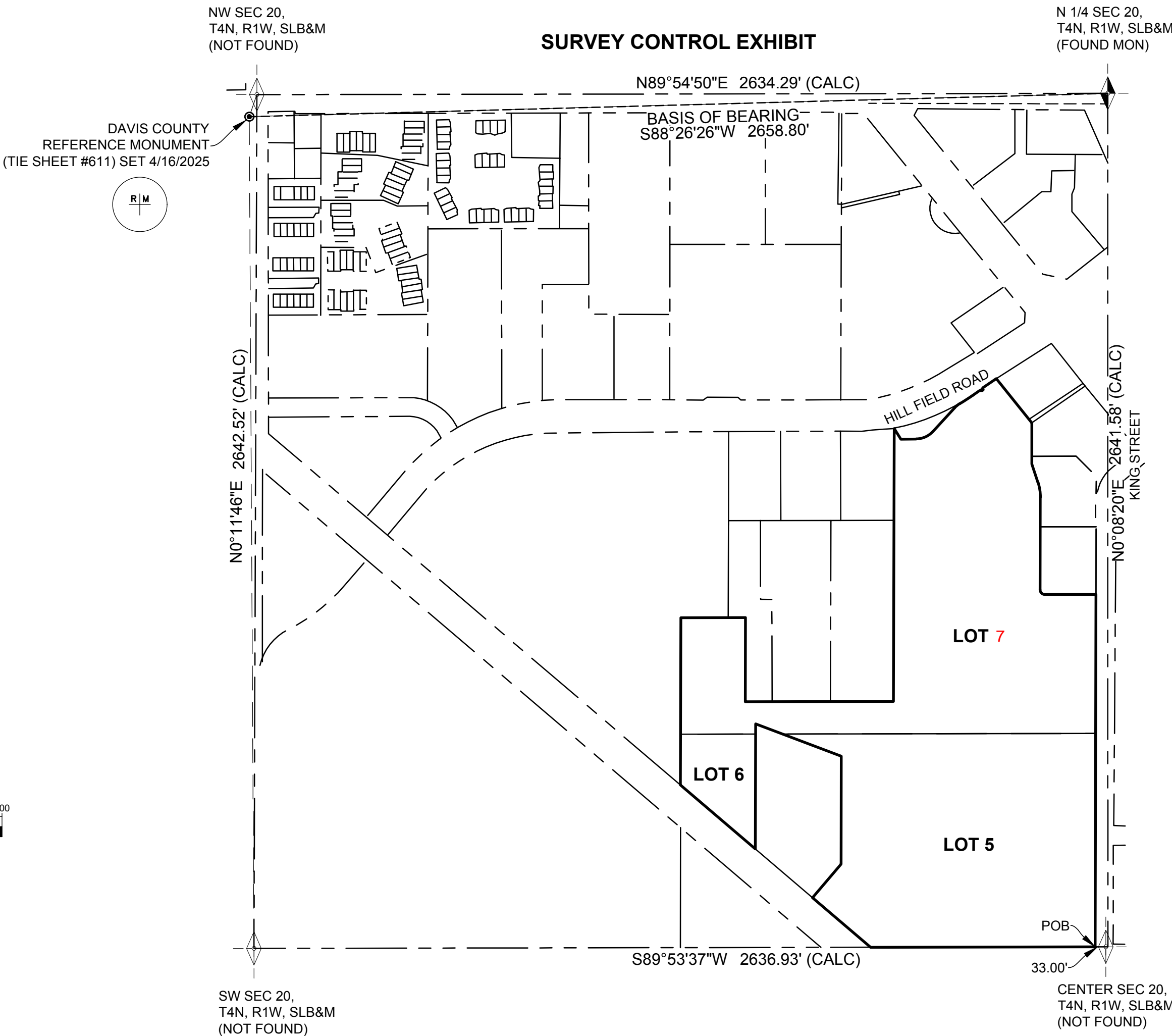
POTENTIAL PURCHASERS OF LOTS WITHIN THIS SUBDIVISION ARE HEREBY NOTIFIED THAT THE CITY OF LAYTON RESERVES THE RIGHT TO ELIMINATE LEFT-TURN MOVEMENTS AT ACCESS POINTS ALONG HILL FIELD ROAD FOR UP TO AND INCLUDING CONSTRUCTION OF ANY RAISED MEDIANS IN ROADWAY, ROAD CONSTRUCTION, LANE CLOSURES, STREET REPAIRS.
9.

THIS SUBDIVISION IS BOUND BY THE THIRD AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") RECORDED JUNE 24, 2002, AS ENTRY NO. 1764092, IN BOOK 3070, AT PAGE 933, DAVIS COUNTY RECORDER'S OFFICE. THIS SUBDIVISION WILL BE SUBJECT TO ANY FUTURE AMENDMENTS.

VICINITY MAP



SURVEY CONTROL EXHIBIT



SHEET 1 OF 2

SURVEYOR'S CERTIFICATION

I, SHAWN R. VERNON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8744084 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE MADE A SURVEY OF THE LANDS SHOWN ON THIS PLAT AND THAT IT CORRECTLY REPRESENTS THE EXISTING CONDITIONS AS SHOWN. THIS PLAN DOES NOT REPRESENT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE LANDS SHOWN HEREON.

SHAWN R. VERNON
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 8744084

DATE

BOUNDARY DESCRIPTION

A PART OF LOT 1, KING STREET WAL-MART SUBDIVISION, ENTRY NO. 1792735, DAVIS COUNTY RECORDER'S OFFICE, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LAYTON CITY, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 33.00 FEET SOUTH 89°53'37" WEST FROM THE CENTER OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 89°53'37" WEST 695.14 FEET; THENCE NORTH 49°32'23" WEST 236.58 FEET TO THE SOUTHEASTERLY CORNER OF LOT 4 OF SAID KING STREET WAL-MART SUBDIVISION; THENCE ALONG THE EASTERLY, NORTHERLY AND WESTERLY LINES OF SAID LOT 4 THE FOLLOWING FOUR (4) COURSES: (1) NORTH 40°27'37" EAST 136.52 FEET, (2) NORTH 0°08'20" EAST 334.15 FEET, (3) NORTH 69°24'07" WEST 283.29 FEET, (4) SOUTH 0°08'20" WEST 386.98 FEET; THENCE NORTH 89°32'23" WEST 305.08 FEET; THENCE NORTH 0°10'07" EAST 517.53 FEET; THENCE NORTH 89°54'42" EAST 200.07 FEET; THENCE SOUTH 0°09'49" WEST 260.00 FEET; THENCE NORTH 89°54'42" EAST 458.94 FEET; THENCE NORTH 0°09'13" EAST 844.47 FEET TO A POINT ON THE SOUTHERLY LINE OF THE LAYTON CITY PARCEL AS CREATED BY WARRANTY DEED RECORDED JUNE 25, 2014, ENTRY NO. 2810215 IN BOOK 6047 AT PAGE 238-239, DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING ELEVEN (11) COURSES: (1) SOUTH 32°10'13" EAST 38.74 FEET; (2) NORTH 89°40'29" EAST 47.57 FEET, (3) NORTHEASTERLY 58.05 FEET ALONG THE ARC OF A 70.45 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 47°12'40", CHORD BEARS NORTH 65°59'32" EAST 56.42 FEET; (4) NORTH 42°23'15" EAST 99.54 FEET, (5) NORTHEASTERLY 20.93 FEET ALONG THE ARC OF A 71.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 16°53'25", CHORD BEARS NORTH 50°50'01" EAST 20.86 FEET, (6) NORTHEASTERLY 48.21 FEET ALONG THE ARC OF A 652.50 FOOT RADIUS REVERSE CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 4°14'00", CHORD BEARS NORTH 57°09'48" EAST 48.20 FEET, (7) NORTH 55°02'47" EAST 24.43 FEET, (8) NORTH 89°37'56" EAST 9.00 FEET, (9) NORTH 44°37'56" EAST 4.00 FEET, (10) NORTH 11°50'27" WEST 5.82 FEET, (11) NORTH 55°23'00" EAST 50.71 FEET; THENCE SOUTH 38°44'00" EAST 175.86 FEET; THENCE SOUTH 0°05'18" EAST 103.33 FEET; THENCE SOUTH 0°08'20" WEST 24.27 FEET; THENCE SOUTH 18°25'20" EAST 58.70 FEET; THENCE SOUTHERLY 47.78 FEET ALONG THE ARC OF A 147.50 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18°33'39", CHORD BEARS SOUTH 9°08'31" EAST 47.57 FEET; THENCE SOUTH 0°08'20" WEST 285.98 FEET; THENCE SOUTHEASTERLY 22.78 FEET ALONG THE ARC OF A 14.50 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", CHORD BEARS SOUTH 44°51'41" EAST 20.51 FEET, THENCE SOUTH 89°51'41" EAST 158.67 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF KING STREET; THENCE SOUTH 0°08'20" WEST 1090.26 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

CONTAINS 1,227,122 SQ. FT. OR 28.171 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

BY: _____

WAL-MART REAL ESTATE BUSINESS TRUST,
A DELAWARE BUSINESS TRUST

ITS: _____

DATE: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE/THEY ARE THE _____ OF WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE BUSINESS TRUST COMPANY, AND THAT HE/SHE/THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND BEHALF OF SAID BUSINESS TRUST FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

MY COMMISSION NO.: _____

PRINTED FULL NAME OF NOTARY

KING STREET WAL-MART
SUBDIVISION - AMENDED

AMENDING LOT 1
LOCATED IN THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
LAYTON CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2025

DAVIS COUNTY RECORDER

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT

THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE _____

FEES\$ _____

DAVIS COUNTY RECORDER

Kimley»Horn

1850 WEST ASHTON BLVD, Suite 150
LEHI, UTAH 84048
(385) 212-3184

DATE:

9-17-2025

SCALE:

N/A

PROJECT No.:

296152011

DESIGNED:

JRF

DRAFTED:

JRF

CHECKED:

SRV

LAYTON CITY PLANNING COMMISSION

APPROVED BY THE LAYTON CITY PLANNING COMMISSION
ON THIS _____ DAY OF _____, 20____.

LAYTON CITY ATTORNEY

LAYTON CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE MAP OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND SITUATED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS ____ DAY OF _____, 2025.

LAYTON CITY ENGINEER

LAYTON CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.

LAYTON CITY ATTORNEY

LAYTON CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF LAYTON, UTAH, THIS ____ DAY OF _____, 20____.

DATE

TITLE

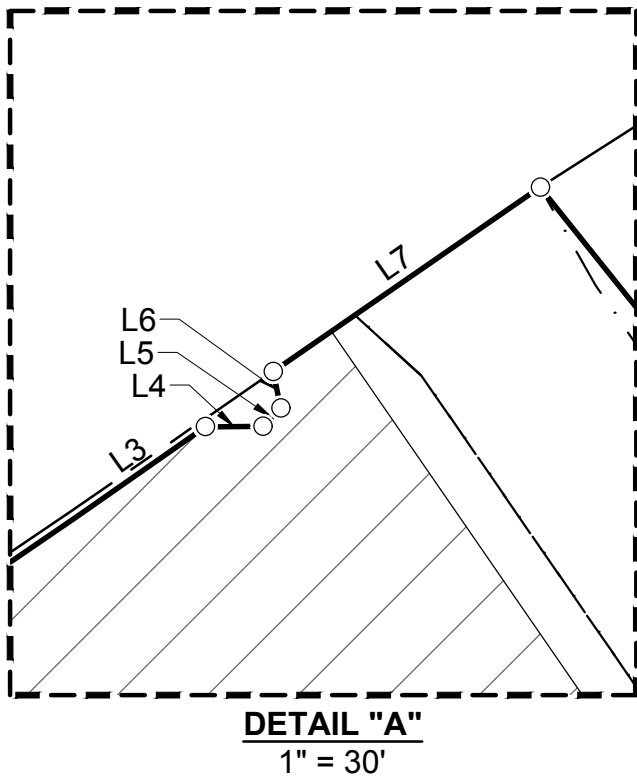
KING STREET WAL-MART SUBDIVISION - AMENDED

AMENDING LOT 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
LAYTON CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2025

LINE TABLE		
NO.	BEARING	LENGTH
L1	S32°10'13"E	38.74'
L2	N89°40'29"E	47.57'
L3	N55°02'47"E	24.43'
L4	N89°37'56"E	9.00'
L5	N44°37'56"E	4.00'
L6	N11°50'27"W	5.82'
L7	N55°23'00"E	50.71'
L8	S0°05'18"E	103.33'
L9	S0°08'20"W	24.27'
L10	S18°25'20"E	58.70'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	58.05'	70.45'	47°12'40"	N65°59'32"E	56.42'
C2	20.93'	71.00'	16°53'25"	N50°50'01"E	20.86'
C3	48.21'	652.50'	4°14'00"	N57°09'48"E	48.20'
C4	47.78'	147.50'	18°33'39"	S9°08'31"E	47.57'
C5	22.78'	14.50'	90°00'00"	S44°51'41"E	20.51'



SHEET 2 OF 2

Kimley»Horn

1850 WEST ASHTON BLVD, Suite 150
LEHI, UTAH 84048
(385) 212-3184

DATE: 9-17-2025	SCALE: 1"=80'	PROJECT No.: 296152011
DESIGNED: JRF	DRAFTED: JRF	CHECKED: SRV

KING STREET WAL-MART
SUBDIVISION - AMENDED

AMENDING LOT 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN,
LAYTON CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2025

DAVIS COUNTY RECORDER

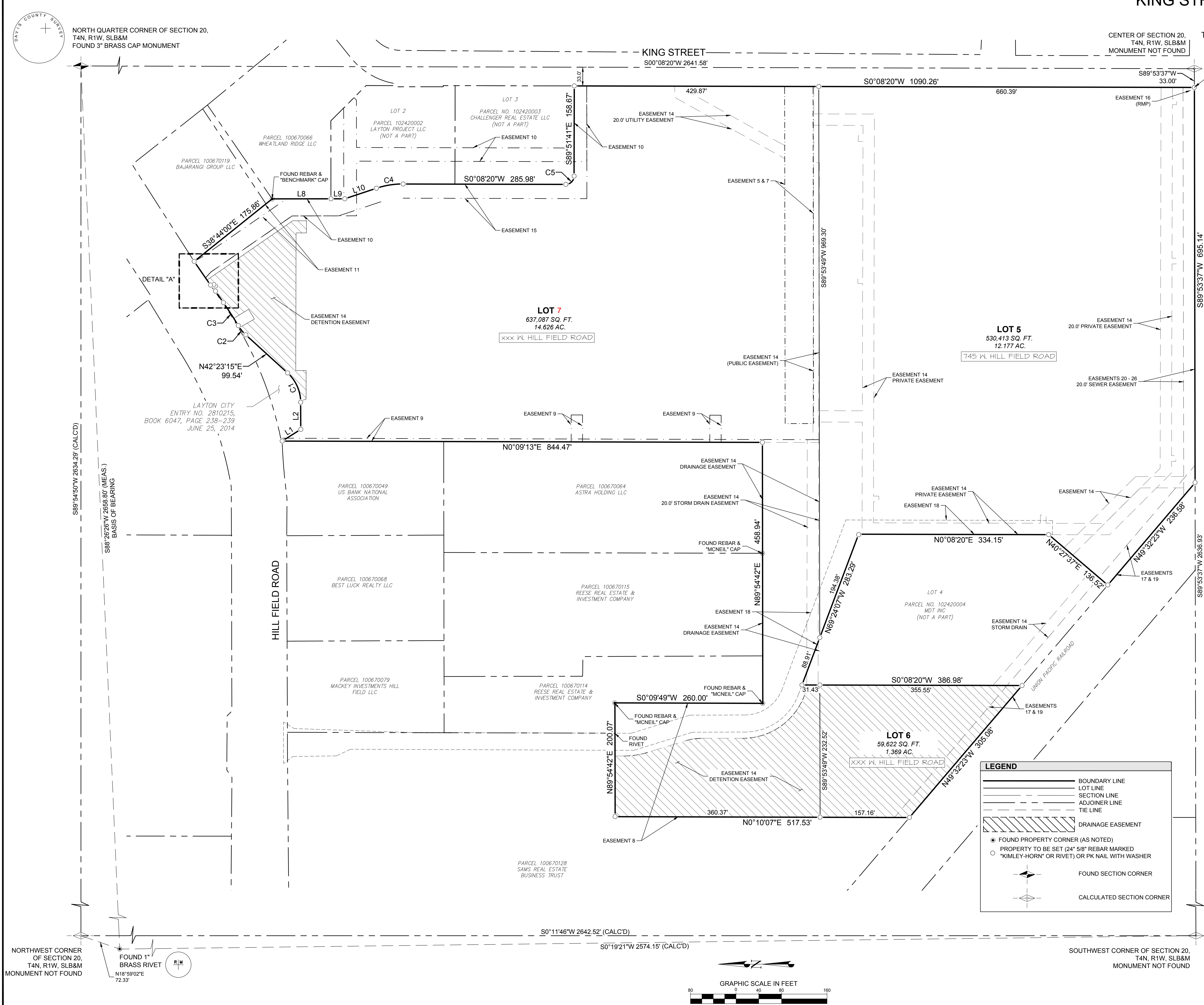
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT

THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES\$ _____

DAVIS COUNTY RECORDER



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.18	N89°51'41"W
L2	7.52	N00°08'19"E
L3	10.00	N89°51'41"W
L4	7.52	N00°08'19"E
L5	7.52	N00°08'19"E
L6	10.00	N89°51'41"W
L7	7.52	N00°08'19"E
L8	7.52	N00°08'19"E
L9	10.00	N89°51'41"W
L10	7.52	N00°08'19"E
L11	14.49	N89°51'41"W
L12	10.00	S00°08'19"W
L13	14.49	N89°51'41"W
L14	37.11	N89°51'41"W
L15	9.34	N00°08'19"E
L16	10.00	N89°51'41"W
L17	9.34	N00°08'19"E
L18	86.22	S00°08'19"W
L19	86.30	S00°08'19"W
L20	8.56	S00°08'19"E
L21	10.00	S89°51'41"W
L22	8.61	S00°08'19"E
L23	8.40	S00°08'19"W
L24	10.00	S89°51'41"E
L25	8.40	S00°08'19"W
L26	18.38	N89°51'41"W
L27	88.29	S00°08'19"W
L28	108.37	S00°08'19"W
L29	434.81	N00°08'19"E
L30	20.00	N89°54'42"E
L31	20.00	N89°54'42"E
L32	22.91	S89°54'42"W
L33	19.68	S89°51'41"E
L34	7.89	S89°51'41"E
L35	15.39	N00°08'19"E
L36	71.15	N17°05'03"W
L37	73.02	N00°00'00"E
L38	11.64	N69°24'07"W
L39	7.69	N89°51'41"W
L40	106.73	S89°54'42"W
L41	183.27	N34°37'00"W
L42	24.16	N00°08'19"E
L43	21.29	S89°51'41"E
L44	18.21	S00°08'19"W
L45	242.00	S89°51'41"E
L46	18.21	N00°08'19"E
L47	50.52	S89°51'41"E
L48	59.89	S16°22'50"E
L49	31.86	N29°57'30"W
L50	20.00	N59°12'05"E
L51	31.86	N31°38'21"W
L52	177.56	N44°51'41"W
L53	84.49	N00°05'00"W
L54	76.26	N00°05'00"W
L55	167.69	N44°51'41"W
L56	35.52	S40°27'37"W
L57	31.86	S19°51'50"E
L58	20.00	N70°58'35"E
L59	31.86	S18°11'00"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	42.38	141.00
C2	26.54	89.00
C3	140.51	116.00
C5	58.34	650.00
C6	33.78	650.00
C7	20.45	650.00
C8	114.52	650.00

LAYTON CITY ATTORNEY

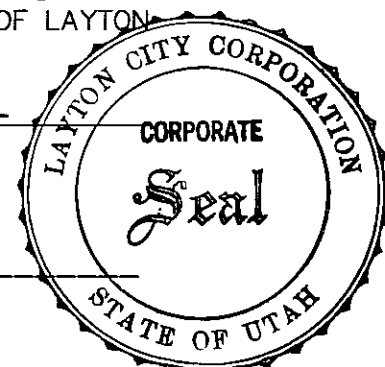
APPROVED BY THE LAYTON CITY ATTORNEY
THIS 15th DAY OF August, 2002

SIGNATURE _____

LAYTON CITY APPROVAL

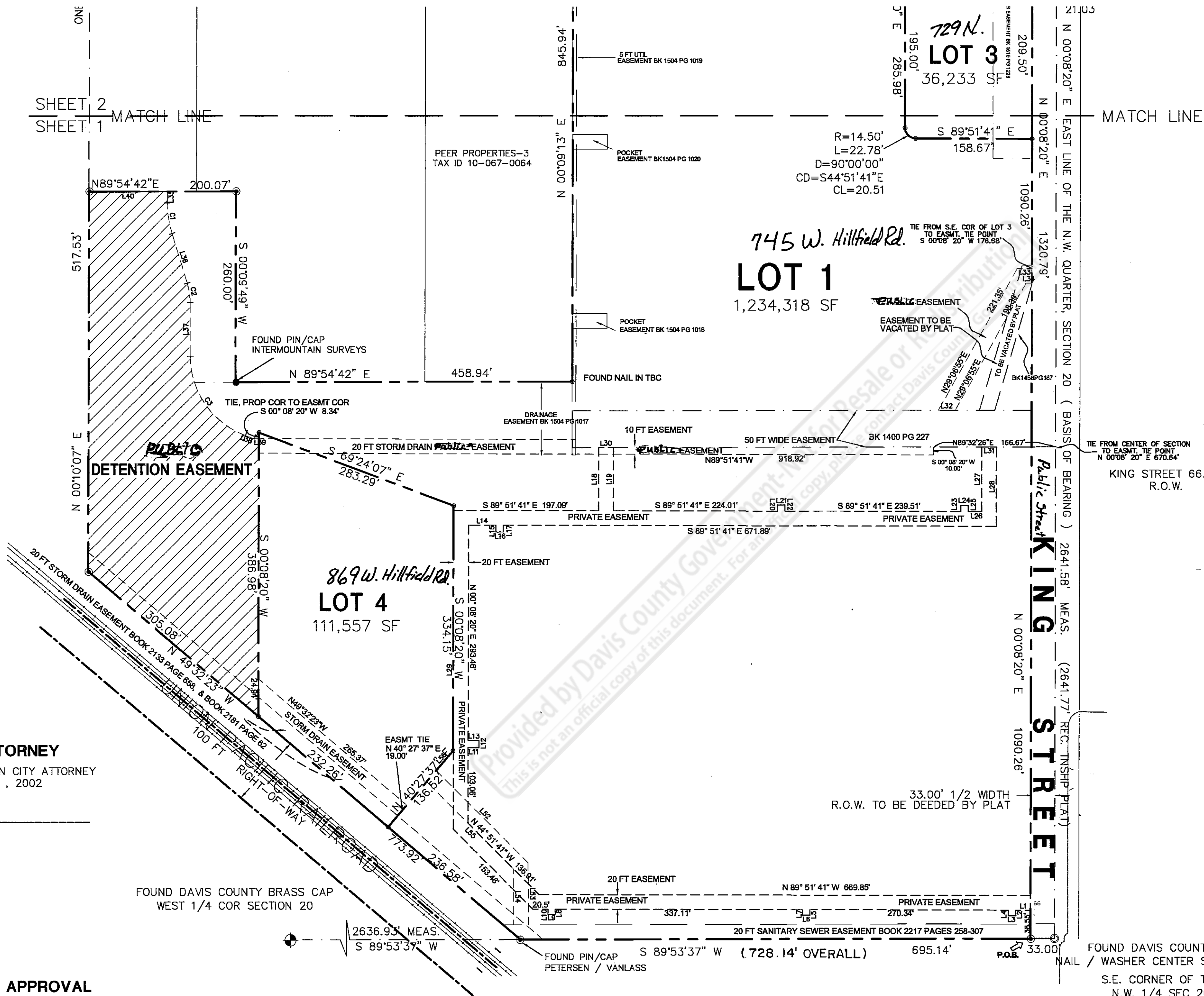
THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT
WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF LAYTON,
UTAH THIS 21st DAY OF March, 2002

SIGNATURE _____ DATE 6/21/2002
TITLE City Recorder
MAYOR _____

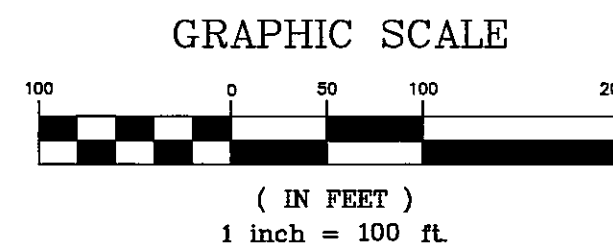


KING STREET WAL-MART SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 20, T 4 N, R
1 W, SALT LAKE BASE AND MERIDIAN,
CITY OF LAYTON, COUNTY OF DAVIS, STATE OF UTAH
SHEET 2 OF 2



VICINITY MAP (NTS) LAYTON UTAH



SURVEYOR'S CERTIFICATE

I NEIL C. SAMPSON A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH DO
HEREBY CERTIFY FOR, AND ON BEHALF OF CLC ASSOCIATES, THAT THIS PLAT OF KING STREET
WAL-MART SUBDIVISION IN LAYTON CITY, DAVIS COUNTY, UTAH HAS BEEN CORRECTLY DRAWN
TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN
DESCRIBED LANDS IN SAID SUBDIVISION BASED ON DATA COMPILED FROM RECORDS IN THE
DAVIS COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE ON THE GROUND.

SIGNED THIS DAY OF JUNE 4, 2002.
SIGNATURE _____ LICENSE NO. 171812
NEIL C. SAMPSON
REGISTERED LAND SURVEYOR
STATE OF UTAH
6-4-02

DAVIS COUNTY RECORDER
ENTRY NO. 1792735 FEE PAID \$64.00
FILLED FOR RECORD AND RECORDED THIS 7th DAY
OF OCTOBER 2002 AT 1:32 P.M. IN BOOK 3141
OF OFFICIAL RECORDS PAGE 689
SHERYL L. WHITE
DAVIS COUNTY RECORDER
BY Sabrina McKain
DEPUTY RECORDER

SUBDIVISION PLAT

KING STREET WAL-MART SUBDIVISION

Colorado
Land
Consultants, Inc.
Planning/Engineering/Land Surveying
8480 E. Orchard Road
Suite 2000
Glenwood Village, Colorado 80111
(303) 770-5600
FAX (303) 770-2349
JOB: 000-362
DATE: 6-3-02
DRAWN: NS

LAYTON CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LAND SURVEY
OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LAND AND MONUMENTS
THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND
MONUMENTS ON RECORD IN THIS OFFICE.

SIGNED THIS 29th DAY OF August, 2002.

SIGNATURE _____
City Engineer

LAYTON CITY PLANNING COMMISSION

APPROVED BY THE LAYTON CITY PLANNING COMMISSION
ON THIS 12th DAY OF March, 2002.

SIGNATURE _____
CHAIRPERSON

REVISION DATE 3-13-02
REVISION DATE 5-31-02