



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

**REGULAR 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 **7:00 PM on February 2, 2023.**

AGENDA ITEMS:

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

2. MUNICIPAL EVENT ANNOUNCEMENTS:

3. VERBAL PETITIONS AND PRESENTATIONS:

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 – Main Street Commons Subdivision – 1st Amendment – 1270 North Main Street

B. Amended Plat – Layton Parkway North Subdivision – 2nd Amendment – 50 West 400 South

6. PUBLIC HEARINGS:

7. UNFINISHED BUSINESS:

ADJOURN:

Notice is hereby given that:

- A Work Meeting will be held at 6:30 PM to discuss miscellaneous items.
- 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

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 CITY COUNCIL MEETING
AGENDA ITEM COVER SHEET**

Item Number: 5.A.

Subject:

Amended Plat – Main Street Commons Subdivision – 1st Amendment – 1270 North Main Street

Background:

The proposed plat amendment will create Lots 6 and 7 from Lot 3 and part of Lot 5. The purpose of the amendment is to create two lots for a proposed pet hospital and vehicle lube business, which are both permitted in the C-H (Planned Highway Commercial) zone. The General Plan designates this property as within the Main Street Mixed-Use Corridor. The newly created Lot 6 will be approximately 0.46 acres and Lot 7 will be approximately 0.49 acres. Both lots meet the minimum lot size requirements and are currently vacant.

Alternatives:

Alternatives are to: 1) Grant amended plat approval to the Main Street Commons Subdivision subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny the proposed amendment to the Main Street Commons Subdivision.

Recommendation:

On January 10, 2023, the Planning Commission voted unanimously to recommend the Council approve the amended plat for the Main Street Commons Subdivision subject to meeting all City requirements.

Staff supports the recommendation of the Planning Commission.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

STAFF REPORT

To: City Council
From: Curtis Poole, Planner II *Curtis Poole*
Date: February 2, 2023
Re: Main Street Commons Subdivision – 1st Amendment

Location: 1270 North Main Street

Zoning: C-H (Planned Highway Commercial)

Description:

The applicant, Fred Barth, is requesting an amendment to Main Street Commons Subdivision plat. Main Street Commons Subdivision is a 5-lot subdivision that includes both sides of Midtown Crossing from Main Street to the bridge over I-15. All adjacent properties are zoned C-H.

Background:

The proposed plat amendment will create Lots 6 and 7 from Lot 3 and part of Lot 5. The purpose of the amendment is to create two lots for a proposed pet hospital and vehicle lube business, which are both permitted in the C-H zone. The General Plan designates this property as within the Main Street Mixed-Use Corridor. The newly created Lot 6 will be approximately 0.46 acres and Lot 7 will be approximately 0.49 acres. Both lots meet the minimum lot size requirements and are currently vacant.

Recommendation:

On January 10, 2023, the Planning Commission voted unanimously to recommend the Council approve the amended plat for the Main Street Commons Subdivision 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: Frederick Barth fred@pentadrh.com
Jeremy Draper Jeremy@reeve.co

FROM: Steven Fuhr, Staff Engineer

CC: CED Department/Fire Department/Building Official

DATE: November 28, 2022

SUBJECT: Banfield Layton Subdivision – Preliminary Plat (1st Submittal)
1290 N Main Street

I have reviewed the preliminary dedication plat and received on November 21, 2022 for the Banfield Layton Subdivision located at approximately 1290 N Main Street. The plans have been stamped **“Approved – As Corrected.”** The following comments as well as all other comments from other City staff will need to be addressed prior to submitting for final plat.

1. The first call in the written boundary description does not match the measured distance listed on the drawing (2644.42' vs 1049.89').
2. The Public Utility Easement will need to be a Public Utility and Drainage Easement (PUDE).
3. The minimum PUDE along the front lot lines is 7 feet. The 4 foot PUDE along the west property line of lot 2 will need to be increase to 7 feet.
4. The proposed Public Utility and Access Easement will need to include the lengths and bearings for each side of the boundary.
5. The book number and entry number will need to be included for the sign easement. A signature block will need to be added for the owner of the easement.
6. The title report indicates a Utah Power & Light Company Right of Way and Easement (Entry 281975, 281976, 281977) on a portion of this property. This easement will need to be shown on the dedication plat or removed from the tittle report. A signature block will need to be added for Utah Power and Light (Rocky Mountain Power).
7. The Owner's dedication reads “and subdivide the same into lots and streets”. The “and streets” will need to be removed because it is not applicable to this subdivision.
8. A subtitle of “Amending a portion of Lots 3 and 5 of the Main Street Commons Subdivision” will need to be added below the title.



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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: Main Street Commons Subdivision @ 1290 N Main Street

CC: 1) Engineering
2) Jeremy Draper, jeremy@reeve.co
3) Fred Barth, fred@pentadrh.com

DATE: December 29, 2022

I have reviewed the preliminary and final plat submitted on November 18 and December 12, 2022 for the above referenced project. The Fire Prevention Division of this department has no comments.

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

CF\#3Commercial Site Plan:sh
Plan #S22-185 District #51
Project Tracker #LAY2211183229
ERS #12448



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: Applicant et al.
Cc: CED Department, Engineering Department, Fire Marshal
From: Darren Curtis, Assistant City Attorney – Legal
Date: Dec. 29, 2022
Subject: Main Street Commons Subdivision Amendment – LAY2211183229
1290 N Main Street.

I have reviewed the materials transmitted to my department for the subdivision noted above. I have identified the following issues in the plat and/or the title report that should be remedied:

1. Exceptions 12, 17 and 20 (Easements): These exceptions describe certain easements over the lots. Please label each of the easements and entry numbers on the plat. Also provide signature blocks for the beneficiaries for those easements.
2. Exception 22: This exception indicates a trust deed held by ZB, N.A. dba Zions First National Bank, and lists the beneficiary as ZB, N.A. dba Zions First National Bank. As such the trustee or beneficiary need to sign or acknowledge the plat in order to recognize and accept the dedication of public rights and easements on the property.
3. The plat shows a sign easement. Please label the easement with the entry number for the recorded easement. This easements should be in the title report.
4. The site plan indicates sewer easements crossing the lot lines. The recording of the plat will not create the easements. The proper deed of easements will need to be recorded in order to create those easements before the plat is recorded.

Memorandum

To: Fred Barth, Jeremy Draper
CC: Community Development, Fire, Engineering & Legal
From: JoEllen Grandy, Parks Planner – Parks & Recreation
Date: December 16, 2022
Re: Main Street Commons Subdivision Amendment, Final Approval I – 1290 N. Main St.

The Parks & Recreation Department will not be adversely impacted by the proposed Main Street Commons Subdivision Amendment located at 1290 North Main Street.

The Parks and Recreation Department has reviewed the plans submitted on December 12th and has no comments or concerns regarding the approval of the Main Street Commons 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.*



MAIN STREET
COMMONS
SUBDIVISION
1ST AMENDMENT

1270 N MAIN ST
PLAT AMENDMENT

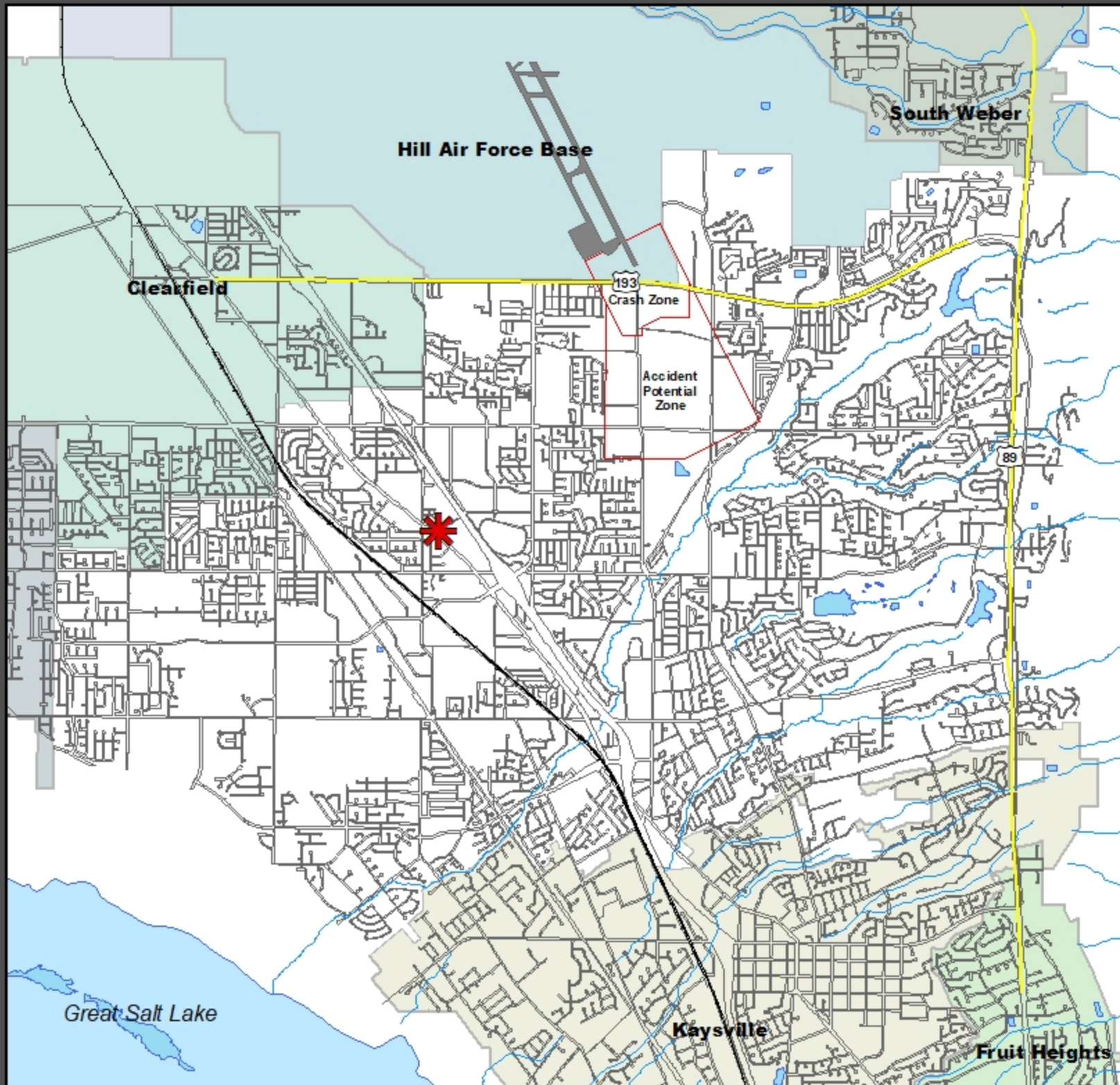
Legend

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

 - Project Site



Map 1





MAIN STREET COMMONS SUBDIVISION 1ST AMENDMENT

1270 N MAIN ST

PLAT AMENDMENT

Legend

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

- Project Area



Map 2



MAIN STREET
COMMONS
SUBDIVISION
1ST AMENDMENT

1270 N MAIN ST

PLAT AMENDMENT

Legend

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

- Project Area



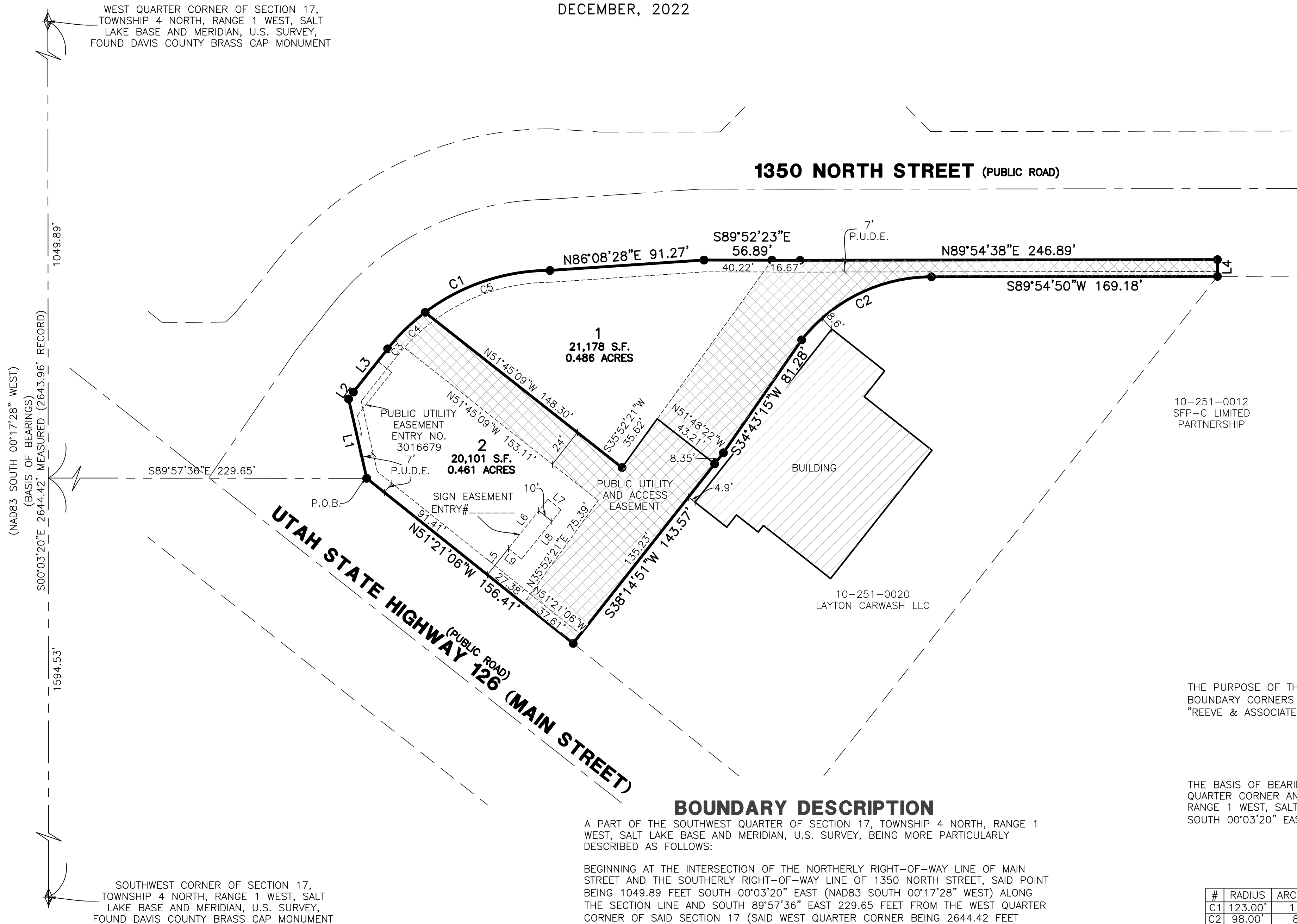
Map 3



MAIN STREET COMMONS SUBDIVISION AMENDED

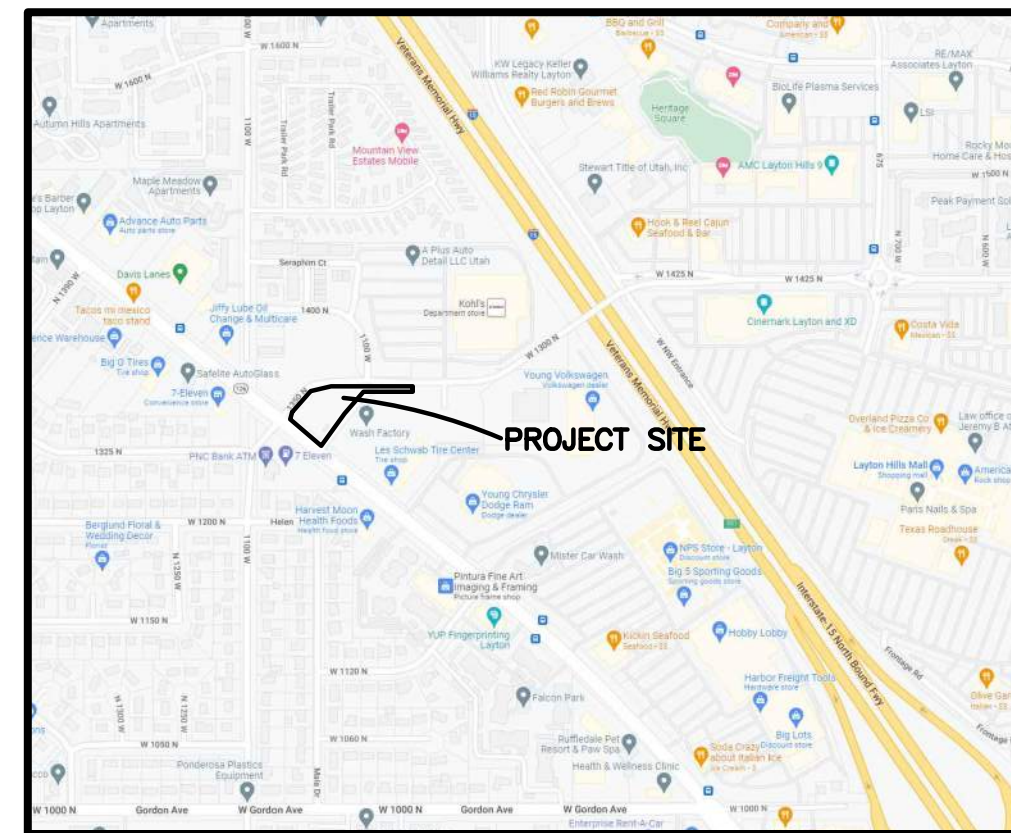
AMENDING A PORTION OF LOTS 3 AND 5 OF THE MAIN STREET COMMONS SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
LAYTON CITY, DAVIS COUNTY, UTAH
DECEMBER, 2022

WEST QUARTER CORNER OF SECTION 17,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN, U.S. SURVEY,
FOUND DAVIS COUNTY BRASS CAP MONUMENT



SOUTHWEST CORNER OF SECTION 17,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN, U.S. SURVEY,
FOUND DAVIS COUNTY BRASS CAP MONUMENT

1350 NORTH STREET (PUBLIC ROAD)

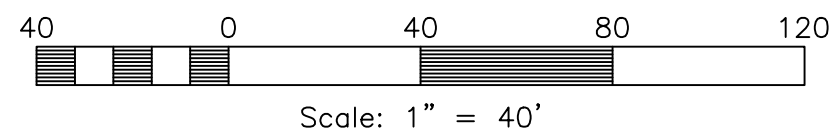


VICINITY MAP

NOT TO SCALE

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION TIE LINE
- = ROAD CENTERLINE
- = EXISTING BUILDING
- = PUBLIC UTILITY AND ACCESS EASEMENT
- = PUBLIC UTILITY AND DRAINAGE EASEMENT



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO TWO LOTS. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS SOUTH 00°03'20" EAST (NAD83 SOUTH 00°17'28" WEST).

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	123.00'	110.35'	106.69'	59.20'	N64°12'26"E	51°24'18"
C2	98.00'	88.37'	85.41'	47.45'	S64°04'50"W	51°40'05"
C3	123.00'	6.69'	6.69'	3.35'	N40°03'48"E	3°07'03"
C4	123.00'	24.34'	24.30'	12.21'	N47°17'29"E	11°20'20"
C5	123.00'	79.32'	77.95'	41.09'	N71°26'07"E	36°56'56"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N12°51'08"W	48.13'
L2	N34°17'42"E	4.97'
L3	N38°30'14"E	32.63'
L4	S00°05'22"E	9.92'
L5	N38°38'54"E	19.96'
L6	N38°46'13"E	37.32'
L7	S51°13'47"E	10.00'
L8	S38°46'13"W	37.32'
L9	N51°13'47"W	10.00'

SURVEYOR'S CERTIFICATE

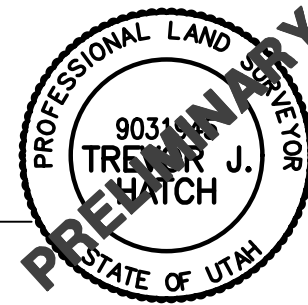
I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **BANFIELD LAYTON SUBDIVISION** IN **LAYTON CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **LAYTON CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH



OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **BANFIELD LAYTON SUBDIVISION**, AND DO HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

ASPEN HEIGHTS, LLC

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)

ON THIS THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF BANK OF UTAH, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____)

ON THE ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

KOHL'S

APPROVED BY KOHL'S THIS _____ DAY OF _____, 20____.

NAME

TITLE

LAYTON CITY PLANNING COMMISSION

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

CHAIRMAN, LAYTON CITY PLANNING COMMISSION

LAYTON CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____, BY THE LAYTON CITY ENGINEER.

LAYTON CITY ENGINEER

LAYTON CITY COUNCIL

PRESENTED TO THE LAYTON CITY COUNCIL THIS THE ____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

LAYTON CITY MAYOR

CITY RECORDER

LAYTON CITY ATTORNEY

APPROVED BY THE LAYTON CITY ATTORNEY THIS THE ____ DAY OF _____, 20____.

LAYTON CITY ATTORNEY

PROJECT INFORMATION

Surveyor: **T. HATCH**
Project Name: **BANFIELD LAYTON SUBDIVISION**
Designer: **N. ANDERSON**
Number: **8051-01**
Scale: **1"=40'**
Begin Date: **11-2-2022**
Revision: _____
Checked: _____



Reeve & Associates, Inc.
1610 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
AND RECORDED, _____ AT
_____ IN BOOK _____ OF
THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY,

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

Item Number: 5.B.

Subject:

Amended Plat – Layton Parkway North Subdivision – 2nd Amendment – 50 West 400 South

Background:

The applicant, JoEllen Grandy representing the Layton City Parks Department, is requesting to amend Lot 1 of the Layton Parkway North Subdivision. The subdivision is located in the Mixed-Use Transit Oriented Development (MU-TOD) zone.

Lot 1 is currently under construction as a multi-family apartment project which consists of two four-story apartment buildings and a recreational club/pool house. Layton City's Parks Department has been working with the lot owners in continuing the Kays Creek Trail through this lot, which requires a 20-foot wide trail easement. This easement is planned to traverse along Kays Creek, which is the north portion of Lot 1. The Kays Creek Trail is integral to the site as an amenity for the residents and general public.

The purpose for the amendment is to locate and record on the plat the 20-foot wide trail easement that will connect the Kays Creek Trail with the future pedestrian overpass, which will provide access to the Front Runner train station.

Alternatives:

Alternatives are to: 1) Grant amended plat approval to Layton Parkway North Subdivision – 2nd Amendment subject to meeting all Staff requirements as outlined in Staff memorandums; or 2) Deny the proposed amendment to Layton Parkway North Subdivision – 2nd Amendment.

Recommendation:

On January 10, 2023, the Planning Commission unanimously recommended the Council grant amended subdivision plat approval to Layton Parkway North Subdivision – 2nd 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: February 2, 2023

Re: Layton Parkway North Subdivision – 2nd Amendment

Location: 50 West 400 South

Zoning: MU-TOD (Mixed-Use Transit Oriented Development)

Description:

The applicant, JoEllen Grandy representing the Layton City Parks Department, is proposing to amend the Layton Parkway North Subdivision plat. This mixed use subdivision is surrounded by other mixed-use transit oriented development (MU-TOD) zoning to the east, R-1-8 (Single Family Residential) zoning to the north, R-1-6 (Single Family Residential) to the west and B-RP (Business Research Park) properties to the south.

Background:

The proposed amendment pertains to Lot 1, which is currently under construction as a multi-family apartment development which includes two four-story buildings that contain 248 apartment units and a third building for the club/pool house.

As highlighted in red on the attached amended plat, the amendment is to create a 20-foot wide Kays Creek Trail and access easement between the north apartment building and Kays Creek with a connection to the future pedestrian overpass above the railway lines, which provides access to the FrontRunner train station from the west.

The easement was not a part of the original Layton Parkway North Subdivision plat because it had not been determined where the trail and access was to be located at the time. The Parks Department has been negotiating with the property owner of Lot 1 for

the desired location of the 20-foot wide easement that will work best for connecting the trail to the future pedestrian overpass.

The lot number is required to change with an amendment of the plat, the lot number will change from Lot 1 to Lot 8 once the plat is recorded with the County. The purpose being the required change of the property identification number with an amendment.

Recommendation:

On January 10, 2023, the Planning Commission voted unanimously to recommend the Council approve the amended plat for Layton Parkway North Subdivision – 2nd 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: Tyler Harper; tylerh@greatbasineng.com

CC: CED Department/Fire Marshal/Legal Department

FROM: Shannon Hansen, Assistant City Engineer - Development

DATE: December 13, 2022

SUBJECT: Layton Parkway North – Second Amendment
50 West 400 South

I have reviewed the amended dedication plat received in Engineering on December 9, 2022 for the Layton Parkway North – Second Amendment located at 50 West 400 South. The plat has been stamped "Approved as Corrected". The following comments and corrections will need to be addressed prior to submitting the final mylar. All other comments from City staff will also need to be addressed.

1. In the title, the amendment is the 2nd rather than the 3rd as indicated.
2. The Owner's Dedication will need to be amended to reflect this amendment. It currently states the "subdivide the same into lots, parcels, and streets..." which is not applicable to this amendment.
3. The Entry number will need to be added to the leader note for the 20.00' Cross Access and Utility Easement along the south boundary.
4. All easements from the title report will need to be added to the plat, specifically Entry 3429080 and 3452226 for Rocky Mountain Power. A signature block for Rocky Mountain Power will need to be added to the plat.
5. The Irrigation Line Easement Entry 3232505 does not appear to be within the lot boundary and will need to be removed from the title report.



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Kevin Ward • Fire Chief
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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: Layton Parkway North- 2nd Amendment

CC: 1) Engineering
2) Tyler Harper, tylerh@greatbasineng.com
3) JoEllen Grandy, jgrandy@laytoncity.org

DATE: December 29, 2022

I have reviewed the final plat submitted on December 12, 2022 for the above referenced project. The Fire Prevention Division of this department has no comments.

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

CF\#3Commercial Site Plan:sh
Plan #S22-183 District #46
Project Tracker #LAY2212123235
ERS #11644

Memorandum

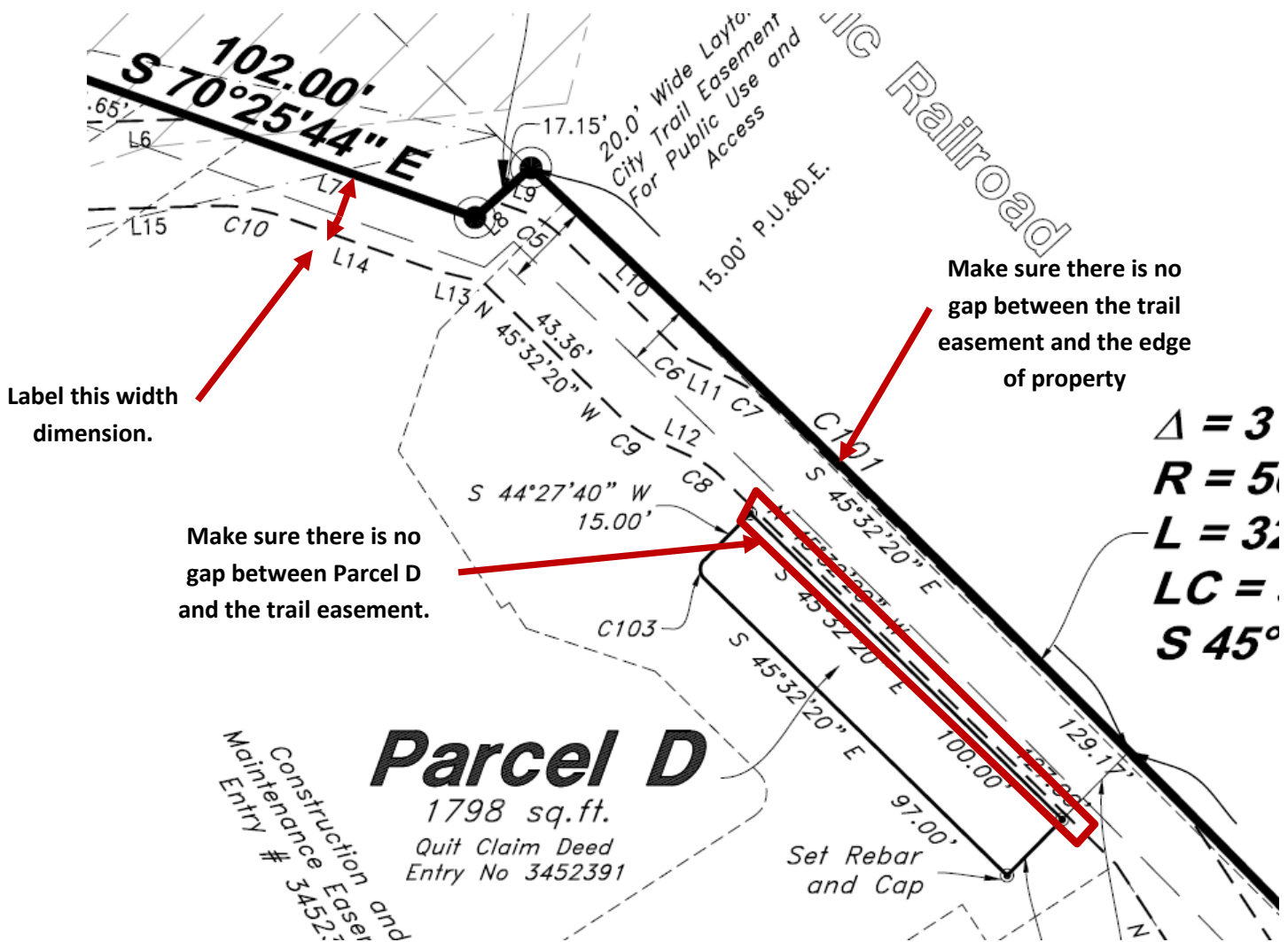
To: Tyler Harper
CC: Community Development, Fire, Engineering & Legal
From: JoEllen Grandy, Parks Planner – Parks & Recreation
Date: December 16, 2022
Re: Layton Parkway North Subdivision 2nd Amendment, Final Approval I – 50 W. 400 S.

The Layton Parkway North Subdivision located at 50 West 400 South lies just outside of the existing service area of Veterans Pocket Park.

Kay's Creek Trail, a major trail corridor identified in the Layton City Parks, Recreation, Trails, Open Space and Cultural Facilities Master Plan, includes a section of the proposed trail and future overpass identified through the associated development of MODA Apartments that is currently under construction. The trail is also acknowledged in the development agreement associated with this property.

The Parks and Recreation Department has hired Great Basin Engineering to prepare the public trail and access easement so that it may be recorded as a 2nd Amendment to the plat. The Parks and Recreation Department as review the plans submitted on December 12th and has the following comments:

- Change the title of the plat to say "Layton Parkway North Subdivision 2nd Amendment".
- Be sure to address comments received from Community Development, Fire, Engineering and Legal.
- Please refer to the drawing below additional notes:



Provided the comments above are addressed, the Parks and Recreation Department has no other comments or concerns regarding the approval of the Layton Parkway North Subdivision 2nd 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.



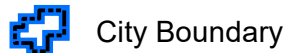


LAYTON PARKWAY NORTH - 2ND AMENDMENT

50 WEST
400 SOUTH

AMENDING LOT 1

Legend



City Boundary



Rail Lines



APZ



Interstate 15



Lakes



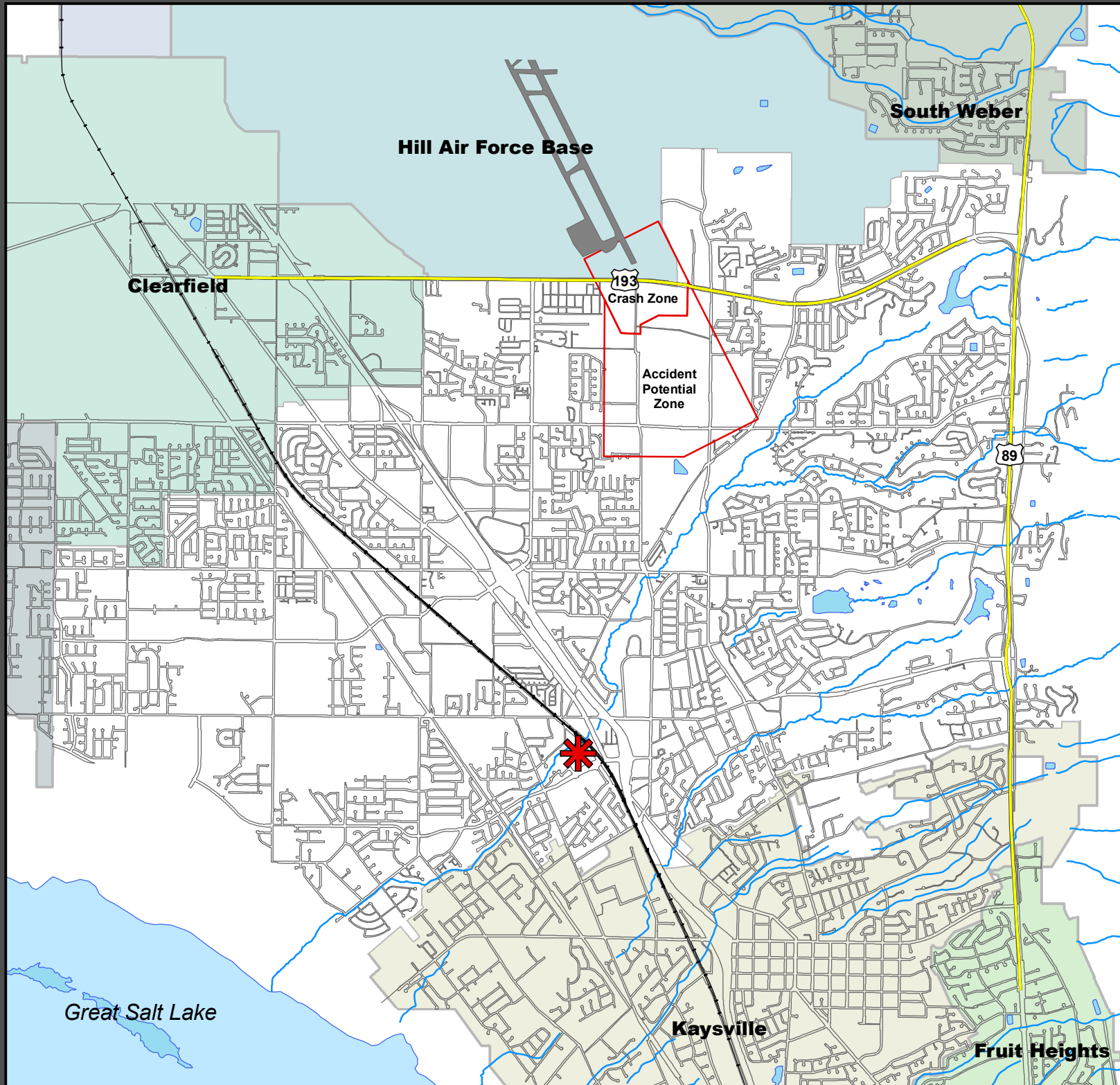
Streams



- Project Site



Map 1










LAYTON PARKWAY NORTH - 2ND AMENDMENT

50 WEST
400 SOUTH

AMENDING LOT 1

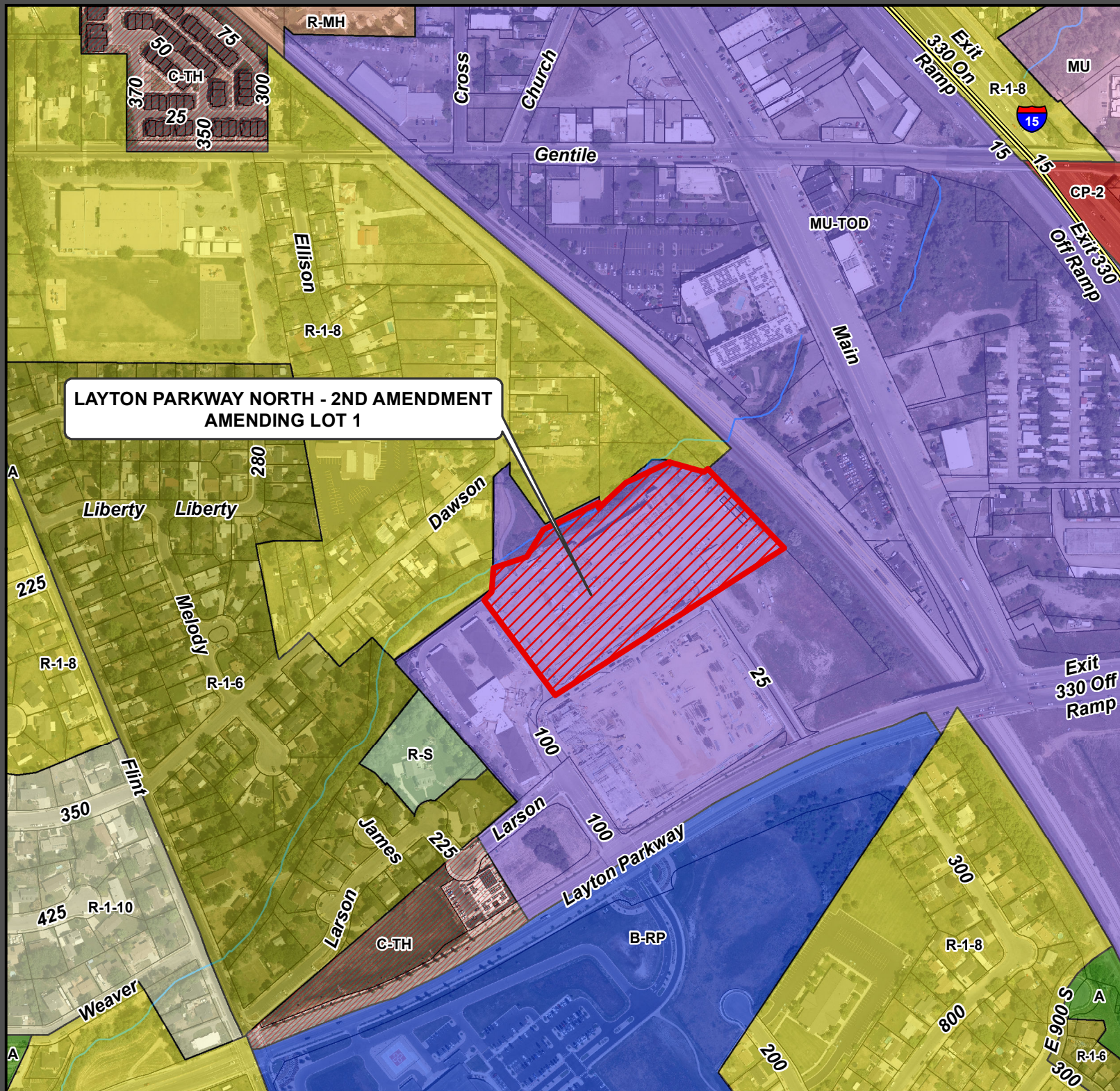
Legend

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

 - Project Area



Map 2










LAYTON PARKWAY NORTH - 2ND AMENDMENT

50 WEST
400 SOUTH

AMENDING LOT 1

Legend

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

 - Project Area



Map 3



Layton Parkway North Subdivision 3rd Amendment

Amending lot 1

A part of the Northeast Quarter of Section 29 and the
Northwest Quarter of Section 28, T4N, R1W, SLB&M, U.S. Survey
Layton City, Davis County, Utah
November 2022

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that this plat of Layton Parkway North Subdivision 3rd Amendment Amending lot 1 in Layton City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.

Signed this ____ day of ____, 2022.

6242920

License No.

Andy Hubbard

BOUNDARY DESCRIPTION

A track of land being a part of the Northeast Quarter of Section 29 and the Northwest Quarter of Section 28 Township 4 North, Range 1 West Salt Lake Base and Meridian, U.S. Survey Said track being all of lot 1 Layton Parkway North Subdivision according to the official records of Davis County being more particularly described as follows;

Beginning at the Southwest Corner of said lot 1, said point being 1046.68 feet North 0°04'16" East along the Section line and South 89°55'44" East 137.75 feet from the West Quarter Corner of said Section 28 and running thence along said lot 1 the following thirteen (13) courses, (1) North 36°35'30" West 355.31 feet, (2) North 53°24'30" East 36.57, (3) North 0°04'15" East 64.34 feet, (4) North 69°02'00" East 102.12 feet, (5) North 31°48'10" East 94.96 feet, (6) North 64°40'44" East 181.33 feet, (7) South 0°04'16" West 8.24 feet, (8) North 47°59'16" East 98.38 feet, (9) North 63°00'00" East 151.33 feet, (10) South 70°25'44" East 102.00 feet, (11) North 48°29'16" East 17.15 feet to the south Right of Way line of Union Pacific Railroad, (12) along the arc of said South Right of Way being a 5630.00 foot radius curve to the right a distance of 324.51 feet (Central Angle equals 3°18'09" Long Chord bears South 45°00'36" East 324.46 feet), and (13) South 56°48'54" West 804.50 feet to the point of beginning.

Containing 7.106 Acres.

NOTE: the above description should be rotated clockwise 0°22'09" to match NAD 83 Bearings.

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots, parcels, and streets as shown on this plat, and name said tract Layton Parkway North Subdivision 2nd Amendment Amending Lot 1, and hereby dedicate, grant and convey to Layton City, Davis County, Utah, all those parts or portions of said tract of land designated as Layton City Trail Easement, the same to be used as public thoroughfares as pedestrian ingress and egress forever, and also dedicate to Layton City those parts or portions of said tract designated as Parcel D.

Signed this ____ day of ____, 2022.

JF Parkway Partners QQZB LLC

Layton City Corporation

ACKNOWLEDGMENT

State of Utah } ss
County of Davis

The foregoing instrument was acknowledged before me this ____ day of ____ 2022 by ____.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

ACKNOWLEDGMENT

State of Utah } ss
County of Davis

The foregoing instrument was acknowledged before me this ____ day of ____ 2022 by ____.

Residing At: _____ A Notary Public commissioned in Utah

Commission Number: _____

Commission Expires: _____ Print Name

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID

FILED FOR RECORD AND

RECORDED _____

IN BOOK _____

RECORDS, PAGE _____

FILED _____

DAVIS COUNTY RECORDER

BY: _____

DEPUTY

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

EASEMENT LINE DATA

Line	Bearing	Length
L1	N 54°20'25" E	11.53
L2	N 51°28'05" E	18.08
L3	N 18°32'31" W	13.01
L4	N 69°02'00" E	21.49
L5	N 0°04'15" E	24.88
L6	N 88°15'10" E	26.54
L7	S 70°25'44" E	67.35
L8	N 48°29'16" E	5.70
L9	S 70°25'44" E	6.56
L10	S 45°32'20" E	38.21
L11	S 65°32'20" E	9.69
L12	N 65°32'20" W	9.69
L13	N 76°07'20" W	12.09
L14	N 70°25'44" W	35.77
L15	S 88°15'10" W	29.41
L16	S 18°54'07" E	10.50
L17	S 51°09'35" W	23.85
L18	S 54°32'24" W	27.07

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	72°28'26"	2.00'	2.53'	N 17°41'42" E	2.36'
C2	17°28'33"	295.00'	89.98'	N 56°52'50" E	89.63'
C3	6°24'52"	95.00'	10.64'	N 44°56'10" E	10.63'
C4	43°59'20"	65.26'	50.10'	N 66°12'57" E	48.88'
C5	24°53'24"	25.00'	10.86'	S 57°59'02" E	10.78'
C6	20°00'00"	10.00'	3.49'	S 55°32'20" E	3.47'
C7	20°00'00"	40.00'	13.96'	S 55°32'20" E	13.89'
C8	20°00'00"	20.00'	6.98'	N 55°32'20" W	6.95'
C9	20°00'00"	30.00'	10.47'	N 55°32'20" W	10.42'
C10	21°19'06"	45.00'	16.74'	N 81°05'17" W	16.65'
C11	46°31'25"	45.00'	36.54'	S 64°59'28" W	35.54'
C12	6°24'48"	115.00'	12.87'	S 44°56'10" W	12.87'
C13	17°28'32"	315.00'	96.08'	S 56°52'50" W	95.71'
C14	70°03'42"	14.00'	17.12'	S 16°07'44" W	16.07'

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C101	1°56'44"	5630.00'	191.17'	N 45°41'19" W	191.16'
C102	1°21'25"	5630.00'	133.34'	N 44°02'14" W	133.34'
C103	90°00'00"	3.00'	4.71'	S 0°32'20" E	4.24'

LAYTON CITY ENGINEER

Approved by the Layton City Engineer
this ____ day of ____, 2022.

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 City, Utah this ____ day of ____, 2022.

Title: _____

Attest: _____

Mayor

CONSENT TO RECORD

Approved as to form by Kays Creek Irrigation Company.
Signed this ____ day of ____, 2022.

Chairman

LAYTON CITY PLANNING COMMISSION

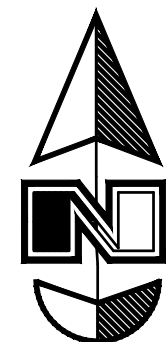
Approved by the Layton City Planning Commission
this ____ day of ____, 2022.

Chairman

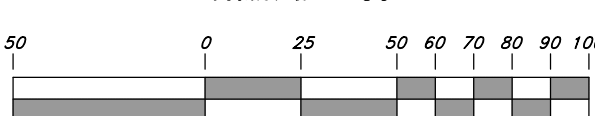
LAYTON CITY ATTORNEY

Approved by the Layton City Attorney
this ____ day of ____, 2022.

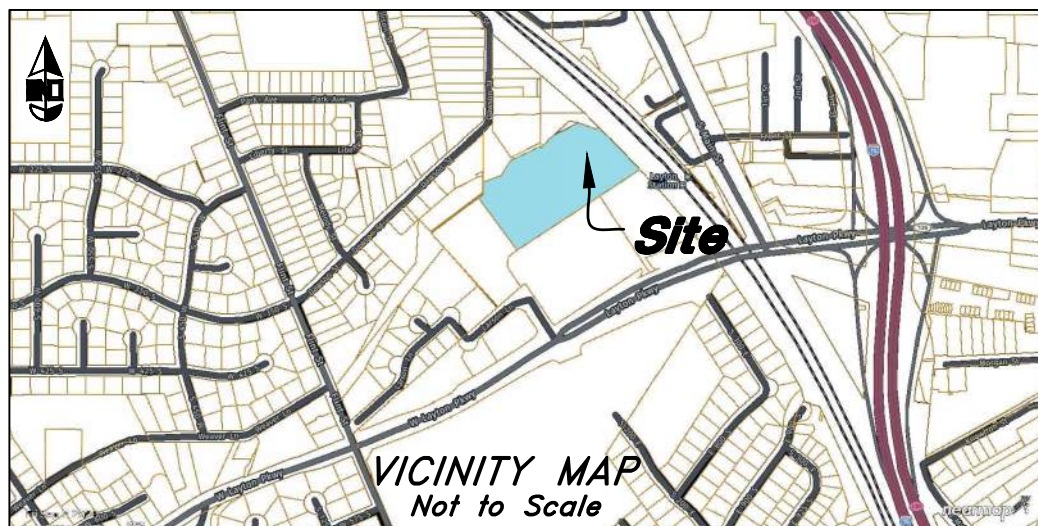
Signature



Scale: 1" = 50'



Graphic Scale



VICINITY MAP
Not to Scale

Legend

- Set Nail & Washer
- Set Rebar & Cap
- Fencepost
- Set Hub & Tack
- Monument to be set
- Radial Line
- (N/R) Non-Radial Line
- (D.C.S.) Davis County Surveyor
- P.U.&D.E. Public Utility & Drainage Easement
- Flood Zone X
- Flood Zone AE
- Public Utility Easement
- Layton City Trail Easement
- Irrigation Line Easement
- Layton City Easement
- Building Setback Line
- Set 5/8" x 24"
- Long Rebar & Cap
- w/ Lathe

Tamara A. Boysen
(11-061-0153)

Carlton Doyle
(11-061-0010)

Parcel D

1798 sq.ft.

Quit Claim Deed

Entry No 3452391

Constitution and
Maintenance
Entry # 3452391

$\Delta = 3^{\circ}18'09"$
 $R = 5630.00'$
 $L = 324.51'$
 $LC = 324.46'$
 $S 45^{\circ}00'36" E$

8

307774 sq.ft.

50 Foot 400 South

Layton Parkway North Subdivision Lot 1

50.0' Cross Access and Utility
Easements described in Declaration
of Easements, Covenants and Restrictions
(Entry # 3232859)

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of Easements, Covenants and Restrictions
(Entry # 3232859)

ADDITIONAL

PACKET

ATTACHMENTS

February 2, 2023

City Council Meeting

5A. Amended Plat Main Street Commons Subdivision



**MAIN STREET
COMMONS
SUBDIVISION
1ST AMENDMENT**

1270 N MAIN ST

PLAT AMENDMENT

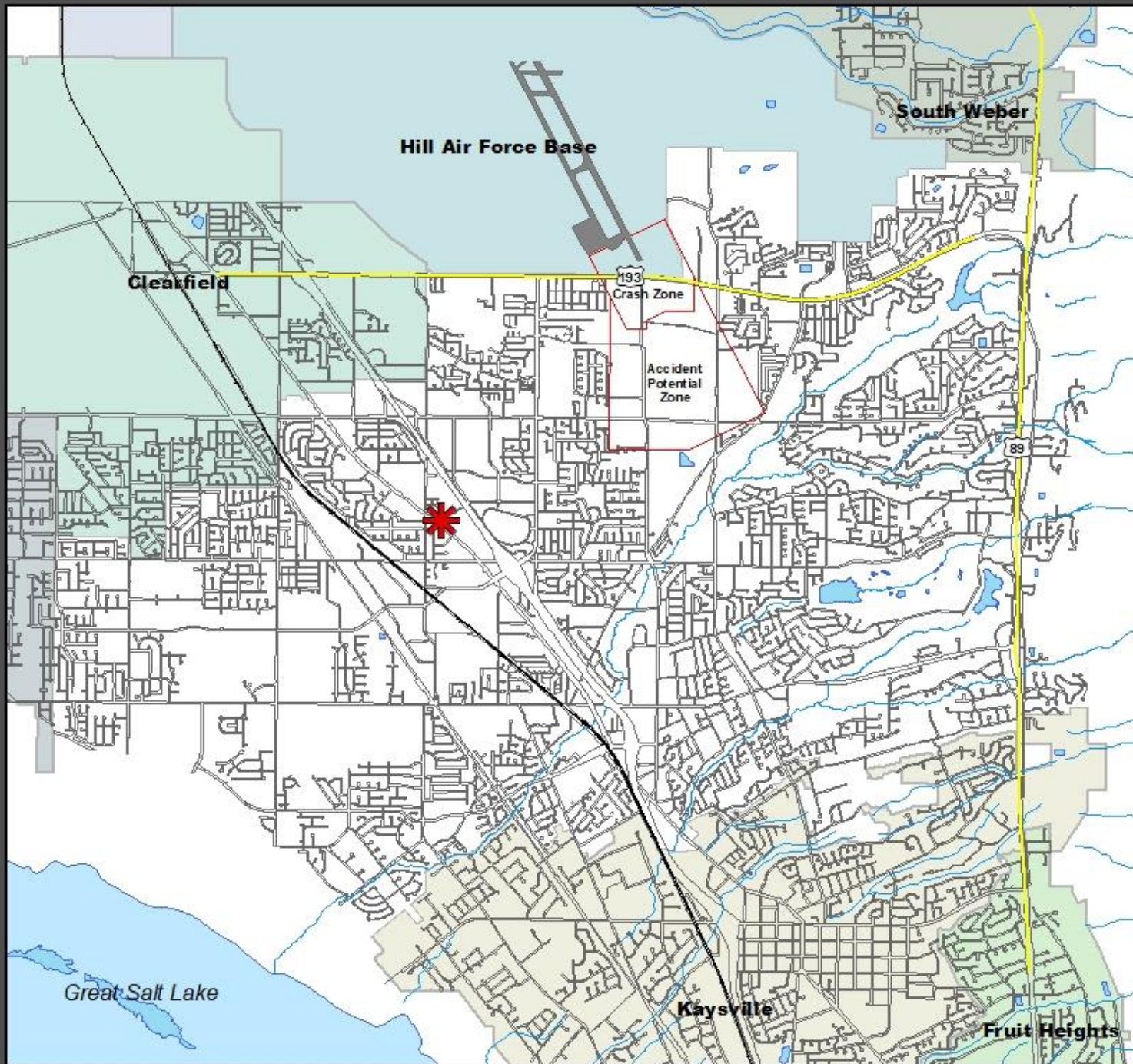
Legend

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

 - Project Site



Map 1





**MAIN STREET
COMMONS
SUBDIVISION
1ST AMENDMENT**

1270 N MAIN ST

PLAT AMENDMENT

Legend

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

 - Project Area



Map 2



MAIN STREET
COMMONS
SUBDIVISION
1ST AMENDMENT

1270 N MAIN ST
PLAT AMENDMENT

Legend

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

 - Project Area



Map 3



MAIN STREET COMMONS SUBDIVISION AMENDED

AMENDING A PORTION OF LOTS 3 AND 5 OF THE MAIN STREET COMMONS SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
LAYTON CITY, DAVIS COUNTY, UTAH
DECEMBER, 2022

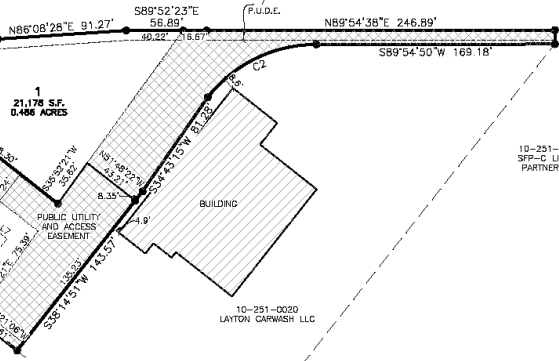
WEST QUARTER CORNER OF SECTION 17,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN, U.S. SURVEY,
FOUND DAVIS COUNTY BRASS CAP MONUMENT

(M0083 SOUTH 007°28'28" WEST)
S007°28'28" WEST 2944.42' MEASURED (2943.96' RECORD)
1049.89'
1894.53'

SOUTHWEST CORNER OF SECTION 17,
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT
LAKE BASE AND MERIDIAN, U.S. SURVEY,
FOUND DAVIS COUNTY BRASS CAP MONUMENT

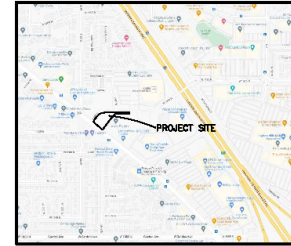
1350 NORTH STREET (PUBLIC ROAD)

UTAH STATE HIGHWAY 126 (MAIN STREET)



10-251-0012
SPP-C LIMITED
PARTNERSHIP

10-251-0020
LAYTON CARNIVAL LLC



VICINITY MAP

NOT TO SCALE

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP
STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENTS
- = SECTION LINE
- = ROAD CENTERLINE
- = EXISTING BUILDING
- = PUBLIC UTILITY AND
DRAINAGE EASEMENT

Scale: 1" = 40'

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO TWO LOTS. ALL
BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED
"REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE WEST
QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 4 NORTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS
SOUTH 007°32'20" EAST (M0083 SOUTH 007°28'28" WEST).

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA
C1	123.00	110.30	108.89	98.00	N87°12'28"E	51°24'18"
C2	88.00	88.37	85.41	47.40	S84°04'20"W	51°40'05"
C3	123.00	6.69	6.67	3.30	S45°03'48"E	17°07'03"
C4	123.00	24.34	24.30	12.91	S24°17'28"E	11°20'20"
C5	123.00	79.32	77.85	41.08	N7°12'26"W	38°56'58"

LINE TABLE

LINE BEARING	DISTANCE
L1 N17°22'10"W	48.13
L2 N44°11'42"E	4.94
L3 N38°30'14"E	32.63
L4 S45°03'48"E	9.84
L5 N38°38'54"E	19.86
L6 N28°48'13"E	37.30
L7 S51°11'04"W	10.50
L8 S38°48'13"W	37.30
L9 N51°11'35"W	10.50

BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 NORTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MAIN
STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 1350 NORTH STREET, SAID POINT
BEING 1049.89 FEET SOUTH 007°32'20" EAST (M0083 SOUTH 007°28'28" WEST) ALONG
THE SECTION LINE AND SOUTH 88°57'36" EAST 228.85 FEET FROM THE WEST QUARTER
CORNER OF SAID SECTION 17 (SAID WEST QUARTER CORNER BEING 2944.42 FEET
NORTH 007°32'20" WEST (M0083 NORTH 007°28'28" EAST) ALONG THE SECTION LINE
FROM THE SOUTHWEST CORNER OF SAID SECTION 17); THENCE ALONG THE SOUTHERLY
RIGHT-OF-WAY LINE OF 1350 NORTH STREET THE FOLLOWING SEVEN (7) COURSES: (1)
NORTH 12°51'08" WEST 48.13 FEET; (2) NORTH 34°17'22" EAST 4.97 FEET; (3) NORTH
38°30'14" EAST 32.63 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE RIGHT
WITH A RADIUS OF 123.00 FEET, AN ARC LENGTH OF 110.30 FEET, A DELTA ANGLE OF
51°24'18", A CHORD BEARING OF NORTH 84°12'28" EAST, AND A CHORD LENGTH OF
108.89 FEET; (5) NORTH 86°08'28" EAST 91.27 FEET; (6) SOUTH 88°52'23" EAST
58.89 FEET; AND (7) NORTH 89°54'38" EAST 248.89 FEET; THENCE SOUTH 00°05'22"
EAST 8.92 FEET; THENCE SOUTH 88°54'50" WEST 160.18 FEET; THENCE ALONG A
TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 98.00 FEET, AN ARC LENGTH
OF 88.37 FEET, A DELTA ANGLE OF 51°40'05", A CHORD BEARING OF SOUTH 84°04'50"
WEST, AND A CHORD LENGTH OF 85.41 FEET; THENCE SOUTH 34°43'10" WEST 81.28
FEET; THENCE SOUTH 38°14'51" WEST 143.57 FEET TO THE NORTHERLY RIGHT-OF-WAY
LINE OF MAIN STREET; THENCE NORTH 51°11'04" WEST ALONG THE SAID RIGHT-OF-WAY
LINE, 158.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 41,279 SQUARE FEET OR 0.948 ACRES.

KOHL'S

APPROVED BY KOHL'S THIS _____ DAY OF _____
20____.

NAME _____ TITLE _____

LAYTON CITY PLANNING COMMISSION

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

CHAIRMAN, LAYTON CITY PLANNING COMMISSION

LAYTON CITY ENGINEER

APPROVED THIS _____ DAY OF _____
20____, BY THE LAYTON CITY ENGINEER.

LAYTON CITY ENGINEER

LAYTON CITY COUNCIL

PRESENTED TO THE LAYTON CITY COUNCIL THIS THE _____ DAY OF _____
20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND
ACCEPTED.

LAYTON CITY MAYOR _____ CITY RECORDER _____

LAYTON CITY ATTORNEY

APPROVED BY THE LAYTON CITY ATTORNEY THIS THE _____ DAY OF _____
20____.

LAYTON CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND
SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER
23, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT;
AND THAT I 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 MONUMENTS AS REPRESENTED ON
THIS PLAT, AND THAT THIS PLAT OF BANFIELD LAYTON SUBDIVISION IN
LAYTON CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE
DEDICATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE
HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON
DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE
AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY
THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF
LAYTON CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING
LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____ 20____.

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND,
DO HEREBY SET APART AND SUBSIDUE THE SAME INTO LOTS AS SHOWN ON
THE PLAT AND NAME SAID TRACT BANFIELD LAYTON SUBDIVISION, AND DO
HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER,
UPON AND UNDER THE LANDS DESIGNATED HEREON, AS PUBLIC UTILITY
EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND
OPERATION OF PUBLIC UTILITY SERVICE LINE AS MAY BE AUTHORIZED BY
THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING
ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____ 20____.

ASPEN HEIGHTS, LLC

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, PERSONALLY
APPEARED BEFORE ME _____, J.S.S.,
BEING BY ME DULY SWORN DO SAY THAT HE/SHE IS THE
OWNER OF THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF UTAH,
AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID
CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE
ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

RESIDING IN _____ COUNTY, _____

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
(AND) _____, SIGNER(S) OF THE ABOVE,
OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN,
DO ACKNOWLEDGE TO ME _____, SIGNED IT FREELY,
VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____

NOTARY PUBLIC

PROJECT INFORMATION

Surveyor: T. HATCH
Designator: J. ANDERSON
Begin Date: 11-2-2022
Project Name: BANFIELD LAYTON SUBDIVISION
Number: 0021-01
Scale: 1"=40'
Revised: _____
Checked: _____

DAVIS COUNTY RECORDER

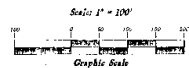
ENTRY NO. _____ FEE PAID _____
AND RECORDED _____
IN BOOK _____ OF
THE OFFICIAL RECORDS, PAGE _____

RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY:





*Amendment of Lot 1 & 2 of Petersen Motor Co. Subdivision Plat
A part of the Southwest 1/4 of Section 17, T4N, R1W, SLB&M, U.S. Survey
Layton City, Davis County, Utah*

Red & Co.
Bills & Co.
(2000)

Notes:

1. AS (HSE) within the 50' Private unless otherwise noted
2. 10' Public Utility & Do each side of property
3. Easement line unless otherwise noted
4. There will be no new no new access to 120' feet North of Main St.

Southern Corner of
 Section 17, T4S, R14E
 S23rd US Survey
 (Town of Moorhead)

Section 17
 N 56° 52' 30"

GREAT BASIN ENGINEERING
 5748 South 1475 East • Suite
 Ogden, Utah 84403
 P.O. Box 180026, Ogden, Utah, 84408
 (801) 462-1234

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[illegible][illegible]


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SURVEYOR'S CERTIFICATE

I, Mark E. Boudry, a Registered Professional Land Surveyor in the State of Ohio, do hereby certify that this plat of Boyle Street Commons Subdivision in Dayton City, Ohio County, Ohio has been correctly drawn to the description above and is a true and correct representation of the land represented and is a true subdivision based on data compiled from records in the Deeds County Recorder's Office, Ohio.

Survey made on the ground.

Given this 12th day of February, 2006.



Witness My

Mark E. Boudry

[illegible][illegible][illegible]

Page of 10-24
FD-302 (Rev. 1-25-60)

On the 27th day of JANUARY, 1964, personally appeared before me, Dennis J. Paterson, who being by me duly sworn, did say that he is a General Partner in a Partnership known as J. and J. and did say he had no record of a Bail or any other record of a conviction or a judgment of a court of law or a judgment of a court of law or a judgment of a court of law.

Residing at 1604 N. 1st St.,
Phoenix, Arizona 85004

Subscribed and sworn to before me on 1/27/64
at Phoenix, Arizona

Commission Expires 12/16/65

ROSEMARY J. MALLEN
JULY 1964 - JULY 1965
NOTARY PUBLIC - 2nd CLASS
NOTES: 1-10-65
LEADS FILED IN 15-2005

[illegible][illegible]

DATE: 12-17-05



5B. Amended Plat Layton Parkway North Subdivision



LAYTON PARKWAY NORTH - 2ND AMENDMENT

50 WEST
400 SOUTH

AMENDING LOT 1

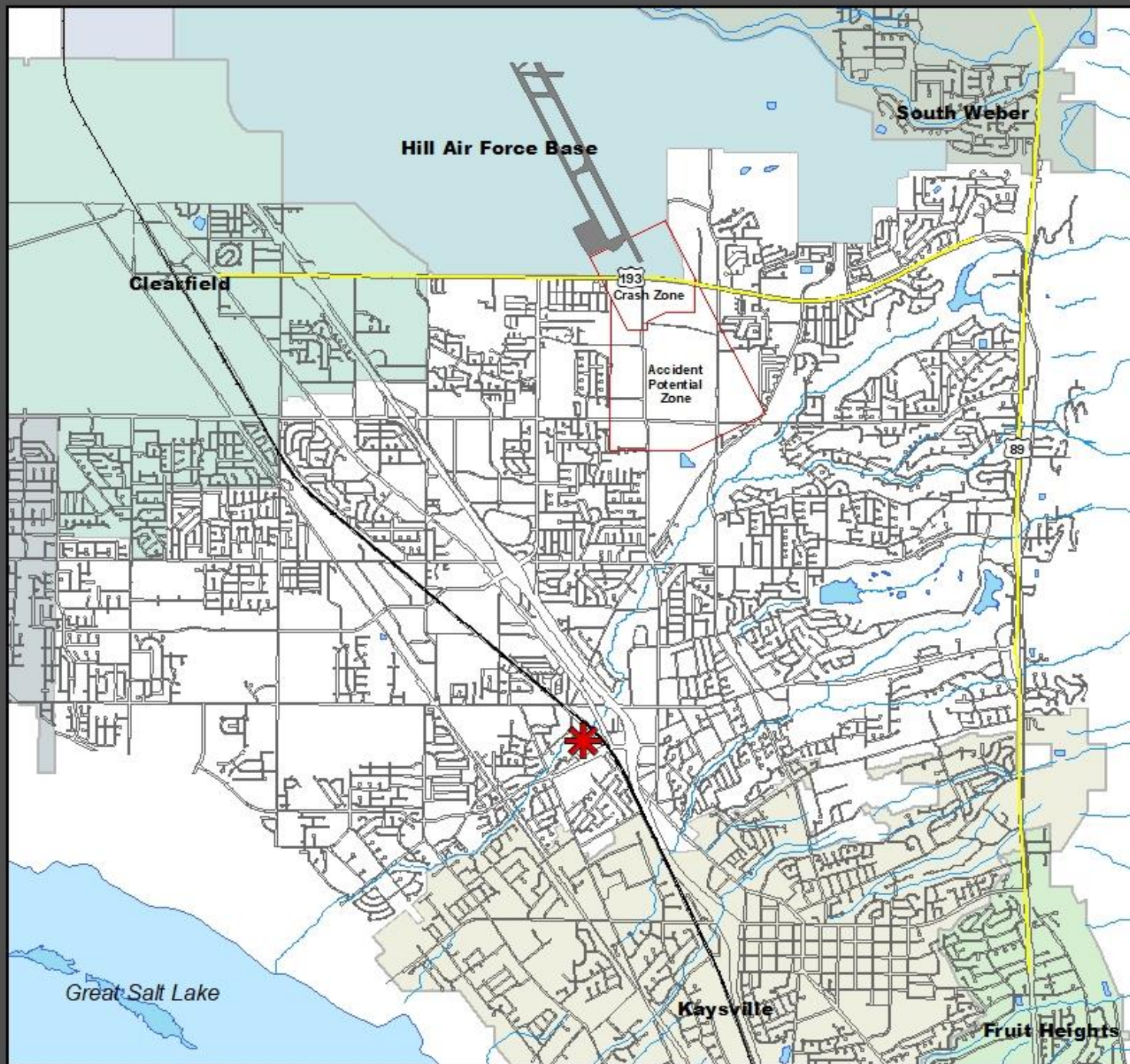
Legend

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

 - Project Site



Map 1





LAYTON PARKWAY NORTH - 2ND AMENDMENT

50 WEST
400 SOUTH

AMENDING LOT 1

Legend

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

 - Project Area



Map 3



*A part of the Northeast Quarter of Section 29 and the
Northwest Quarter of Section 28, T4N, R1W, SLB&M, U.S. Survey
Layton City, Davis County, Utah
November 2022*

I, Angus Hubbard, hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6249-020 in accordance with Title 88, Chapter 22, of the Professional Engineers and Professional Land Surveyors Licensing Act. I also certify that this plot of Layton Forestry North Subdivision 3rd Amendment, including lot 1 in Layton City, Utah, has been correctly drawn to the dimensions, bearings, and area, and correct legal representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office, and of a survey made on this ground in accordance with Section 17-23-17. Monuments have been set as disclosed on this drawing.

Signed this day of June, 2020.

A track of land being a part of the Northeast Quarter of Section 29 and the Northwest Quarter of Section 26 Township 4 North, Range 1 West Salt Lake Base and Meridian, U.S. Survey Said track being all of lot 1 Layton Parkway North Subdivision according to the official records of Davis County being more particularly described as follows,

Beginning of the Southwest Corner of said lot is, said point being 1046.63 feet North 0°04'16" East along the Section line and South 89°55'44" East 137.75 feet from the West corner of said Section 26, and said surveying line along said lot to the following bearings and distances: (1) North 5°10'30" East 355.31 feet, (2) North 8°24'10" East 36.57, (3) North 0°04'16" East 64.34 feet, (4) North 0°02'00" East 102.12 feet, (5) North 31°44'40" East 34.96 feet, (6) North 45°00'00" East 102.12 feet, (7) North 31°44'40" East 34.96 feet, (8) North 45°00'00" East 102.12 feet, (9) North 31°44'40" East 34.96 feet, (10) North 45°00'00" East 102.12 feet, (11) North 31°44'40" East 34.96 feet, (12) along the arc of said Section 26 of Way line in a 3650.00 foot radius from a center of 124.51 feet, (13) North 89°55'44" East 137.75 feet to the point of beginning. Containing 1.106 Acres.

NOTE: the above description should be stated likewise 0°22'00" to match MAC 87 Bearings.

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots, parcels, and interests as shown on this plat, and name said tract as Highway North Subdivision and the several lots and interests therein, as follows:

1. Portion of Lot 1, Block 1, Laysan City Tract, Laysan County, Hawaii, containing 0.0000 acres, more or less, and being the same as the portion of said tract designated as Laysan City Tract Segment, the same to be used as public thoroughfares as pedestrian ingress and egress forever, and also dedicate to Laysan City those parts or portions of said tract designated as Parcel B.

Sign on this _____ day of _____, 2022.

2012 JF Parkway Partners Q07B LLC 2012 Layton City Corporation 2012

State of Utah }
County of Davis } 38

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by _____.

Residing At: _____ A Notary Public commissioned in Utah
Commission Number: _____
Commission Expires: _____ Print Name

ACKNOWLEDGMENT

_____ was acknowledged before me this _____ day
by _____

A history Public commissioned in Utah

Print Name _____ DA 10 COUNTY RECORDER
By: _____ DEPUTY

ENTRY NO. _____ FEE PAID _____
 _____ FILED FOR RECORD AND
 MICROFILM AT _____
 IN BOOK _____
 RECORDS, PAGE _____, RECORDED _____

OF: _____
DEPUTY: _____

LAYTON CITY DRAINAGE CURVE DATA					
Curve #	Station	Radius	Length	Chord Distance	Chord Length
C1	72+20.26	2.82	0.51	14.7142° C	2.26
C2	72+38.11	295.51	88.8	15.5075° C	9.613
C3	67+42.52	85.30	1.64	44.5810° C	10.62
C4	64+53.00	53.00	10.0	8.6817° C	4.988
C5	34+53.34	35.00	14.85	6.5799° C	10.70
C6	20+00.00	26.00	3.97	5.5012° C	5.14
C7	10+00.00	46.00	6.96	5.5136° C	11.89
C8	20+00.00	46.00	1.98	55.0210° C	6.95
C9	30+00.00	36.00	10.47	55.7010° C	10.43
C10	21+18.26	40.00	16.74	81.0517° C	18.62
C11	46+31.25	45.00	32.54	64.5010° C	35.54
C12	62+48.48	115.00	13.87	44.5610° C	12.88
C13	11+29.68	315.00	96.38	58.2700° C	90.11
C14	70+03.45	34.00	17.02	1.6074° C	18.07

PROPERTY LINE CURVE DATA					
Curve #	Betta	Radius	Length	Chord Direction	Chord Length
C101	1°56'44"	5630.00'	191.17'	N 45°41'19" W	191.16'
C102	0°21'59"	5630.00'	133.84'	N 44°02'34" W	133.84'

$\Delta = 3^{\circ}18'09''$
 $R = 5630.00'$
 $L = 324.51'$
 $LC = 324.46'$
 $S\ 45^{\circ}00'36''\ E$

1. Layton Parkway North Subdivision 2nd Amendment Amending Lot 1 hereby perpetuates the original easements, notes, restrictions and dedications shown on the Layton Parkway North Subdivision. For more information regarding said easements, notes, restrictions and dedications see Layton Parkway North Subdivision [County, Assessor's Parcel Number, Page 347 of Official Records of Davis County]
2. Related the boundary shown here on this clock side 0°22'09" to match the NAD 83 county bearings.
3. Layton City will maintain the 10' wide asphalt trail in perpetuity after it is constructed.
4. The 20.00' wide Layton City trail easement shall not be used for any purpose other than construction of the future pedestrian overpass and shall be granted as a construction easement during that time.

LAYTON CITY ENGINEER
Approved by the Layton City Engineer
_____ day of _____, 2022.

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 _____ day
of _____, 2022.

LAYTON CITY PLANNING COMMISSION
Approved by the Layton City Planning Commission
this _____ day of _____, 2022.

CONSENT TO RECORD

Approved as to form by Kays Creek Irrigation Company.
Signed this _____ day of _____, 2022

LAYTON CITY ATTORNEY

Approved by the Layton City Attorney
this _____ day of _____, 2022.

State of Utah }
County of Davis }

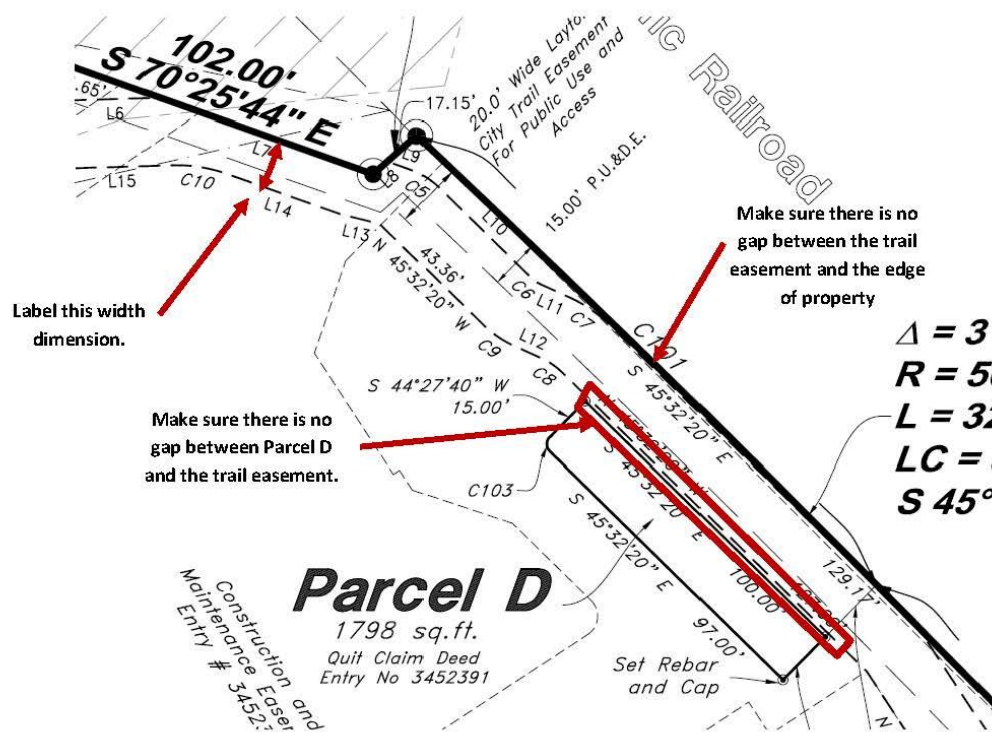
of The foregoing instructions 26

Residing At:

Commission Expires: _____

 **GREAT BASIN** ^U
ENGINEERING _U

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4815 • S.L.C. (801)581-0222 • FAX (801)392-7544
WWW.GBE.UH • E-MAIL: INFO@GBE.UH



Provided the comments above are addressed, the Parks and Recreation Department has no other comments or concerns regarding the approval of the Layton Parkway North Subdivision 2nd 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.



