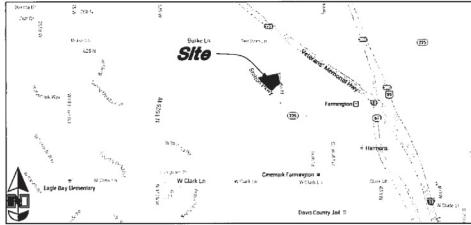


# Park Lane Commons - Phase 5

All of Parcel B, Park Lane Commons, being a part of Sections 13 & 14,  
T3N, R1W, SLB&M, U.S. Survey  
Farmington City, Davis County, Utah  
January 2019



VICINITY MAP  
Not to Scale

6053-1

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.

### NOTES:

- Parcel A is a Common Access Area for Vehicular and Pedestrian Access across the Development.
- Parcel B is a "Together With" Parcel tied to an existing Meas and Bounds Ground Lease Agreement with the Current Tenant of Lot 501. No other Parcels other than Lot 501 have Exclusive Rights to Parcel B.
- A copy of a Geotechnical Study prepared by GSH Geotechnical, Inc Dated May 11, 2012 has been provided to Farmington City.

**GREAT BASIN ENGINEERING INC**  
3746 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801)394-4515 • BLUE (801)551-0222 • FAX (801)392-7564  
WWW.GREATBASINENGINEERING.COM

**FARMINGTON CITY PLANNING COMMISSION APPROVAL**  
Reviewed by the Farmington City Planning Commission on the 15<sup>th</sup> day of February, 2019.

*[Signature]*  
Chairperson

**FARMINGTON CITY ENGINEER'S APPROVAL**  
Approved by the Farmington City Engineer on this 23<sup>rd</sup> day of February, 2019.

*[Signature]*  
Signature

**CENTRAL DAVIS SEWER DISTRICT APPROVAL**  
Approved by the Central Davis Sewer District on this 23<sup>rd</sup> day of February, 2019.

*[Signature]*  
Signature

**FARMINGTON CITY ATTORNEY'S APPROVAL**  
Approved by the Farmington City Attorney on this 23<sup>rd</sup> day of February, 2019.

*[Signature]*  
Signature

**WEBER BASIN WATER CONSERVANCY DISTRICT APPROVAL**  
Approved by the Weber Basin Water Conservancy District on this 29<sup>th</sup> day of February, 2019.

*[Signature]*  
Signature

**FARMINGTON CITY COUNCIL APPROVAL**  
This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Farmington City, Utah this 15<sup>th</sup> day of February, 2019.

Attest: *[Signature]*  
Title Recorder

*[Signature]*  
DEPUTY

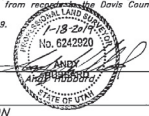
**DAVIS COUNTY RECORDER**  
ENTRY NO. 314712 - FEE PAID \$44.00 - FILED FOR RECORD AND RECORDED 3-5-2019 AT 10:52 AM IN BOOK 2616 OF OFFICIAL RECORDS PAGE 234 RECORDED FOR TRANSACTIONS DIVISION

*[Signature]*  
DAVIS COUNTY RECORDER

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Park Lane Commons - Phase 5, in Farmington 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, 2019.

Signed this 15<sup>th</sup> day of February, 2019.



6242920  
License No.

### DESCRIPTION

All of Parcel B, Park Lane Commons, being a part of the Southwest Quarter of Section 13 and the Southeast Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Farmington City, Davis County, Utah;

Beginning at the Southwest Corner of Sections 13 and 14, said point is also on the Easterly Right of Way Line of Station Parkway, said point being 610.24 feet North 00°00'21" West along the Section Line and 309.42 feet West from the Southwest Corner of said Section 13, Township 3 North, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing being North 00°00'21" West 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13); and running thence North 78°30'38" East 502.80 feet to the Westerly Right of Way Line of Broadway (1075 West Street); thence South 11°29'22" East 247.28 feet along said Westerly Right of Way Line to the Northerly Right of Way Line of Grand Avenue; thence along said Northerly Right of Way Line the following three (3) courses: (1) South 33°23'04" West 47.04 feet to a point of curvature, (2) Southwesterly along the arc of a 194.50 foot Radius curve to the left, the center of which bears South 17°16'29" East; thence 105.20 feet through a Central Angle of 30°59'21", and (3) South 41°44'09" West 128.01 feet to said Easterly Right of Way Line of said Station Parkway; thence along said Easterly Right of Way Line the following two (2) courses: (1) North 48°13'43" West 310.18 feet to a point of curvature and (2) Northwesterly along the arc of a 730.00 foot Radius curve to the right, the Center of which bears North 41°46'17" East; thence 169.78 feet through a Central Angle of 13°19'33" to the Point of Beginning.

Containing 130,866 Sq. Ft. 3.004 Acres

### OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and parcels, and name said tract Park Lane Commons - Phase 5, and hereby dedicate, and grant to Farmington City, Davis County, Utah, all those certain strips designated as public utility easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance, and operation of public utility services, and drainage, as may be authorized by Farmington City.

We also dedicate and grant to Farmington City, Davis County, Utah, all those certain strips as Pedestrian and Public Access Easements, the same to be used for Pedestrian and Vehicular ingress and egress purposes as may be authorized by Farmington City.

We also hereby dedicate and grant to the Owners of the lots within the boundary of this subdivision, all those parts or portions of said tract designated as Parcel A, as Common Area, the same to be used for Pedestrian and Vehicular ingress and egress, the installation, maintenance, and operation of utility lines and drainage, as may be authorized by the Owners of said Lots.

We also hereby dedicate and grant to the Owners of the lots within the boundary of this subdivision, all those parts or portions of said tract designated as Public Access Easement the same to be used for Pedestrian and Vehicular ingress and egress, as may be authorized by the Owners of said Lots.

We also hereby dedicate and grant to the Owner of Lot 501, all those parts or portions of said tract designated as Parcel B, as Limited Common Area, with exclusive rights for the continued use of said Parcel B, as described in an existing Ground Lease Agreement.

Signed this 15<sup>th</sup> day of February, 2019.

*[Signature]* Park Lane Commons, LLC  
*[Signature]* Farmington Square, LLC

Rich Haws - Manager 1200 W. Red Barn Lane Farmington, Utah 84025  
Rich Haws - Manager 1200 W. Red Barn Lane Farmington, Utah 84025

### ACKNOWLEDGMENT

State of Utah }  
County of DAVIS } ss

The foregoing instrument was acknowledged before me on this 23<sup>rd</sup> day of February, 2019 by Rich Haws, Manager of PARK LANE COMMONS, LLC, residing at Farmington, UT, Commission Number: 701944, Commission Expires: August 24, 2022.

*[Signature]* EMMA JANE HIXSON  
A Notary Public commissioned in Utah  
Print Name

### ACKNOWLEDGMENT

State of Utah }  
County of DAVIS } ss

The foregoing instrument was acknowledged before me on this 23<sup>rd</sup> day of February, 2019 by Rich Haws, Manager of FARMINGTON SQUARE, LLC, residing at Farmington, UT, Commission Number: 701944, Commission Expires: August 24, 2022.

*[Signature]* EMMA JANE HIXSON  
A Notary Public commissioned in Utah  
Print Name

### DAVIS COUNTY SURVEY BEARING DESCRIPTION

Beginning at a point North 00°00'26" East 810.31 feet and West 309.42 feet from the Southwest Corner of Section 13 Township 3 North, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing being North 00°00'26" East 2636.85 feet from said Southwest Corner to the West Quarter Corner of said Section 13), and running thence North 78°31'25" East 502.80 feet; thence South 11°28'35" East 247.28 feet; thence South 33°03'31" West 47.04 feet to a point of curvature of a 194.50 foot Radius curve to the left, the Center of which bears South 17°15'42" East; thence Southwesterly along the arc of said curve 105.20 feet through a Central Angle of 30°59'21"; thence South 41°44'56" West 128.01 feet; thence North 48°12'56" West 310.18 feet to a point of curvature of a 730.00 foot Radius curve to the right, the Center of which bears North 41°47'04" East; thence Northwesterly along the arc of said curve 169.78 feet through a Central Angle of 13°19'33" to the Point of Beginning.

Contains 130,866 Sq. Ft. or 3.004 Acres.

### NARRATIVE

This Plat was completed at the request of Mr. Rich Haws of Farmington Square, LLC to subdivide the Existing Parcel into four (4) lots and two (2) Parcels as shown hereon.

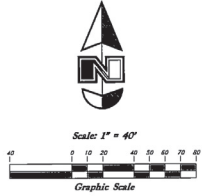
A line bearing N 0°00'21" W between the West Quarter Corner and the Southwest Corner of Section 13, T3N, R1W, SLB&M was used as the Basis of Bearings.

The original Park Lane Commons Plat was used to establish the boundaries of this Parcel (Davis County Recorder Entry No. 2598621).

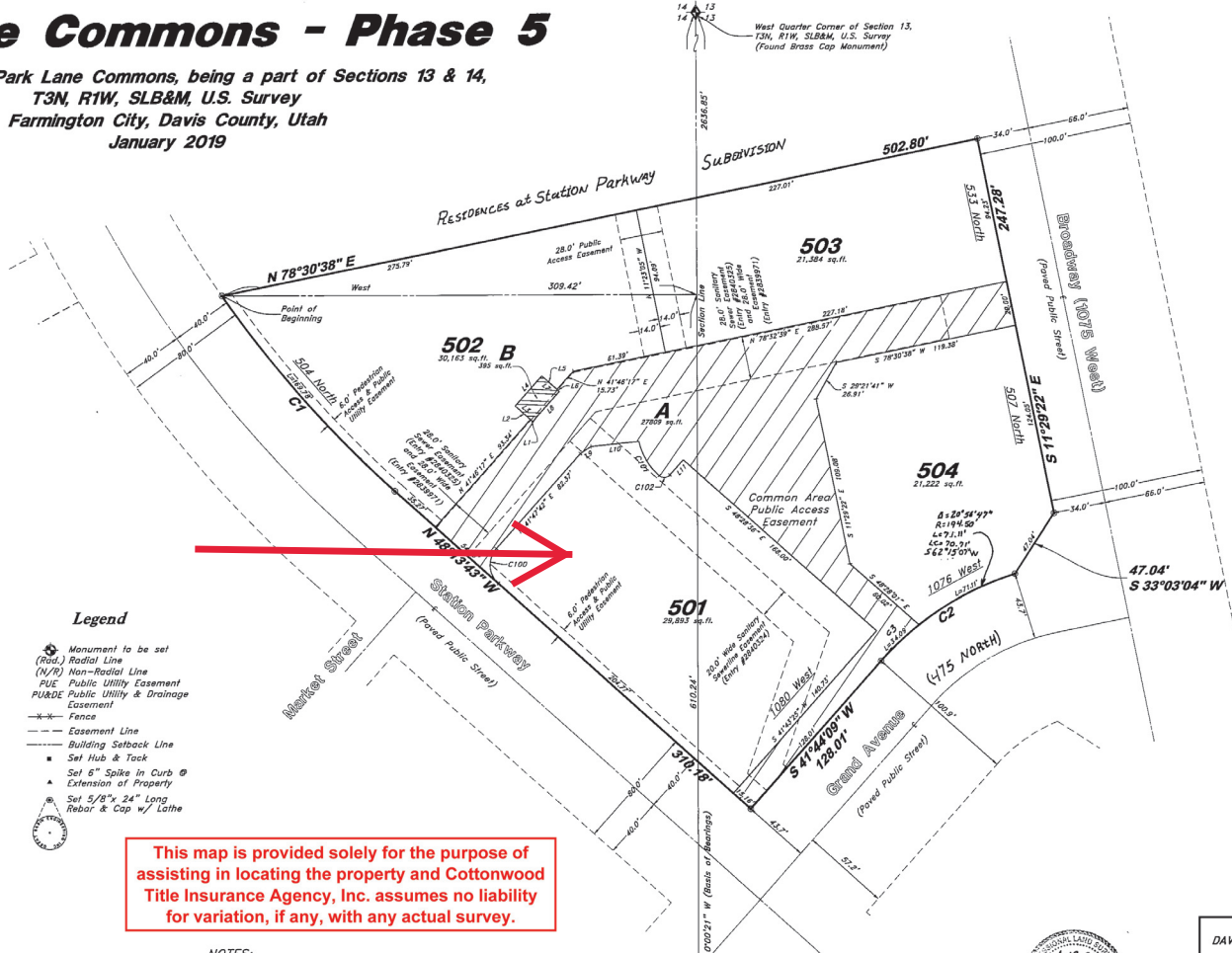
Property corners were monumented as depicted on this Plat.

# Park Lane Commons - Phase 5

All of Parcel B, Park Lane Commons, being a part of Sections 13 & 14, T3N, R1W, SLB&M, U.S. Survey Farmington City, Davis County, Utah January 2019



6053-2



PROPERTY LINE CURVE DATA				
Curve	Delta	Radius	Length	Chord Bearing
C1	15°19'53"	730.00'	169.78'	N 41°13'59" W
C2	30°59'21"	194.50'	105.20'	S 57°13'50" W
C3	18°02'12"	194.50'	36.65'	S 96°45'41" W

PARCEL LINE CURVE DATA				
Curve	Delta	Radius	Length	Chord Bearing
C100	90°01'24"	16.00'	25.14'	N 3°12'56" W
C101	57°31'43"	40.00'	26.20'	S 31°01'46" E
C102	88°41'38"	5.00'	7.74'	N 65°02'03" E

PARCEL LINE DATA			PARCEL LINE DATA		
Line	Bearing	Length	Line	Bearing	Length
L1	N 48°13'48" W	1.98	L7	S 48°13'43" E	15.20
L2	N 48°13'48" W	13.22	L8	S 41°46'12" W	26.00
L3	N 48°13'48" E	15.20	L9	N 55°43'43" E	8.29
L4	N 41°46'12" E	26.00	L10	N 84°15'21" E	31.43
L5	S 48°13'43" E	13.22	L11	N 41°31'59" E	12.99
L6	S 48°13'43" E	1.98			

- Legend**
- Monument to be set (Note: Radial Line (N/R) Non-Radial Line
  - PUE Public Utility Easement
  - PUE&D Public Utility & Drainage Easement
  - Fence
  - Easement Line
  - Building Setback Line
  - Set Hub & Tack
  - Set 6" Spike in Curb @
  - Set 5/8"x 24" Long Rebar & Cap w/ Lothe

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.

- NOTES:**
- Parcel A is a Common Access Area for Vehicular and Pedestrian Access across the Development.
  - Parcel B is a "Together With" Parcel tied to an existing Mates and Bounds Ground Lease Agreement with the Current Tenant of Lot 501. No other Parcels other than Lot 501 have Exclusive Rights to Parcel B.
  - A copy of a Geotechnical Study prepared by GSH Geotechnical, Inc Dated May 11, 2019 has been provided to Farmington City.



DAVIS COUNTY RECORDER  
 ENTRY NO. 3147108 FEE PAID \$44.00 FILED FOR RECORD AND RECORDED 3-5-2019 AT 10:58 AM IN BOOK 7115 OF OFFICIAL RECORDS, PAGE 234 RECORDED FOR INFORMATION ONLY  
 Michael W. Madden  
 DAVIS COUNTY RECORDER  
 RP: DEPUTY