

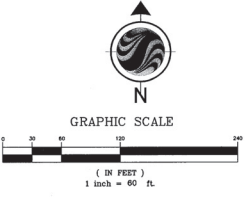
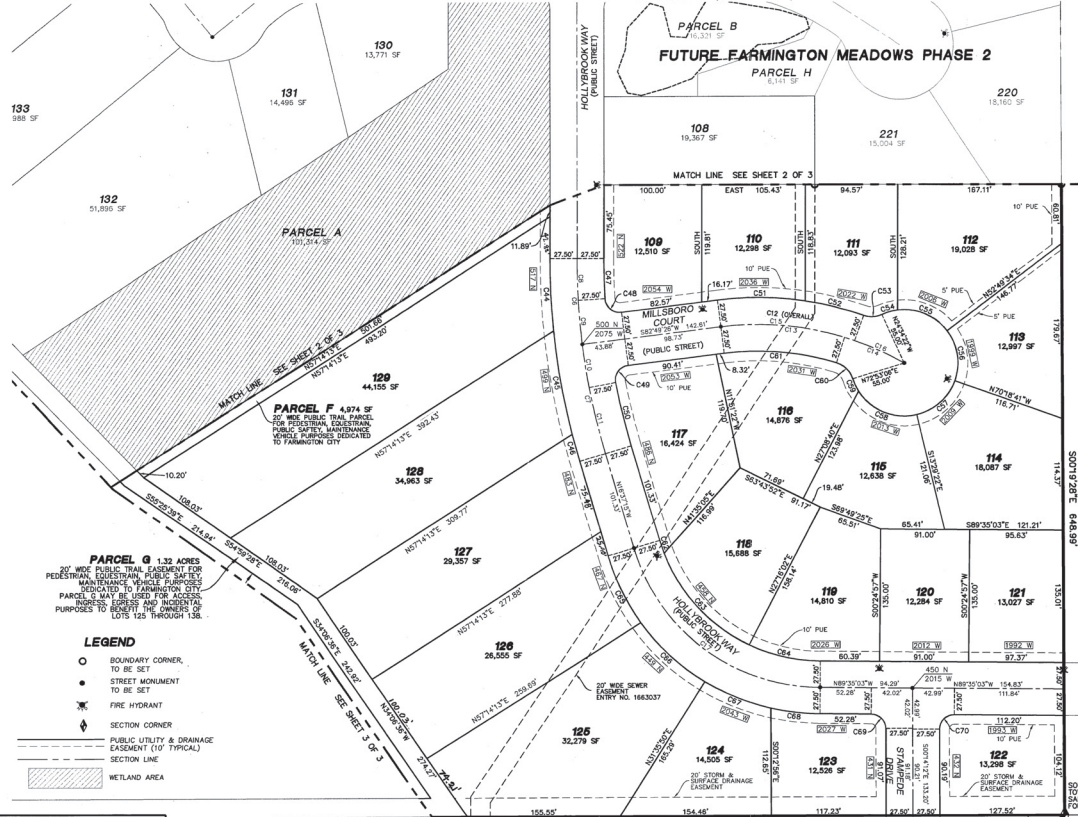
462-1

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

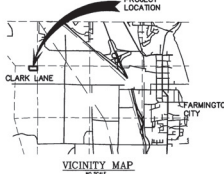
FARMINGTON MEADOWS PHASE 1 SUBDIVISION

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN, FARMINGTON CITY, DAVIS COUNTY, UTAH

4695-1



- GENERAL NOTE**
- Parcel A is designated as common area, to be maintained by the Homeowners Association, and covered under the "Common Area" provisions of the Declaration of Condominium.
 - Parcels E, F and G are public utility/easement, public safety, maintenance and various utility parcels to be conveyed to Farmington City.
 - Parcel C, Sewer Lift Station to be conveyed to Central Davis Sewer District.
 - Basements shall not be constructed on lots in this subdivision prior to the storm sewer depths resulting from potential design ground water. Lowest level elevation shall be the higher of 4218.00 or top of curb.
 - This subdivision is located in an area where adjoining property owners have permission to keep and maintain large "Class B" maintenance of such animals.
 - A utility easement, dated August 6, 2004 has been prepared by a utility engineer and submitted to Salt Lake City, Utah, and submitted to Farmington City.
 - Future lot owners are responsible for the lease grading of their lots in compliance with the approved Farmington City overall grading plan (Sheet C-2A through C-2C) including but not limited to grading the lots elevations shown on the plan.
 - Public utility easements shown on this subdivision plat are intended to be used for utility purposes and shall be maintained during all phases of construction. Buyers to take responsibility for contacting a SURVEYOR by contract with developer at the time of purchase.
 - The property shown is located within an area having zone "R-1" as shown on the "R-1" by the Service of Planning and Urban Development on Flood Insurance Rate Map No. 440025Z-0150Z with a date of revision of October 10, 2006 (letter of map change 06-08-5188P-450330) for Community number 0038, in Davis County, State of Utah, which is the current flood insurance rate map on record with the Federal Emergency Management Agency.



SURVEYOR'S CERTIFICATE

I, Tyler E. Jenkins, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938730, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereinafter to be known as:

FARMINGTON MEADOWS PHASE 1 SUBDIVISION

and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of Section 15, Township 3 North, Range 1 West, Salt Lake Base and Meridian; and running thence S89°52'37" W 2940.14 feet along the Section Line to the South Quarter Corner of said Section 15, thence N00°10'19" W 1325.57 feet along the Section Line; thence N89°52'40" E 1518.17 feet; thence S00°03'52" E 191.40 feet; thence Southeastly 12.47 feet along the arc of a 277.50 foot radius curve to the right, chord bears S56°53'30" E 12.47 feet; thence Northwesterly 34.44 feet along the arc of a 2633.50 foot radius curve to the left, chord bears N62°50'28" E 31.78 feet; thence N43°27'21" E 15.99 feet; thence S45°32'30" E 50.00 feet; thence Northwesterly 112.26 feet along the arc of a 112.50 foot radius curve to the right, chord bears N60°41'45" E 88.78 feet; thence N89°52'40" E 33.36 feet; thence S00°03'52" E 135.00 feet; thence N89°52'40" E 39.73 feet; thence South 25.48 feet along the arc of a 15.00 foot radius curve to the left, chord bears S45°12'52" E 21.18 feet; thence N89°52'40" E 5.00 feet; thence S00°02'27" W 55.00 feet; thence S89°52'40" W 5.00 feet; thence Southwesterly 23.05 feet along the arc of a 15.00 foot radius curve to the left, chord bears S44°36'04" W 21.20 feet; thence South 89.65 feet; thence East 215.50 feet; thence South 80.00 feet; thence East 251.91 feet to the Section Line; thence S00°19'28" E 648.99 feet along the Section Line to the point of beginning. Contains 65128 Acres and 38 Lots.

July 11, 2007
Tyler E. Jenkins
P.L.S. No. 4938730
DATE OF TITLE

OWNER'S DEDICATION

Know all men by these presents that _____ the undersigned owners of the above described tract of land, having covenanted the same to be subdivided into lots and streets to be hereinafter known as:

FARMINGTON MEADOWS PHASE 1 SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof I have hereunto set my hand this _____ day of July, A.D. 2007.

Boyer Farmington Meadows L.C. BY: _____

In witness whereof I have hereunto set my hand this _____ day of July, A.D. 2007.

Pleasant Valley Investments L.C. BY: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, B.S. On the 11th day of July, A.D. 2007, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, _____ who after being duly sworn, acknowledged to me that _____ a Limited Liability Company, that _____ signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, B.S. On the 11th day of July, A.D. 2007, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, _____ who after being duly sworn, acknowledged to me that _____ a Limited Liability Company, that _____ signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

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SEWER DISTRICT APPROVAL
APPROVED THIS 11th DAY OF JULY, A.D. 2007, BY THE CENTRAL DAVIS SEWER DISTRICT.

BOYER WHEELER FARM L.C.
THE BOYER COMPANY
CONTACT: SPENCER HOFFA
(801) 550-5500
90 SOUTH 400 WEST STE 200, BLDG.

Stantec Consulting Inc.
3885 S 700 E Ste 300
Salt Lake City, UT
84107-2920
Tel: 801-261-0000
Fax: 801-261-1871
www.stantec.com

No.	Created/Revisions	By	Date
1	Created Parcel G	TEJ	7/5/07
	Revisions		

Project No. 186-501-041
Fluorine 075414-1720
Designed By: [Signature]
Drawn By: [Signature]
Checked By: [Signature]
Date: 7-11-2007

WEBER BASIN WATER CONSERVANCY DISTRICT
APPROVED THIS 11th DAY OF JULY, A.D. 2007, BY THE WEBER BASIN WATER CONSERVANCY DISTRICT.

PLANNING COMMISSION APPROVAL
APPROVED THIS 11th DAY OF JULY, A.D. 2007, BY THE FARMINGTON CITY PLANNING AND ZONING COMMISSION.

CITY ENGINEER APPROVAL
APPROVED THIS 11th DAY OF JULY, A.D. 2007, BY THE FARMINGTON CITY ENGINEER.

CITY ATTORNEY APPROVAL
APPROVED THIS 11th DAY OF JULY, A.D. 2007, BY THE FARMINGTON CITY ATTORNEY.

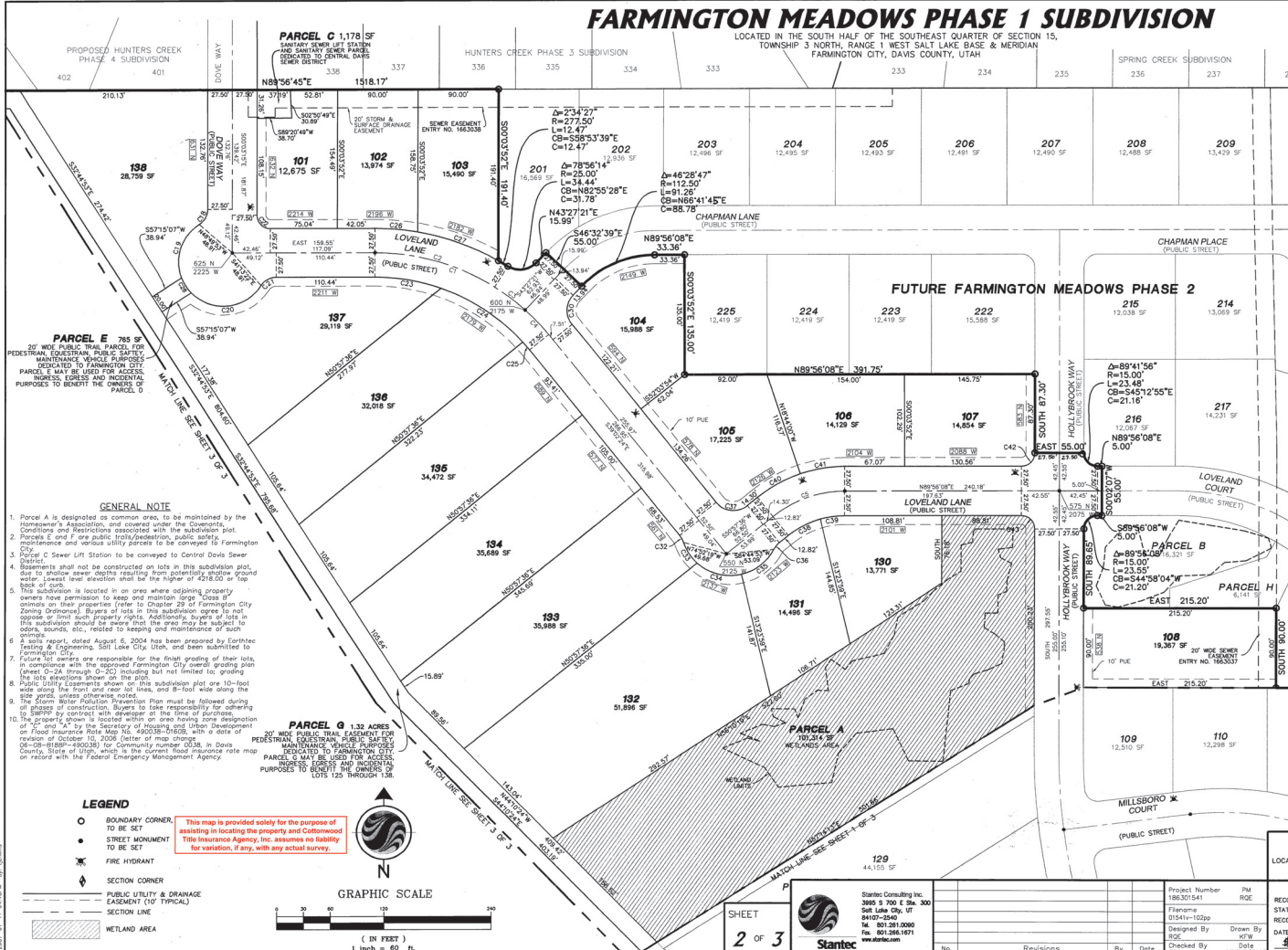
FARMINGTON CITY COUNCIL APPROVAL
APPROVED THIS 11th DAY OF JULY, A.D. 2007, BY THE FARMINGTON CITY COUNCIL.

DAVIS COUNTY RECORDER
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AT THE REQUEST OF Farmington City
DATE: 07/11/07, PAGE: 433 OF 443
\$136.00
DAVIS COUNTY RECORDER

1-2PJH

1-2PJH

4695-2



CURVE TABLE

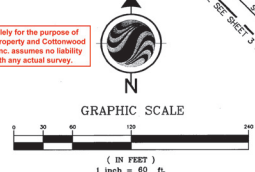
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD	CHORD BEARING	CHORD DISTANCE
C1	250.00	184.07	121.10°	173.10	N89°27'W	173.84
C2	250.00	141.34	92°33'44"	133.47	N73°48'13"W	139.47
C3	250.00	42.72	24°21'	N62°42'40"W	42.87	
C4	250.00	38.28	19°46'31"	N45°29'40"W	38.95	
C5	127.50	86.73	38°58'32"	S70°26'52"W	85.07	
C6	700.00	67.67	7°10'34"	S33°51'12"E	67.61	
C7	700.00	118.30	12°41'	S11°53'54"E	118.26	
C8	700.00	42.39	3°28'12"	S14°04'02"E	42.39	
C9	700.00	45.88	3°42'22"	S08°19'23"E	45.87	
C10	700.00	45.28	3°42'22"	S09°01'45"E	45.27	
C11	700.00	70.11	5°44'19"	S13°45'05"E	70.08	
C12	300.00	184.41	127°07'44"	N78°36'42"W	191.02	
C13	300.00	137.80	94°24'36"	N68°16'15"W	138.85	
C14	300.00	65.50	24°30'07"	N68°24'24"W	65.46	
C15	300.00	138.64	26°28'41"	N83°26'13"W	137.41	
C16	300.00	55.77	10°28'03"	N82°22'11"W	54.69	
C17	200.00	24.69	7°25'48"	S33°06'09"E	23.78	
C18	200.00	20.11	5°37'28"	S08°19'23"E	19.37	
C19	50.00	64.73	7°46'36"	S18°40'16"W	63.45	
C20	50.00	40.16	4°02'44"	N44°02'42"E	39.48	
C21	200.00	20.11	5°37'28"	S01°11'46"W	19.27	
C22	15.00	23.50	89°56'45"	S45°01'37"E	21.20	
C23	222.50	70.18	19°21'36"	N03°10'12"W	74.82	
C24	222.50	111.12	28°36'34"	N08°19'59"W	109.97	
C25	222.50	11.59	2°29'10"	N03°10'12"W	11.59	
C26	222.50	45.95	19°37'03"	N03°10'12"W	46.13	
C27	222.50	96.23	19°52'05"	N03°10'12"W	95.75	
C28	25.00	40.00	89°28'45"	N03°10'12"W	39.97	
C29	25.00	8.82	20°30'16"	N08°47'16"W	8.90	
C30	25.00	10.14	23°13'56"	S02°02'38"W	10.07	
C31	25.00	39.27	19°00'00"	S04°50'24"E	35.36	
C32	100.00	40.48	23°11'41"	S03°20'25"W	40.91	
C33	100.00	27.54	15°46'51"	S02°04'42"W	27.46	
C34	100.00	24.84	14°02'55"	S01°06'48"E	24.85	
C35	15.00	23.50	89°56'45"	S02°02'38"W	21.20	
C36	15.00	23.50	89°56'45"	N44°59'04"E	21.20	
C37	222.50	62.50	14°52'11"	S02°27'40"E	62.48	
C38	222.50	39.36	10°30'50"	S10°04'15"E	39.35	
C39	222.50	40.73	10°47'24"	S01°44'06"E	40.72	
C40	15.00	24.52	84°24'22"	S10°58'15"W	21.89	
C41	55.00	61.76	15°11'50"	S12°45'05"E	61.33	
C42	55.00	89.67	15°41'17"	N09°19'55"W	89.39	
C43	55.00	18.83	17°34'15"	S74°11'45"W	18.77	
C44	55.00	20.37	19°46'09"	S07°03'05"E	20.41	
C45	55.00	54.50	16°46'13"	N08°29'51"W	52.92	
C46	55.00	34.82	16°33'49"	N47°20'28"E	32.40	
C47	55.00	68.92	17°15'50"	N07°03'05"E	68.33	
C48	55.00	14.30	14°53'56"	S24°33'52"E	14.28	
C49	25.00	25.00	90°00'00"	N44°58'24"W	23.44	
C50	222.50	116.10	24°24'36"	N44°58'15"W	115.22	
C51	172.50	13.91	1°47'18"	S18°58'54"E	13.91	
C52	172.50	15.92	2°22'10"	S02°27'11"E	15.92	
C53	172.50	75.03	24°50'14"	S72°07'28"E	74.44	
C54	222.50	68.92	17°15'50"	N07°03'05"E	68.33	
C55	222.50	99.88	20°39'15"	S45°49'32"E	99.08	
C56	222.50	72.24	18°36'38"	S07°30'21"E	72.92	
C57	222.50	50.57	12°44'14"	S03°32'56"E	50.47	
C58	15.00	23.36	89°20'51"	N44°58'27"W	21.09	
C59	15.00	23.72	89°58'09"	S03°10'23"W	21.53	
C60	50.00	20.14	23°04'28"	N32°44'53"W	20.00	

- GENERAL NOTE**
- Parcel A is designated as common area, to be maintained by the Homeowners Association, and covered under the Deed Restrictions and Conditions associated with the subdivision plat.
 - Parcel E and F are public utility easements, public safety, maintenance and various utility parcels to be conveyed to Farmington City.
 - Parcel C Sewer Lift Station to be conveyed to Control Davis Sewer District.
 - Settlements shall not be constructed on lots in this subdivision plat, due to shallow sewer depths resulting from potentially shallow ground water. Lowest final elevation shall be the higher of 4318.00 or the base of lot.
 - This subdivision is located in an area where adjoining property owners have permission to keep and maintain large "Kiss 'n' Ride" ornaments on their properties (refer to Chapter 29 of Farmington City Zoning Ordinance). Buyers of lots in this subdivision agree to not oppose or limit such property rights. Additionally, buyers of lots in this subdivision shall be deemed to have agreed to the installation of such ornaments, sounds, etc. related to keeping and maintenance of such ornaments.
 - Final report, dated August 6, 2004 has been prepared by Farmington Testing & Engineering, Salt Lake City, Utah, and been submitted to Farmington City.
 - Future lot owners are responsible for the final grading of their lots, in accordance with the approved Farmington City, control grading plan (Sheet 10-24 through 10-27) including but not limited to: final grading elevations shown on the plat.
 - Public Utility Easements shown on this subdivision plat are 10-foot wide along the front and rear lot lines, and 8-foot wide along the side lot lines, unless otherwise noted.
 - The Storm Water Pollution Prevention Plan must be followed during all phases of construction. Buyers to take responsibility for adhering to SWPPP by contract with developer at the time of purchase.
 - The property shown is located within an area having some designation of "AC" and "A1" by the Secretary of Housing, Urban Development on Flood Insurance Rate Map No. 49023B-0103B, with a date of reopportunity of October 10, 2006 (date of map change).
 - Parcel G (1.33 acres) is a public trail easement for maintenance, bicycle purposes. Parcel G may be used for access purposes to benefit the owners of lots 125 through 136.

LEGEND

- BOUNDARY CORNER TO BE SET
- STREET MONUMENT TO BE SET
- FIRE HYDRANT
- SECTION CORNER
- PUBLIC UTILITY & DRAINAGE EASEMENT (NOT TYPICAL)
- SECTION LINE
- WETLAND AREA

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



FARMINGTON MEADOWS PHASE 1 SUBDIVISION

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN FARMINGTON CITY, DAVIS COUNTY, UTAH

FARMINGTON MEADOWS PHASE 1 SUBDIVISION

LOCATED IN THE SOUTH HALF QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN FARMINGTON CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER
 RECORDED NO. 2801822
 STATE OF UTAH, COUNTY OF DAVIS
 RECORDED AND INDEXED AT THE OFFICE OF FARMINGTON CITY
 DATE: AUG 29 2006 TIME: 12:09 PM. BOOK: 4356 PAGE: 413
 \$ 156
 David J. Mansfield
 DAVIS COUNTY RECORDER

SHEET 2 OF 3	Stantec	Stantec Consulting Inc. 3065 S 200 E Ste. 300 Salt Lake City, UT 84105-0940 Tel: 801-281-0000 Fax: 801-284-0571 www.stantec.com	Project Number 186301541	PM
		File name 016161022p	Designed By DSE	Drawn By DSE
			Checked By TLJ	Date 07/09/2007

4695-2

4695-2

4695-3

4695-3

4695-3

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FARMINGTON MEADOWS PHASE 1 SUBDIVISION

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, FARMINGTON CITY, DAVIS COUNTY, UTAH



LEGEND

- BOUNDARY CORNER TO BE SET
- STREET MONUMENT TO BE SET
- FIRE HYDRANT
- ◆ SECTION CORNER
- PUBLIC UTILITY & DRAINAGE EASEMENT (10" TYPICAL)
- - - SECTION LINE
- ▨ WETLAND AREA

- GENERAL NOTE**
- Parcel A is designated as common area, to be maintained by the Homeowner's Association, and covered under the covenants, conditions and restrictions associated with the subdivision plan.
 - Parcels E and F are public trails/pedestrian, public safety, maintenance and various utility access to be conveyed to Farmington City. Parcel E shall be conveyed to Central Utah State Office Building.
 - Basements shall not be constructed on lots in this subdivision plan due to shallow sewer depths resulting from potentially shallow ground water. Lowest level elevation should be the higher of 4726.00' or top back of curb.
 - This subdivision is located in an area where adjoining property owners have permission to graze sheep including large "Class B" animals on their properties (refer to Chapter 20 of Farmington City Zoning Ordinance). Buyers of lots in this subdivision agree to not oppose or limit such property rights. Additionally, buyers of lots in this subdivision should be aware that the area may be subject to electric lines, etc., related to leasing and maintenance of such animals.
 - A split report, dated August 6, 2004 has been prepared by Gortec Testing & Engineering, Salt Lake City, Utah, and been submitted to Farmington City. Future soil general site responsibility for the subdivision shall be in compliance with the approved Farmington City overall grading plan (sheet G-24 through G-27) including but not limited to grading the soil elevations shown on the plan.
 - Public Utility Easements shown on this subdivision plan are 10-foot wide along the front and rear lot lines, and 8-foot wide along the side yards, unless otherwise noted. Their use is in compliance with the approved Farmington City overall grading plan (sheet G-24 through G-27) including but not limited to grading the soil elevations shown on the plan.
 - The property shown is located within an area having zone designation of "C" and "A" by the Secretary of Housing and Community Development and Flood Insurance Rate Map, No. 2202-0101-0102, effective as of October 10, 2006 (letter of map change 06-08-0188-490038) for Community number 028 in Davis County, State of Utah, which is the current Flood Insurance rate map on record with the Federal Emergency Management Agency.

INVESTMENTS LLC

DANVILLE LAND INVESTMENTS LLC

UTAH POWER & LIGHT

PARCEL G 1.32 ACRES
 20' WIDE PUBLIC TRAIL EASEMENT FOR PEDESTRIAN, EQUESTRIAN, PUBLIC SAFETY, MAINTENANCE, VEHICLE PURPOSES. PARCEL G MAY BE USED FOR ACCESS PURPOSES TO BENEFIT THE OWNERS OF LOTS 125 THROUGH 138.

100 YEAR FLOOD PLAIN FROM MAP #84010330E EFFECTIVE DATE: JUNE 18, 2007

PARCEL D 44.20 ACRES

PARCEL E 1.32 ACRES
 20' WIDE PUBLIC TRAIL EASEMENT FOR PEDESTRIAN, EQUESTRIAN, PUBLIC SAFETY, MAINTENANCE, VEHICLE PURPOSES. PARCEL E MAY BE USED FOR ACCESS PURPOSES TO BENEFIT THE OWNERS OF LOTS 125 THROUGH 138.

20' WIDE PUBLIC TRAIL EASEMENT FOR PEDESTRIAN, EQUESTRIAN, PUBLIC SAFETY, MAINTENANCE, VEHICLE PURPOSES. PARCEL F MAY BE USED FOR ACCESS PURPOSES TO BENEFIT THE OWNERS OF LOTS 125 THROUGH 138.

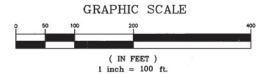
SOUTH QUARTER CORNER SECTION 15 TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN NOT FOUND

WING REAL ESTATE INC.

BOYER WHEELER FARM L.C.

BOYER WHEELER FARM L.C.

FARMINGTON MEADOWS PHASE 1 SUBDIVISION
 LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, FARMINGTON CITY, DAVIS COUNTY, UTAH



SHEET 3 OF 3



Stantec Consulting Inc.
 3065 S. 700 E. Ste. 300
 Salt Lake City, UT
 84105-0540
 Tel: 801.281.0000
 Fax: 801.286.0571
 www.stantec.com

No.	Revisions	By	Date

Project Number: 186.501541
 PM: RGE
 Flare: Ockler/202a
 Designed By: RGE
 Drawn By: RGE
 Checked By: Date: 07/09/2007
 TEL:

DAVIS COUNTY RECORDER
 RECORDED NO. 2301822
 STATE OF UTAH, COUNTY OF DAVIS
 RECORDED AND FILED AT THE OFFICE OF FARMINGTON CITY
 DATE: AUG 29 2007 TIME: 12:49 PM PAGE: 436 OF 443
 \$130.00
 A. Whelan, Recorder
 DAVIS COUNTY RECORDER

E-2P04

E-2P04