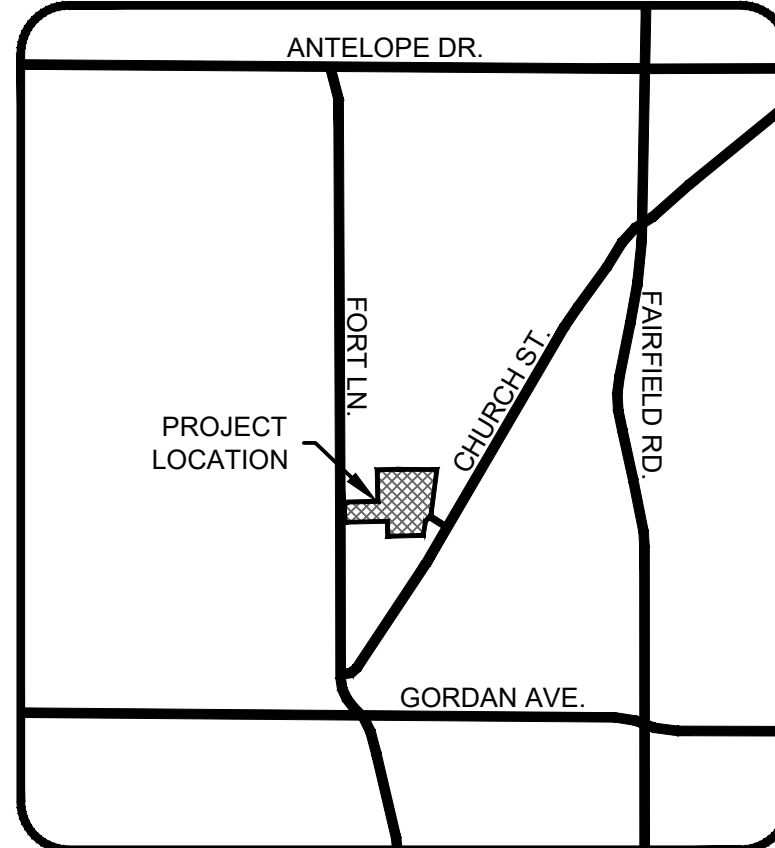


FORT LANE CROSSING

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, SLB&M, LAYTON, DAVIS COUNTY, UTAH

PLAT NOTES

- SETBACKS WILL BE BASED ON LAYTON CITY MUNICIPAL CODE 19.05.000 FOR SETBACK REQUIREMENTS FOR LOTS IN ZONE R-1-10. AS PER THE CODE MINIMUM SETBACKS FOR THE SINGLE-FAMILY DWELLINGS IN THIS PROJECTS SHALL BE AS FOLLOWS FRONT YARD: 25', REAR YARD: 25', SIDE YARD: 8', CORNER SIDE YARD: 20' (RESIDENTIAL/COLLECTOR STREETS) 25' (ARTERIAL STREETS). SEE THE PLAN BELOW FOR ALLOWABLE BUILDING AREAS.
- THE PROJECT IS NOT LOCATED WITHIN ANY FEMA FLOOD HAZARD ZONE. FIRM MAP# 4901C0223F PANEL 229.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE OPERATION IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE AREA IN WHICH THE AGRICULTURAL OPERATION IS BEING CARRIED ON. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE SHOWN AND CONFORM TO LAYTON MUNICIPAL CODE SECTION 18.25.010. PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS SETBACKS: 7' FRONT/ 5' REAR/ 5' SIDE. (18.25.040)
- A LAND DRAIN IS NOT PLANNED TO BE INSTALLED WITH THE DEVELOPMENT. THE MINIMUM ALLOWABLE FINISHED FLOOR ELEVATION WITHOUT THE LOTS USING PERIMETER FOUNDATION SUBDRAINS IS LISTED IN THE TABLE ON THIS PAGE. THE ELEVATION IS CALCULATED AS 6 FEET UNDER THE EXISTING GROUND AT THE CENTER OF EACH LOT. BENCHMARK ELEVATION IS TO BE THE FOUND PROPERTY CORNER RIVET TO THE WEST OF THE PROJECT AS SHOWN ON THE PLAN.
- DRIVE APPROACHES FOR ANY HOMES SHALL BE LOCATED A MINIMUM OF 50'-FEET FROM ANY INTERSECTION.
- LOT 17 WILL BE REQUIRED TO INSTALL ITS ACCESS FROM 1300 N AND WILL NOT BE ALLOWED TO INSTALL AN ACCESS ONTO FORT LANE.
- AS PER DAVIS & WEBER COUNTIES CANAL COMPANY, ALL EXISTING IRRIGATION DITCHES WITHIN THIS PLAT ARE HEREBY ABANDONED AND MAY BE REMOVED.
- LOTS 9-12 ARE SUBJECT TO A PERMANENT SLOPE EASEMENT TO MAINTAIN THE INTEGRITY OF THE SUPPORTING FILL MATERIAL BENEATH THE ROAD, SIDEWALK, AND UTILITIES INFRASTRUCTURE. SAID EASEMENT EXTENDS AT A 3H:1V DOWN SLOPE FROM 1'-FEET BEHIND THE BACK OF SIDEWALK TO EXISTING GROUND. THE AS-CONSTRUCTED GROUND SURFACE WITHIN THIS EASEMENT MAY NOT BE LOWERED WITHOUT WRITTEN APPROVAL FROM LAYTON CITY. IT IS ANTICIPATED THAT THE FINISH GROUND LEVEL IN THE FRONT YARDS OF HOMES ON LOTS 9-12 WILL BE RAISED WHEN HOMES ARE CONSTRUCTED, WHICH IS PERMITTED.
- LOTS 8-11 SHALL BE GRADED IN A MANNER THAT WILL MINIMIZE WATER RUNOFF IMPACTS TO THE ADJACENT PROPERTIES.
- NOTICE TO ALL LOT OWNERS - THE DEVELOPER HAS RECEIVED A WAIVER ON THIS SUBDIVISION TO ELIMINATE THE LAND DRAIN SYSTEM AND FOOTING/FOUNDATION DRAIN REQUIREMENTS OF SECTION 18.40.020 OF THE LAYTON CITY MUNICIPAL CODE. A COPY OF THE GEOTECHNICAL REPORT IS AVAILABLE FOR REVIEW WITH THE LAYTON CITY ENGINEERING OR COMMUNITY ECONOMIC DEVELOPMENT DEPARTMENTS.
- STREET TREE LANDSCAPING AND INFRASTRUCTURE NOTICE: ALL LOTS ARE SUBJECT TO THE CITY'S STREET TREE AND LANDSCAPING REQUIREMENTS. ALL TREES, VEGETATION, OR IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY (ROW), PARK STRIP, PUBLIC EASEMENTS, OR PUBLIC UTILITY EASEMENTS AND DRAINAGE (PUDE) ARE SUBJECT TO THE CITY'S RIGHT TO PRUNE OR REMOVE THEM WITHOUT COMPENSATION IF THEY INTERFERE WITH PUBLIC SAFETY OR INFRASTRUCTURE INCLUDING SIDEWALKS OR PUBLIC UTILITIES. THE ABUTTING PROPERTY OWNER RETAINS PERPETUAL MAINTENANCE RESPONSIBILITY AND LIABILITY FOR ANY DAMAGE CAUSED TO PUBLIC IMPROVEMENTS BY SAID VEGETATION, AS PROVIDED IN THE LAYTON MUNICIPAL CODE.



VICINITY MAP N.T.S.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 17-79-703 OF THE UTAH CODE, I, BRIAN BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 334532-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-73-504 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED S00°00'30"W 918.85' ALONG THE SECTION LINE AND EAST 42.00' FROM THE CENTER ONE-QUARTER CORNER SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

FROM THE POINT OF BEGINNING THENCE S89°59'30"E 274.52 FEET; THENCE N00°00'30"E 258.89 FEET; THENCE S89°59'30"E 158.53 FEET; THENCE S88°15'27"E 329.90 FEET; THENCE S08°43'14"W 74.42 FEET; THENCE S41°49'34"W 68.64 FEET; THENCE S10°32'11"W 117.49 FEET; THENCE N89°55'00"W 290.37 FEET; THENCE N00°00'30"E 121.91 FEET; THENCE N89°55'00"W 125.09 FEET; THENCE TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 229.00 FEET THENCE 137.47 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34°23'42", WITH A CHORD BEARING AND DISTANCE OF N72°43'09"W 135.42 FEET; THENCE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 171.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S34°28'42"W THENCE 73.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°31'50", WITH A CHORD BEARING AND DISTANCE OF N67°47'12"W 72.65 FEET; THENCE N80°03'07"W 9.37 FEET; THENCE TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET THENCE 26.16 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99°56'23", WITH A CHORD BEARING AND DISTANCE OF S49°58'41"W 22.97 FEET; THENCE N00°00'30"E 110.90 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6.122 ACRES, OR 266,687 SQUARE FEET.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS ESTABLISHED AS S00°00'30"W BETWEEN THE FOUND DAVIS COUNTY SECTION CORNER MONUMENTS REPRESENTING THE CENTER ONE-QUARTER CORNER CORNER AND SOUTH ONE-QUARTER CORNER OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

OWNER'S DEDICATION AND CONSENT TO RECORD

THE UNDERSIGNED OWNER OF THE DESCRIBED PROPERTY DEPicted ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAS CAUSED THIS PLAT TO BE CREATED, TO BE KNOWN AS FORT LANE CROSSING, AND DOES GRANT TO LAYTON CITY THE PUBLIC UTILITY EASEMENTS AND DEDICATE TO THE CITY THE PUBLIC ROADS AS SHOWN HEREON, AND HEREBY GIVES CONSENT TO RECORD THIS PLAT.

OWNER: IVORY DEVELOPMENT, LLC
SIGNATOR PRINTED NAME: _____

DATE _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS DAY OF _____, PERSONALLY APPEARED _____, WHO SIGNED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD, AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF LAYTON, UTAH, APPROVES THIS SUBDIVISION PLAT SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, THIS DAY OF _____

MAYOR _____

CLERK-RECORDER _____

PLANNING COMMISSION

DATE _____

CITY ATTORNEY

DATE _____

CITY ENGINEER

DATE _____

ROCKY MOUNTAIN POWER

DATE _____

DAVIS & WEBER COUNTIES CANAL COMPANY

DATE _____

COUNTY RECORDER

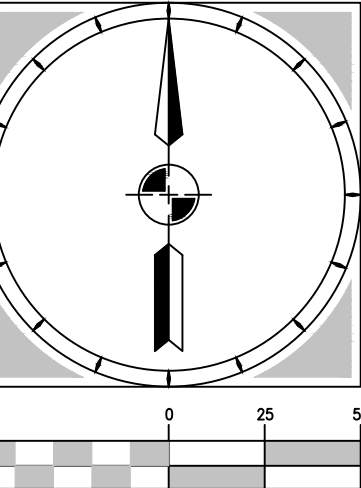
ENTRY # _____ BOOK _____ PAGE _____
DATE _____ TIME _____ FEE _____
FOR _____
BY _____ DAVIS COUNTY RECORDER

COUNTY SURVEYOR APPROVAL

APPROVED AS TO FORM.
RECORD OF SURVEY # _____
DAVIS COUNTY SURVEYOR _____ DATE _____

FORT LANE CROSSING

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, SLB&M, LAYTON, DAVIS COUNTY, UTAH



PLAT DATA TABLE	
TOTAL PROJECT AREA	6.12 ACRES
LOT AREA	4.35 ACRES
OPEN SPACE AREA	0.00 ACRES
RIGHT-OF-WAY AREA	1.77 ACRES
ZONE	R-1-10
NUMBER OF LOTS	17 LOTS
DENSITY	0.37 AC/LOT

	PLAT BOUNDARY LINE
	CENTERLINE
	SECTION LINES
	ADJACENT PROPERTY LINES
	BUILDABLE AREA
	PUBLIC UTILITY EASEMENT
	STREET MONUMENT
	EXTERIOR SUBDIVISION CORNER, SET 5/8" REBAR AND CAP MARKED "ATWELL 435-654-9229"
	QUARTER SECTION CORNER

	EXISTING EASEMENTS
	SLOPE EASEMENT
	LANDSCAPE BUFFER AREA
	AASHTO CLEAR SIGHT TRIANGLE
	EASEMENT TO BE VACATED

CENTER 1/4 CORNER SECTION 16, T4N, R1W, SLB&M FOUND 2.5" DAVIS COUNTY BRASS CAP MONUMENT FLUSH IN ASPHALT ROADWAY

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CL-25006420 JWH REAL ESTATE LAYTON PROJECT SURVEY CL-25006420 PLATING

PROJECT
25006420

SHEET
1 OF 1

ISSUE DATE
8/25/2026

PREPARED FOR
JWH REAL ESTATE

PROJECT
FORT LANE CROSSING



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ATWELL, LLC.

DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY FOLLOWING BY THIS SURVEYOR AND SPECIFY DESCRIPTION OF THE ALTERATIONS."

FORT LANE CROSSING

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 4 NORTH, RANGE 1 WEST, SLB&M, LAYTON, DAVIS COUNTY, UTAH