

00/28

RETURNED

JUN 12 2002

WHEN RECORDED, MAIL TO:

Farmington City  
c/o City Manager  
P.O. Box 160  
Farmington, Utah 84025

E 1761084 B 3063 P 391  
SHERYL L. WHITE, DAVIS CNTY RECORDER  
2002 JUN 12 1:05 PM FEE .00 DEP DJW  
REC'D FOR FARMINGTON CITY CORP

Parcels A thru J  
E 1/2 22 > 3N-1W  
E 1/2 27  
08-069-0001, 0002, 0003  
08-070-0002  
08-083-0003  
08-297-0424 thru 0433

### CONSERVATION EASEMENT

(OPEN SPACE AND FARMLAND)

THIS CONSERVATION EASEMENT is made this 12<sup>th</sup> day of June 2002, by **BOYER WHEELER FARM, LC**, a Utah limited liability company (hereinafter "Grantor"), whose address is c/o The Boyer Company, 127 South 500 East, Suite 100, Salt Lake City, Utah 84102, in favor of Farmington City, a municipal corporation (hereinafter "Grantee"), whose mailing address is P. O. Box 160, Farmington, UT 84025.

#### RECITALS:

**WHEREAS**, Grantor is the sole owner in fee simple title of certain real property located in Farmington City, Davis County, State of Utah, which property is more particularly described herein at Section 2, hereinafter referred to as the "Property"; and

**WHEREAS**, the Property possesses unique and sensitive natural, scenic, open space, wildlife, farmland, floodplain, and/or wetland values (collectively referred to as "conservation values") of great importance to the Grantor, the Grantee, Farmington City, and the public; and

**WHEREAS**, Grantor intends that the conservation values of the Property be preserved and maintained by continuation of the use of the Property in such a way which does not significantly impair or interfere with those values and which provides for appropriate ecological, agricultural, open space, recreational and educational uses of the Property; and

**WHEREAS**, Grantor intends to preserve and protect the conservation values of the Property in perpetuity through this Easement and dedication of the same to Grantee.

**WHEREAS**, Grantee is a tax exempt entity under Section 501(c) of the *Internal Revenue Code* qualified to acquire a conservation easement under the terms of *Utah Code Ann.* § 57-18-3, as amended.

**NOW, THEREFORE**, in consideration of the above and the covenants, terms, conditions, and restrictions contained herein, and pursuant to the laws of the State of Utah, particularly the Utah Land Conservation Easement Act as set forth in *Utah Code Ann.* § 57-18-1,

et seq., as amended, with the intention of making an irrevocable easement in perpetuity, Grantor hereby agrees and conveys as follows.

1. Conveyance. Grantor hereby grants and warrants to Grantee, a perpetual conservation easement as hereinafter defined (the "Easement") over and across all the Property to preserve, restore and protect the natural, ecological, water, wildlife, open space, farmland, wetland, floodplain, scenic, educational and aesthetic values present on the Property, to have and to hold unto Grantee, its successors and assigns forever.

2. Property. The Property subject to this Easement consists of approximately 413 acres of the Farmington Ranches Conservation Subdivision Development located in Township 3 North, Range 1 West, Salt Lake Base and Meridian, Farmington City, Davis County, State of Utah, as more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference.

3. Current Use and Condition of Property. The Property presently consists of wetlands, pasture lands, agricultural structures including barn and silos, and natural open spaces and is located at approximately 100 North and 1500 West, Farmington, Utah. The existing and permitted conditions and uses of the Property are more particularly described on the Use Map set forth in Exhibit "B," attached hereto and incorporated herein by this reference. The Property has the following specific conservation values: unique, sensitive, natural, ecological, educational, scientific, scenic, aesthetic, wildlife, farmlands, water resources, wetlands, riparian communities, floodplains and open space.

4. Purpose. Grantor is the fee simple title owner of the Property and is committed to preserving the conservation values of the Property. The purpose of this Easement is to assure that the Property will be retained forever in its natural, scenic, agricultural and/or open space condition and to prevent any use of the Property that will significantly impair or interfere with the conservation values of the Property. Any use of the Property which may impair or interfere with the conservation values, unless expressly permitted in this Easement, is expressly prohibited. Grantor agrees to confine use of the Property to activities consistent with the purposes of this Easement and preservation of the conservation values of the Property.

5. Duration. The duration of the Easement shall be perpetual.

6. Permitted and Conditional Uses.

(a) Subject to the terms and conditions set forth in this Easement, the following activities and/or uses of the Property are permitted:

(i) Conservation of open land in its natural state.

(ii) Agricultural uses, including raising crops, class "B" livestock, as defined by Farmington City Ordinances, and associated buildings, structures and, as approved by Farmington City, necessary access roads, excluding commercial livestock operations involving swine, poultry and mink, in designated areas only as delineated on Exhibit "B."

(iii) Pastureland for sheep, cows and horses in designated areas only as delineated on Exhibit "B."

(iv) Equestrian facilities for class "B" animals, as defined by Farmington City Ordinances, in designated areas only as delineated on Exhibit "B;" provided, enclosed riding arena(s) shall require a conditional use permit from the City of Farmington in accordance with the provisions of Subsection (b).

(v) Underground utility facilities and easements for drainage, sewer, water, or other public facilities and purposes, including easements for maintenance access to such facilities, in locations as approved by the City of Farmington, subject to restoration of the Property to its natural condition within a reasonable time frame not to exceed ninety (90) days, unless otherwise agreed to in writing by the Grantee, which restoration shall be conducted to the reasonable satisfaction of the Grantee to protect and preserve the conservation values of the Property. Nothing contained herein shall prevent the continued use of existing above-ground utility facilities to the extent permitted by law as delineated on the Use Map set forth in Exhibit "B."

(vi) Public streets approved by the City of Farmington in designated areas as set forth on approved subdivision plat(s).

(vii) Although fencing is not encouraged, existing fences may be repaired and replaced, and new fences may be built on the Property as necessary and appropriate in connection with permitted or conditional uses such as grazing and equestrian uses. New fences may also be built on the Property located within Conservancy Lots, if permitted by law.

(viii) Existing agricultural structures and improvements may be repaired, reasonably enlarged and replaced at their current locations as delineated on Exhibit "B." Although not encouraged, new buildings and other structures or improvements to be used primarily for agricultural purposes, including residential structures used solely to house farm owners, tenants and employees, may be built on the Property in designated areas as delineated on Exhibit "B" as a conditional use in accordance with the provisions of Subsection (b).

(ix) Livestock grazing may be permitted on the Property in designated areas as delineated on Exhibit "B," provided that good range stewardship and proper management of livestock is provided. Livestock grazing shall not exceed a degree of use described as good to excellent by the United States Department of Agriculture - Natural Resource Conservation Service, and shall not materially degrade or deteriorate the range resource, wildlife habitat or conservation values of the Property.

(b) Subject to the terms and conditions set forth in this Easement, the following activities and/or uses of the Property may be permitted as a conditional use, subject to obtaining a conditional use permit from the City of Farmington for such use in accordance with City Ordinances regarding the same:

(i) Non-commercial and non-motorized recreational use of the Property, such as trails, bikeways, playing fields and playgrounds, in designated areas only as delineated on Exhibit "B."

(ii) Community open space uses, such as village greens, commons, picnic areas, community gardens, trails, and similar low-impact passive recreational uses, excluding motorized vehicles, firearm shooting ranges and commercial uses, in designated areas only as delineated on Exhibit "B."

(iii) Agricultural uses, including raising crops and class "C" livestock, as defined by Farmington City Ordinances, and associated buildings and structures, excluding commercial livestock operations involving swine, poultry and mink, in designated areas only as delineated on Exhibit "B."

(iv) Educational structures and improvements in designated areas as delineated on Exhibit "B." The establishment of such structures and improvements shall be limited to education purposes and shall be consistent with the conservation and agricultural uses of the Property. Residential use of such structures may be permitted as part of the conditional use permit solely to house conservation easement management or enforcement personnel.

(v) Water structures, improvements, marshlands, wetlands, riparian communities and ponds may be established, constructed and maintained on the Property, provided such structures or improvements are consistent with the conservation purposes of this Easement.

7. Prohibited Uses. Any activity on or use of the Property not specifically listed as a permitted use or activity as set forth herein and/or any activity on or use of the Property which is inconsistent with the purpose of this Easement or detrimental to the conservation values is

expressly prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

- (a) Any residential, commercial or industrial activity, except as expressly permitted in this Easement. It is expressly acknowledged that a portion of the underlying fee of real property protected by this Easement may be contained in individual private lot ownership in such areas designated as Conservancy Lots on Exhibit "B." While residential use may be made of the portions of the Conservancy Lots lying outside the Easement Property, the portions of such Conservancy Lots included within the Easement Property shall be subject to all the terms and conditions of this Easement, including the prohibition against any residential use of such property.
- (b) Any development, construction or location of any man-made modification or improvements such as buildings, structures, fences, roads, parking lots, or other improvement on the Property, except as expressly permitted in this Easement.
- (c) Any filling, dredging, excavating, mining, drilling, or exploration for and extraction of oil, gas, minerals or other resources from the Property.
- (d) Any dumping or storing of ashes, trash, garbage or junk on the Property.
- (e) The manipulation or alteration of natural watercourses, wetlands, or riparian communities, except as expressly permitted herein or as approved by the City of Farmington as designated on approved subdivision plat(s), necessary for the use of the Property and then, in any event, only to the extent that such manipulation or alteration shall not result in a significant injury to or the destruction of significant conservation values.
- (f) Burning of any materials on the Property, except as necessary for agricultural, drainage and fire protection purposes.
- (g) The use of motor vehicles, including snowmobiles, all-terrain vehicles, motorcycles and other recreational vehicles, except as may be necessary to maintain and operate the Property and to maintain and operate utility lines running through the Property in accordance with the terms and conditions of such approved use and the maintenance plan for the Property.
- (h) Hunting or trapping for any purpose other than predatory or problem animal control on the Property.
- (i) Establishment or maintenance of any grazing or livestock feedlots on the Property, which shall be defined for purposes of this Easement as a permanently constructed confined area or facility within which the land is not grazed or cropped



annually, for purposes of engaging in the business of the reception and feeding of livestock for hire.

(j) Any agricultural use of the Property not expressly permitted herein.

(k) Advertising of any kind or nature on the Property and any billboards or signs; provided, directory and information signs may be displayed describing the Conservation Easement and prohibited or authorized use of the same.

(l) Any cutting of trees or vegetation, except as necessary for fire protection, thinning, elimination of diseased growth, control of non-native plant species, maintenance of landscaped areas, and similar protective measures or those activities relating to permitted agricultural uses.

(m) The change, disturbance, alteration, or impairment of the significant natural ecological features and values of the Property or the destruction of other significant conservation interests on the Property.

(n) The division, subdivision or *de facto* subdivision of the Property; except for subdivision and dedication of the Property as necessary to dedicate approved trails within the Property, including the Great Salt Lake Shoreline Trail and the Cross Project Trail, as specifically delineated on Exhibit "B," or as necessary and desirable to dedicate a portion of the underlying fee to a qualified conservation organization in accordance with the purposes and intent of this Easement for the preservation, protection and enhancement of the conservation values of the Property.

(o) Changing the topography of the Property by placing on it any soil, dredging spoils, land fill, or other material, except as necessary to conduct specific agricultural purposes or to construct other structures, conditions or improvements as permitted herein.

(p) All other uses and practices inconsistent with and significantly detrimental to the stated objectives and purpose of the Easement.

8. Rights of the Grantee. Grantor confers the following rights upon Grantee to perpetually maintain the conservation values of the Property and to accomplish the purpose of this Easement.

(a) Grantee has the right to enforce the terms of this Easement for the purpose of preserving and protecting the conservation values of the Property.

(b) Grantee has the right to enter upon the Property at reasonable times to monitor or to enforce compliance with this Easement and to inspect and enforce the rights

herein granted; provided that such entry shall not unreasonably interfere with the Grantor's use and quiet enjoyment of the Property. Grantee shall give reasonable notice of any such entry onto portions of the Property contained in individual private lot ownership as designated on Exhibit "B" as Conservancy Lots.

(c) Grantee has the right to enjoin and prevent any activity on or use of the Property that is inconsistent with the terms or purposes of this Easement and to preserve and protect the conservation values of the Property.

(d) Grantee has the right to require restoration of the areas or features of the Property which are damaged by activity inconsistent with this Easement.

(e) Grantee has the right to place signs on the Property which identify the Property as being protected by this Easement, exclusive of those portions of the Property contained in individual private lot ownership as designated on Exhibit "B" as Conservancy Lots.

(f) Grantee has the right to enter on the property to study and make ecological and scientific observation of the Property and its ecosystems, exclusive of those portions of the Property contained in individual private lot ownership as designated on Exhibit "B" as Conservancy Lots, unless otherwise permitted by such owners.

9. Duties of the Grantor. Grantor retains ownership rights of the underlying fee simple title to the Property which are not expressly restricted by this Easement. In accordance with rights reserved in Grantor by this Easement, Grantor shall be subject to all terms, conditions and restrictions of this Easement and shall have the affirmative duty to refrain from conducting or causing to be conducted any action inconsistent with the purpose and provisions of this Easement and to take reasonable actions to preserve and protect the aesthetic, open space, farmland, floodplain, wetland and/or wildlife habitat values of the Property.

10. Enforcement of Easement.

(a) Notice and Demand. If Grantee determines that Grantor is in violation of this Easement, or that a violation is threatened, the Grantee may provide written notice to the Grantor of such violation and request corrective action to cure the violation or to restore the Property. In the event Grantee determines that the violation constitutes immediate and irreparable harm, such notice shall not be required.

(b) Failure to Act. If, for a 30-day period after the date of the written notice from Grantee to Grantor, the Grantor continues violating the Easement, or if the Grantor does not abate the violation and implement corrective measures requested by the Grantee, the Grantee may bring an action in law or in equity to enforce the terms of the Easement. The Grantee is also entitled to enjoin the violation through injunctive relief, seek specific

performance, declaratory relief, restitution, reimbursement of expenses or an order compelling restoration of the Property. If the court determines that the Grantor has failed to comply with this Easement, the Grantor agrees to reimburse Grantee for all reasonable costs and attorneys fees incurred by the Grantee compelling such compliance.

(c) **Absence of Grantor.** If the Grantee determines that the Easement is, or is expected to be, violated, the Grantee shall make good-faith efforts to notify the Grantor. If, through reasonable efforts, the Grantor cannot be notified, and if the Grantee determines that circumstances justify prompt action to mitigate or prevent impairment of the conservation values, then the Grantee may pursue its lawful remedies without prior notice and without waiting for Grantor's opportunity to cure. Grantor agrees to reimburse Grantee for all costs reasonably incurred by Grantee in pursuing such remedies.

(d) **Actual or Threatened Non-Compliance.** Grantor acknowledges that actual or threatened events of non-compliance under this Easement constitute immediate and irreparable harm. The Grantee is entitled to invoke the equitable jurisdiction of the court to enforce this Easement.

(e) **Injunctive Relief and Restoration.** Any violation of the Easement shall be subject to termination through injunctive proceedings with the imposition of temporary restraining orders or through any other legal means, it being recognized that monetary damages and/or other non-injunctive relief would not adequately remedy the violation of the covenants and restrictions of the Easement. In addition, subject to the provisions set forth herein, the Grantee shall have the right to enforce the restoration of the portions of the Property affected by activities in violation of the Easement to the condition which existed at the time of the signing of this instrument.

(f) **Cumulative Remedies.** The remedies set forth herein are cumulative. Any, or all, of the remedies may be invoked by the Grantee if there is an actual or threatened violation of this Easement.

(g) **Waiver.** A delay in enforcement shall not be construed as a waiver of the Grantee's right to enforce the terms of this Easement.

## 11. Permitted Construction and Maintenance Activities.

(a) Grantor hereby reserves the right to enter upon the Property to conduct the following activities: to construct such structures and improvements permitted herein in conjunction with permitted and conditional uses of the Property.

(b) Grantor reserves the right to use, maintain, establish, construct and improve water sources, water courses, marshlands and ponds within the Property for uses permitted by this Easement, provided Grantor does not significantly impair or disturb the



natural course of the surface water drainage or runoff flowing over the Property. Grantor may alter the natural flow of water over the Property in order to improve drainage of agricultural soils, reduce soil erosion, or improve the agricultural or wetlands potential of the Property, provided such alteration is consistent with the conservation purpose of this Easement. Grantor retains and reserves the right to use any appurtenant water rights sufficient to maintain the agricultural and educational productivity of the Property. Grantor shall not transfer, encumber, lease, sell or otherwise sever any water, mineral or other rights from title to the Property itself.

(c) This Easement is subject to the rights of Grantor, Farmington City or any other agency or utility to enter upon the Property for the construction, installation, operation and maintenance of subsurface utilities as permitted herein. After exercise of rights retained herein, Grantor or the permitted entity or utility company in interest, shall take reasonable actions to restore the Property to its natural condition existing prior to the conduct of any of the foregoing activities.

12. Extinguishment of Development Rights. Except as otherwise reserved to the Grantor in this Easement, all development rights appurtenant to the Property are hereby released, terminated and extinguished, and may not be used on or transferred to any portion of the Property as it now or hereafter may be bounded or described, or to any other property adjacent or otherwise or used for the purpose of calculating permissible lot yield of the Property or any other property.

13. Maintenance. The Property shall be maintained by Grantor in accordance with the Maintenance Plan set forth as Exhibit "C," attached hereto and incorporated herein by this reference. Grantor shall be solely responsible for the upkeep and maintenance of the Property.

14. Taxes. Grantor shall pay all taxes, assessments, fees and charges of whatever description levied on or assessed against the Property, including any taxes imposed upon, or incurred as a result of, this Easement, and shall furnish Grantee with satisfactory evidence of payment upon request. If Grantee is ever required to pay any taxes or assessments on its interest in the Property, Grantor shall reimburse Grantee for the same.

15. Indemnification. Grantor shall hold harmless, indemnify, and defend Grantee and its members, directors, officers, employees, agents and contractors, and the successors and assigns of each of them, collectively referred to as the "Indemnified Parties," from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands, or judgments, including, without limitation, reasonable attorneys' fees, arising from or with respect to the Property, unless due to the gross negligence or willful misconduct of Grantee. Grantor shall keep the Property insured with comprehensive general liability insurance against claims for personal injury, death and property damage and shall name Grantee as an additional insured party on all such insurance policies, providing Grantee evidence of such insurance upon request.

16. Transfer of Grantee's Interest. If the Grantee determines that it no longer is able to enforce its rights under this instrument or that it no longer desires to enforce the rights, or desires to assign enforcement rights to a qualified organization under Section 501(c)(3) and/or 170(h)(3) of the *Internal Revenue Code*, the Grantee shall be entitled to convey in whole or in part all of its rights under this instrument and deliver a copy of this instrument to an organization designated by the Grantee and described in or contemplated by Section 501(c)(3) and/or 170(h)(3) of the Code, or the comparable provision in any subsequent revision of the Code, to ensure that the Easement is enforced. Furthermore, the Grantee is hereby expressly prohibited from subsequently transferring the Easement, whether or not for consideration, unless (a) the Grantee, as a condition of the subsequent transfer, requires that the conservation purposes which the Easement is intended to advance continue to be carried out; and (b) the transferee is an organization qualifying at the time of the transfer as an eligible donee under Section 501(c)(3) and/or 170(h)(3) of the Code and regulations promulgated thereunder.

17. Cessation of Grantee's Existence. If Grantee shall cease to exist or if the Grantee is no longer authorized to acquire and hold conservation easements, then this Easement shall become vested in another entity. Any successor entity shall be a qualified organization for the purposes of Section 501(c)(3) and/or 170(h)(3) of the *Internal Revenue Code*.

18. Termination of the Easement. This Easement may be extinguished only by an unexpected change in condition which causes it to be impossible to fulfill the Easement's purpose or by exercise of eminent domain in accordance with the provisions set forth herein. The fact that the Grantee may have title to the Property and therefore may become an Owner for purposes of this Easement shall not cause a termination of this Easement by operation of the doctrine of merger or otherwise. The Grantee shall not voluntarily or willingly allow the termination of any of the restrictions of this instrument, and if any or all of the restrictions of the Easement are nevertheless terminated by a judicial or other governmental proceeding, any and all compensation received by the Grantee as a result of the termination shall be used by the Grantee in a manner consistent with the conservation purposes of the Easement. If subsequent circumstances render the purposes of this Easement impossible to fulfill, then this Easement may be partially or entirely terminated only by judicial proceedings.

19. Transfer of Grantor's Interest. The Grantor shall incorporate the terms of this Easement in any deed or other legal instrument by which it divests itself of any interest in all or any portion of the Property, including, without limitation, a leasehold interest. Any such transfer of interest shall be subject to the restrictions set forth in this Easement. The failure of the Grantor to perform any act required by this Paragraph shall not impair the validity of this Easement or limit its enforceability in any way. Upon proper and permitted conveyance of title to the Property, the Grantor shall be released from its obligations under this Easement.

20. Notices. Any notice, demand, request, consent, approval, or communication shall be in writing and served personally or sent by registered or certified mail, postage prepaid, return receipt requested, addressed to the following:

To Grantee:

Farmington City  
Attn: City Manager  
P.O. Box 160  
130 North Main  
Farmington, Utah 84025

E 1761084 B 3063 P 401

To Grantor:

Boyer Wheeler Farm, LC  
Attn: H. Roger Boyer  
127 South 500 East, Suite 100  
Salt Lake City, Utah 84102

or to such other address as the Grantee or Grantor shall from time to time designate by written notice.

21. Title Warranty. Grantor warrants that it has good and sufficient title to the Property, free from all encumbrances except those set forth in Exhibit "D," attached hereto and incorporated herein by this reference, and hereby promises to defend the same against all claims that may be made against it.

22. Subsequent Encumbrances. This Easement shall not restrict the right of Grantor or its successors or assigns to execute, deliver and record mortgages on the Property or to grant other rights or easements in respect of the Property, subject to the terms and conditions set forth herein. The grant of any easement or use restriction that might diminish or impair the agricultural viability of the Property or otherwise diminish or impair the conservation values of the Property is prohibited. Any lien or security interest of a mortgage and any easement or other right created subsequent to the date hereof shall be subject to and subordinate to this Easement.

23. Environmental Warranty. Grantor warrants that it has no actual knowledge or threatened release of hazardous substances or wastes on the Property, as such substances and wastes are defined by applicable law, and hereby promises to indemnify Grantee against, and hold Grantee harmless from, any and all loss, cost, claim, liability or expense, including reasonable attorney's fees arising from or with respect to any release of hazardous waste or violation of environmental laws with respect to the Property, unless due to the gross negligence or willful misconduct of Grantee.

24. Recordation. The Grantee shall record this instrument in timely fashion in the official records of Davis County, Utah, and may re-record it at any time as may be required to preserve its rights in this Easement.

25. Controlling Law. The interpretation and performance of this Easement shall be governed by the laws of the State of Utah.

26. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the Easement to effect the purpose of this Easement and the policy and purpose of *Utah Code Ann. § 57-18-1, et seq.*, as amended, and related provisions. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the purpose of this Easement that would render the provision valid shall be favored over any interpretation that would render it invalid.

27. Severability. If any provision of this Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provisions of this Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.

28. Joint Obligation. Subject to the provisions set forth herein, the obligations imposed by this Easement upon Grantor or Grantors shall be joint and several.


29. Successors. The covenants, terms, conditions, and restrictions of this Easement shall be binding upon, and inure to the benefit of, the Grantee, the Grantor, and their respective personal representatives, heirs, successors, and assigns, and shall continue as a servitude running in perpetuity with the Property.

30. Entire Agreement. This Easement, together with all exhibits, sets forth the entire agreement of the parties with respect to the subject matter hereof and supercedes all prior discussions and understandings.


31. Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

IN WITNESS WHEREOF, Grantor has executed this instrument on the day and year first above written.

**GRANTOR:**  
**BOYER WHEELER FARMS, LC**

By:   
Its: Manager and Member

**GRANTEE:**

  
By:  
Its: **MAYOR**

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EXHIBIT "A"

LEGAL DESCRIPTION OF EASEMENT AREA

A PARCEL OF LAND SITUATE IN SECTION 22 AND SECTION 27 TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 22 AND RUNNING THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, NORTH 89°51'10" EAST, A DISTANCE OF 649.12 FEET TO POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, NORTH 89°51'10" EAST A DISTANCE OF 188.42 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 09°55'45" WEST, A DISTANCE OF 1719.97 FEET; THENCE SOUTH 13°00'00" EAST, A DISTANCE OF 3717.11 FEET; THENCE SOUTH 40°00'00" EAST, A DISTANCE OF 1549.03 FEET; THENCE SOUTH 39°44'41" WEST, A DISTANCE OF 627.83 FEET, THENCE NORTH 40°00'00" WEST, A DISTANCE OF 1113.97 FEET; THENCE NORTH 03°40'43" WEST, A DISTANCE OF 602.66 FEET; THENCE SOUTH 86°19'17" WEST, A DISTANCE OF 317.78 FEET; THENCE NORTH 03°40'43" WEST, A DISTANCE OF 367.73 FEET; THENCE NORTH 13°00'00" WEST, A DISTANCE OF 2867.79 FEET; THENCE NORTH 09°55'45" EAST, A DISTANCE OF 2425.62 FEET TO THE POINT OF BEGINNING.

27  
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08-069-0001, 0002, 0003, 08-070-0002  
08-083-0003,

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 66.4 ACRES MORE OR LESS.

AND

FARMINGTON RANCHES PHASE 3 SUBDIVISION

A TRACT OF LAND SITUATE IN THE NORTH WEST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCELS A, B, C, D, E, F, G, H, I, AND J OF FARMINGTON RANCHES  
PHASE 3 AS SHOWN IN THE OFFICIAL PLAT THEREOF, RECORDED IN THE  
OFFICE OF THE DAVIS COUNTY RECORDER.

08-297-0424 thru 0433

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**EXHIBIT "B"**

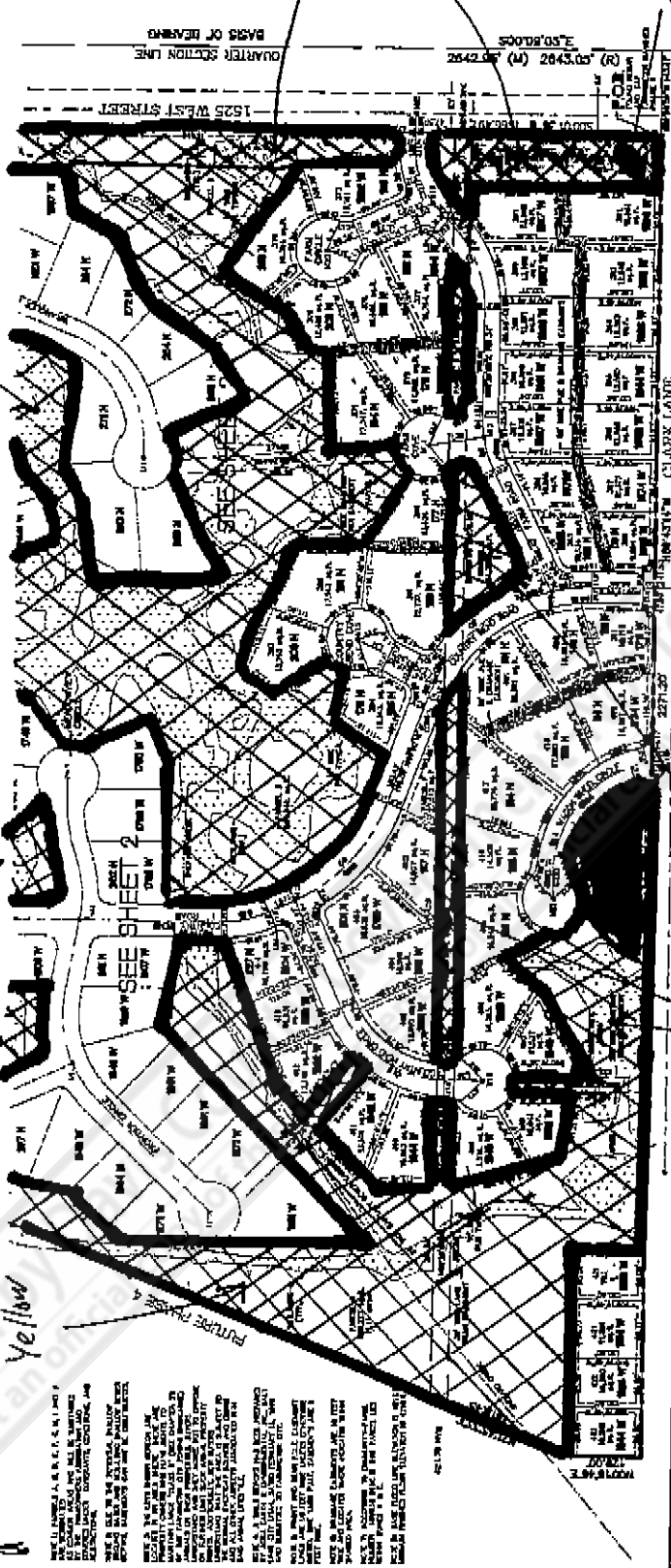
**USE MAP OF EASEMENT**

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**FARMINGTON RANCHES PHASE 3 SUBDIVISION**

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 23  
TOWNSHIP 3 NORTH, RANGE 1 WEST, S.L.B. 344  
FARMINGTON CITY, DAVIS COUNTY, STATE OF UTAH

SECTION LINE  
N 00° 00' 00" W 2642.02' (2)  
E 50° 00' 00" S 2642.02' (2)  
BASS OF BEARING



EXISTING PHASE 1  
N 88° 48' 30" W 2642.50' (R)  
S 88° 48' 30" W 2642.50' (R)  
S 88° 48' 30" W 2642.50' (R)

EXISTING PHASE 1  
N 88° 48' 30" W 2642.50' (R)  
S 88° 48' 30" W 2642.50' (R)

EXISTING PHASE 1  
N 88° 48' 30" W 2642.50' (R)  
S 88° 48' 30" W 2642.50' (R)

FOUNDED 1849  
DAVIS COUNTY  
SURVEY DEPARTMENT

GRAPHIC SCALE  
1" = 100'

LEGEND  
 - - - - - Proposed Section Line  
 - - - - - Proposed Quarter Section Line  
 - - - - - Proposed Lot Line  
 - - - - - Proposed Easement Line  
 - - - - - Proposed Right-of-Way Line  
 - - - - - Proposed Utility Line  
 - - - - - Proposed Other Line

RECORDED  
 RECORDED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 PAGE: \_\_\_\_\_

FOUNDED 1849  
DAVIS COUNTY  
SURVEY DEPARTMENT

SHEET 1 of 4

RECORDER'S MEMO—  
LEGIBILITY OF TYPING OR PRINTING  
UNSATISFACTORY IN THE DOCUMENT  
WHEN RECEIVED



# FARMINGTON RANCHES PHASE 3 SUBDIVISION

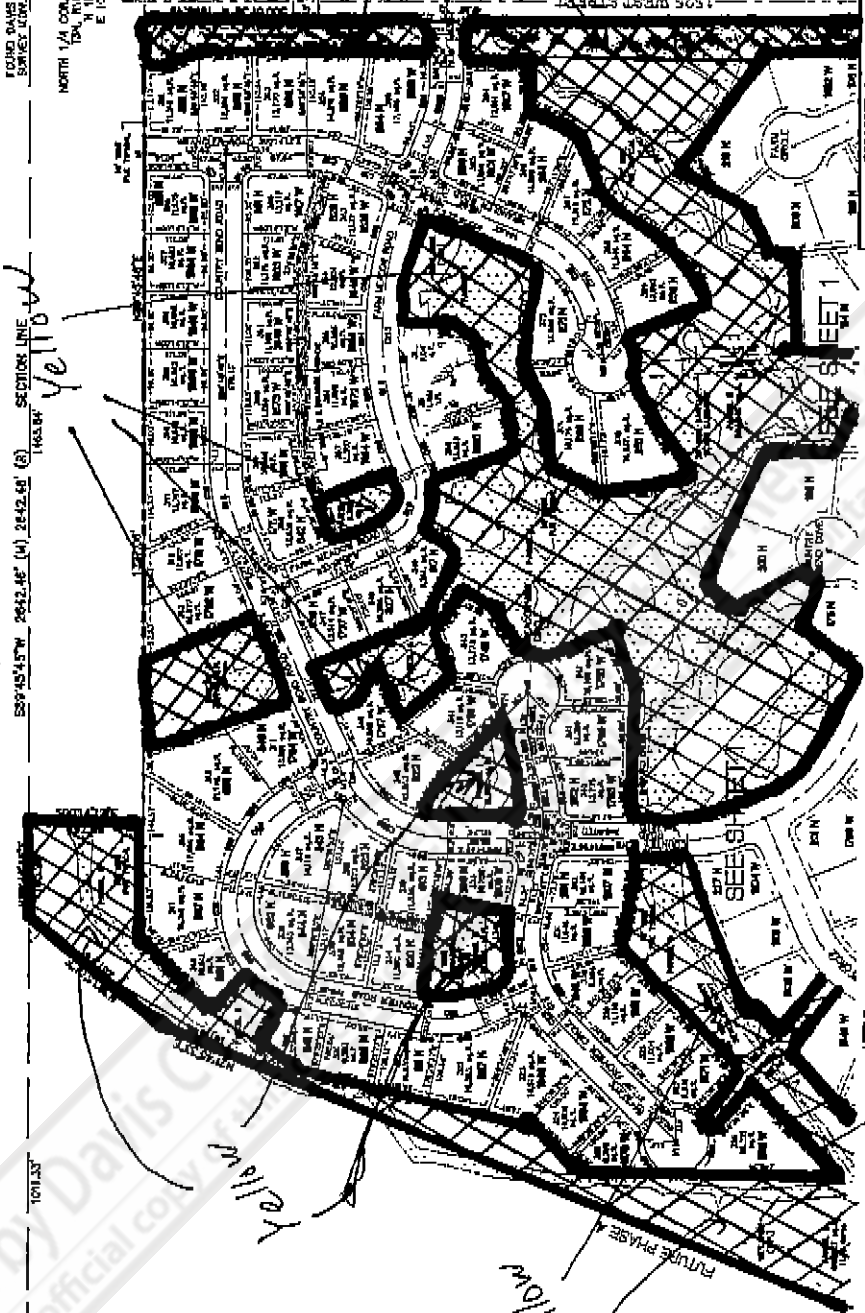
LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 23  
TOWNSHIP 3 NORTH, RANGE 1 WEST, S.L.B.M.  
FARMINGTON CITY, DAVIS COUNTY, STATE OF UTAH

14 SURVEY MONUMENT  
TOWN DAVIS COUNTY  
S.W. COR. SEC. 23  
T4N. 31W. S23E4M  
# 105701.4532  
E 102284.7172

SECTION LINE  
143.84' (6)  
2842.46' (4) 2842.46' (6)  
589'45.57" W

14 SURVEY MONUMENT  
TOWN DAVIS COUNTY  
S.W. COR. SEC. 23  
T4N. 31W. S23E4M  
# 105701.4532  
E 102284.7172

SECTION LINE  
143.84' (6)  
2842.46' (4) 2842.46' (6)  
500'00'08"E  
2642.85' (4) 2643.05' (6)



SECTION LINE  
143.84' (6)  
2842.46' (4) 2842.46' (6)  
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SECTION LINE  
143.84' (6)  
2842.46' (4) 2842.46' (6)  
500'00'08"E  
2642.85' (4) 2643.05' (6)

GRAPHIC SCALE  
0 50 100 200 300  
Scale 1" = 100'

LEGEND  
--- UNIMPROVED LOT  
--- IMPROVED LOT  
--- UNIMPROVED STREET  
--- IMPROVED STREET  
--- UNIMPROVED ALLEY  
--- IMPROVED ALLEY  
--- UNIMPROVED DRIVE  
--- IMPROVED DRIVE  
--- UNIMPROVED RAMP  
--- IMPROVED RAMP  
--- UNIMPROVED EASEMENT  
--- IMPROVED EASEMENT  
--- UNIMPROVED RIGHT-OF-WAY  
--- IMPROVED RIGHT-OF-WAY  
--- UNIMPROVED FUTURE PHASE  
--- IMPROVED FUTURE PHASE

RECORDED  
FILED IN THE COUNTY RECORDS OF  
DAVIS COUNTY, UTAH  
DATE \_\_\_\_\_ PAGE \_\_\_\_\_

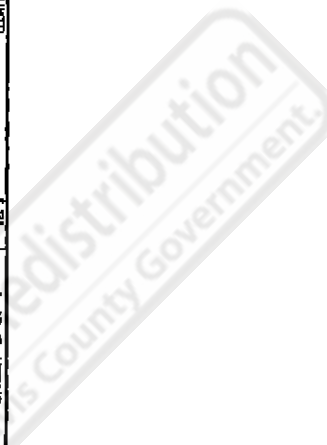
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DAVIS COUNTY, UTAH  
DATE \_\_\_\_\_ PAGE \_\_\_\_\_

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DAVIS COUNTY, UTAH  
DATE \_\_\_\_\_ PAGE \_\_\_\_\_

RECORDER'S MEMO—  
LEGIBILITY OF TYPING OR PRINTING  
UNSATISFACTORY IN THE DOCUMENT  
WHEN RECEIVED



S.L.B.&M.

P.O.B. CONSERVATION EASEMENT FOR PHASE 3

N 89°51'10" E

15 14  
22 23

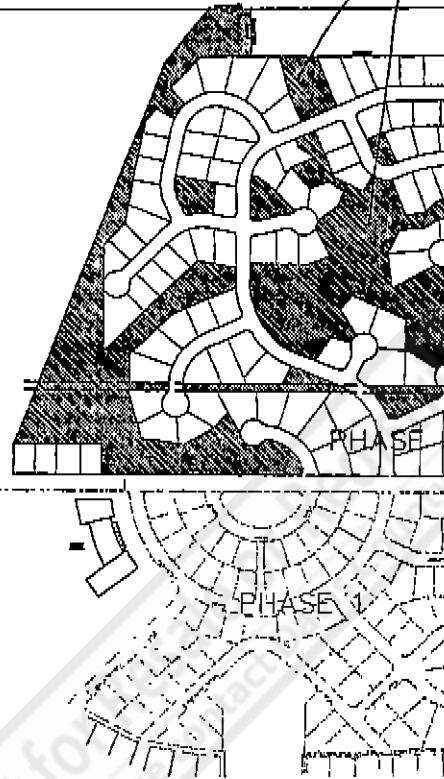
649.12'

188.42'

N 09°55'45" E 2415.76'

N 09°55'45" E 2425.62'

S 09°55'45" W 1719.97'



PHASE 2

PHASE 1

CENTER OF SECTION 22

CONSERVATION EASEMENT FOR PHASE 1

CONSERVATION EASEMENT FOR PHASE 3

Yellow

E 1761084 B 3063 P 410

N 13°00'00" W 2970.00'

N 13°00'00" W 2867.79'

S 13°00'00" E 3717.11'

N 03°40'43" W 964.38'

529.00'

586.19' W 19'17"

946.78'

CONSERVATION EASEMENT FOR PHASE 2

CONSERVATION EASEMENT FOR PHASE 2

N 40°00'00" W 865.62'

814.65'

S 89°27'22" W

348.08'

S 50°00'00" W

1113.97'

N 42°00'00" W

1549.03'

S 40°00'00" E

627.83'

S 39°44'41" W

602.66'

N 03°40'43" W

602.66'

22 23  
27 25

—RECORDER'S MEMO—  
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4E

**EXHIBIT "C"**  
**MAINTENANCE PLAN**

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E 1761084 B 3063 P 412

MAINTENANCE PLAN  
Farmington Ranches  
Conservation Subdivision

### SECTION 1 - PURPOSE

The purpose of this Maintenance Plan is to supplement the development criteria for the development of Farmington Ranches contained in the Development Agreement, the Conservation Easement, and the Covenants, Conditions and Restrictions in order to fix maintenance responsibility and provide additional maintenance guidelines, where necessary. The Maintenance Plan is intended to provide guidelines and fix responsibility for areas within Farmington Ranches that are designated as Conservation Land.

### SECTION 2 - PROPERTY

The Conservation Land subject to this Maintenance Plan is located in the Farmington Ranches Conservation Subdivision, an approximately 719 acre project located in Township 3 North, Range 1 West, Salt Lake Base and Meridian, Farmington City, Davis County, State of Utah, as more particularly described in Exhibit "A," attached hereto and incorporated herein by this reference.

### SECTION 3 - MAINTENANCE AREAS

Four "Maintenance Areas" are designated in this plan as follows:

- a. Neighborhood Open Space such as village greens, landscaped turnabouts, landscaped roundabouts, entry features, etc., all of which are colored in red on the Project Master Plan attached hereto as Exhibit "B" and incorporated herein by this reference.
- b. Cross Project and Shoreline Trails colored in blue on Exhibit "B."
- c. Project setbacks colored in orange on Exhibit "B."
- d. Upland and Wetland Open Space Property colored in yellow on Exhibit "B."
- e. Upland and Wetland Open Space Property within Conservancy Lots outlined in purple on Exhibit "B."

### SECTION 4 - OWNERSHIP OF CONSERVATION LAND

The respective ownership of the "Maintenance Areas" shall be as follows:

- a. Neighborhood Open Space: The Farmington Ranches Homeowners Association or its authorized successors or assigns, subject to the Conservation Easement.
- b. Cross Project and Shoreline Trails: Farmington City or its authorized successors

or assigns, subject to the Conservation Easement.

E 1761084 B 3063 P 413

c. **Project Setbacks.** The Farmington Ranches Homeowners Association or its authorized successors or assigns, subject to the Conservation Easement.

d. **Upland and Wetland Open Space:** Boyer Wheeler Farm, L.C., or its authorized successors or assigns and/or Farmington Ranches Homeowners Association, subject to the Conservation Easement.

e. **Upland and Wetland Open Space within Conservancy Lots:** Fee title property owner, subject to the Conservation Easement.

## SECTION 5 - MAINTENANCE GUIDELINES AND RESPONSIBILITIES

**Neighborhood Open Space:** Landscaping and irrigation systems shall be installed and maintained by the property owner in accordance with the landscape plan submitted as part of each phase of the project. Neighborhood Open Space may consist of flowers, trees, grass, shrubs, ground cover or natural vegetation. All Neighborhood Open Space shall have automatic irrigation systems installed, where applicable. These spaces shall be maintained, groomed and manicured by the property owner on a regular schedule sufficient to keep them in an attractive and clean condition.

**Cross Project and Shoreline Trails:** These areas shall be developed in accordance with the Development Agreement and shall be maintained by the property owner in accordance with Farmington City ordinance.

**Project Setback Areas:** Any areas disturbed during construction shall be revegetated in natural vegetation. These areas shall be kept in natural vegetation and shall be cleaned by the property owner at periodic intervals sufficient to keep these areas in an attractive, clean, and natural appearance. All such areas shall be kept in a neat and clean condition, free of debris and trash.

**Upland and Wetland Open Space outside and inside Conservancy Lots:** The owner of the property shall maintain the Upland and Wetland Open Space. Wetlands shall be maintained in accordance with the rules and regulations of the U.S. Army Corps of Engineers.

## SECTION 6 - FUNDING MEANS FOR MAINTENANCE AND OPERATIONS

Estimates regarding staffing needs, insurance requirements, and associated costs for applicable maintenance areas shall be provided by the respective responsible party prior to recordation of the final plat for each phase of the Farmington Ranches development.

**Neighborhood Open Space and Project Setback Areas:** All members of the Farmington Ranches Homeowners Association shall be assessed annual assessments, special assessments, and



maintenance charges pursuant to the protective covenants, conditions and restrictions recorded with each phase of the Farmington Ranches development necessary to operate and maintain Neighborhood Open Space areas and project setback areas in an attractive and clean condition consistent with the approved landscape plan for each phase.

Cross Project and Shoreline Trails: Maintenance funds for these areas will be provided from the Farmington City General Fund so long as Farmington City remains the property owner.

Upland and Wetland Open Space: The Developer, or its assignee, shall fund any long-term capital improvements as well as regular yearly operating and maintenance costs associated with the Upland and Wetland Open Space.

Upland and Wetland Open Space within Conservancy Lots: Maintenance of these areas shall be all at the sole expense of the property owner.

#### SECTION 7 - MODIFICATION

Any changes to this Maintenance Plan must be approved by the City.

#### SECTION 8 - CORRECTIVE ACTION.

The City may enter the premises and take corrective action, including extended maintenance. The costs of such corrective action may be charged to the property owner, condominium association, homeowners association, conservation organization, or individual property owners who make up a condominium or homeowners' association and may include administrative costs and penalties. Such costs shall become a lien on said properties. Notice of such lien shall be filed by the City in the County Recorder's Office. Documents creating or establishing any association or conservation organization shall reference the City's corrective action authority set forth herein.

**EXHIBIT "D"**

**LIST OF ACCEPTED ENCUMBRANCES**

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## EXHIBIT "D"

## Accepted Encumbrances

1. A Deed of Easement executed by WHEELER MACHINERY COMPANY, CLYDE H. WILCOX AND BLANCHE CLARK WILCOX, MURLEN C. MANNING AND RUTH F. MANNING, EDWARD F. CLARK AND INEZ P. CLARK, ARTHUR D. MILLER AND HAZEL U. MILLER, WILMA G. MILLER, CLARENCE RAY STEED AND AFTON SMITH STEED, ORSON R. CLARK AND LUCILE B. CLARK, LAWRENCE REX RIGBY AND GLENDA M. RIGBY, WILLIAM E. MILLER, IRVINE HUGHES AND SYLVIA F. HUGHES, CHARLES O. MILLER AND LORNA W. MILLER, RALPH E. LANE AND ERMA LUCILLE MANNING LANE, DELLES W. MANNING AND TOKUHEISA MANNING in favor of THE UNITED STATES OF AMERICA, a perpetual easement to construct, reconstruct, operate and maintain an underdrain consisting of an underground pipeline and appurtenant structures on, over or across the following described property:

A strip of land in the Northeast quarter of Section 27, in the East half of the East half of Section 22, and in the South half of the Northwest quarter of Section 23, Township 3 North, Range 1 West, Salt Lake Base and Meridian, 30.0 feet wide and included between two lines extended to the property lines and everywhere distant 15.0 feet on the right of Southerly and Easterly sides and 15.0 feet on the left or Northerly and Westerly sides of that portion of the following described centerline of which is known as the Farmington A-6 Drain from Station 29+42.3 to Station 123+25.7 measured at right angles or radially thereto; said centerline is more particularly described as follows:

Beginning at Station 29+42.3, a point on the West line of the Grantor's property, from which point the North Quarter corner of said Section 23 bears North 39°01' East 7978.2 feet, and running thence North 89°44' East 2343.2 feet; thence North 0°15' West 892.5 feet; thence North 1°51' East 698.4 feet to the P.I. Equation Stations 68+76.4 BK equals 69+00.0 Ah; thence North 0°06' West 2684.4 feet; thence North 35°29' East 512.1 feet; thence South 89°29' East 2229.2 feet to Station 123+25.7 feet, excepting therefrom 0.06 of an acre, more or less, described herein which is covered by an agreement with Davis County, the net area, exclusive of the agreement is 6.39 acres, more or less; also

A strip of land in the Northeast Quarter of Section 27, in the East half of the East half of Section 22, and in the South half of the Northwest Quarter of Section 23, Township 3 North, Range 1 West, Salt Lake Base and Meridian, 30.0 feet wide and included between two lines extended to the property lines and everywhere distant 15.0 feet on the

right or Southerly and Easterly sides and 15.0 feet on the left or Northerly and Westerly side of that portion of the following described centerline of what is known as the Farmington A-6 Train from Station 29+42.3 to Station 29+42.3 to Station 123+25.7 measured at right angles or radially thereto; said centerline is more particularly described as follows:

Beginning at Station 29+42.3, a point on the West line of the Grantor's property, from which point the North Quarter corner of said Section 23 bears North 39°01' East 7,978.2 feet, and running thence North 89°44' East 2,343.2 feet; thence North 0°15' West 892.5 feet; thence North 1°52' East 698.4 feet to P.I. Equation Station 68+76.4 BK equals 69+00.0 AH; thence North 0°06' West 2,684.4 feet; thence North 35°29' East 512.1 feet; thence South 89°29' East 2,229.2 feet to Station 123+25.7, a point on the East line of the Grantor's property, from which point the North Quarter Corner of said Section 23 bears North 5°12' East 1,523.1 feet, containing 6.45 acres, more or less, excepting here from 0.06 of an acre, more or less, described herein which is covered by an agreement with Davis County, the net area, exclusive of the agreement is 6.39 acres, more or less.

Said Easement was recorded October 30, 1967, as Entry No. 314315 in Book 378 at Page 10 of Official Records.

2. An Easement executed by WHEELER ENTERPRISES, INC. in favor of UTAH POWER & LIGHT COMPANY, a Corporation, its successors and assigns, a perpetual easement and right of way for the construction, erection, operation and continued maintenance, repair, alteration, inspection, relocation and/or replacement of one or more wood pole or steel tower lines for the transmission circuits of the Grantee, together with necessary cross-arms and other attachments, including guys, stubs, and anchors, affixed thereto for the support of said circuits, in, upon, along, over, through, across and under a tract of land situated in the County of Davis, State of Utah, particularly described as follows:

Two tracts of land situate in Lots 1 & 2, the Southeast Quarter of the Northeast Quarter, and the Northeast Quarter of the Southeast Quarter of Section 22, the Southeast Quarter of the Southwest Quarter and the West half of the Southwest Quarter of Section 23, Township 3 North, Range 1 West, Salt Lake Meridian, described as follows:

Beginning on the North boundary line of the Grantors' land and the Southwesterly boundary line of the Grantees' corridor at a point 249 feet east, more or less, from the north one quarter corner of Section 22, Township 3 North, Range 1 West, Salt Lake Meridian and

running thence south 37°36' East 6162 feet, more or less, along said southwesterly boundary line to the east boundary line of said Grantors' land, thence South 262.2 feet along said east boundary line, thence North 37°36' West 6,493 feet, more or less, to the North boundary line of said Grantors' land thence East 201.9 feet along said north boundary line to the point of beginning.

Said Easement was recorded in Book 779 at Page 513 of Official Records.

3. Subject to a Declaration of Temporary Trail Easement and Restrictions dated August 31, 2000 by and between BOYER WHEELER FARM LC and FARMINGTON CITY, a strip of land 20 feet in width lying 10 feet on each side of the following described line:

Commencing at the Southwest corner of Section 23, Township 3 North, Range 1 West, Salt Lake Base and Meridian, thence Northerly along the West line of the Southwest Quarter of said section 23, North 00°09'08" West, a distance of 2127.81 feet; thence leaving said West line, East, a distance of 215.23 feet to the point of beginning of this description; thence South 34°15'13" West, a distance of 41.00 feet; thence South 53°51'19" West, a distance of 53.73 feet; thence South 88°43'06" West, a distance of 330.39 feet; thence South 89°28'21" West, a distance of 582.52 feet; thence South 89°19'47" West, a distance of 833.36 feet; thence South 89°05'47" West, a distance of 400.21 feet; thence South 88°51'06" West, a distance of 631.00 feet to a point lying North 52°30'20" West, a distance of 3319.88 feet from the Southwest corner of said Section 23 and the terminous of this description. The above described strip of land is temporary and for the purpose of ingress-egress only.

Said Easement was recorded May 29, 2001 as Entry No. 1668946 in Book 2816 at Page 203 of Official Records.

4. The terms and conditions contained in that certain Agreement dated August 31, 2000, for Farmington Ranches Development, recorded November 14, 2000, as Entry No. 1624056 in Book 2713 at Page 1098 of Official Records. Said Agreement was amended by Agreement recorded in Book 2823 at Page 588 of Official Records.
5. An Agreement for Reimbursement executed by Farmington City and Boyer Wheeler Farm, L.C., recorded as Entry No. 1699050 in Book 2830 at Page 1033 of Official Records.