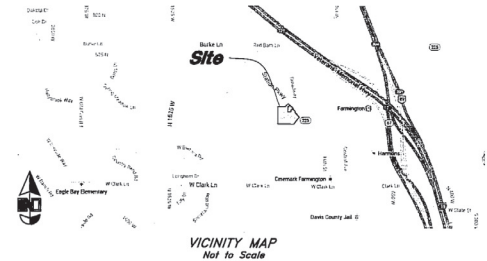


Park Lane Commons - Phase 2

All of Parcel H, of Park Lane Commons Parcel E Amended and H, being a part of Sections 13, 14, 23 & 24 T3N, R1W, SLB&M, U.S. Survey Farmington City, Davis County, Utah
March 2015



VICINITY MAP
Not to Scale

*Note: Easement Agreement
E 2803990 BUBSU P171-188
Date Recorded 4/29/2015
Ratification Agreement
E 2803997 BUBSU P189-195
Date Recorded 4/29/2015

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.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, a Professional Land Surveyor in the State of Utah, do hereby certify that this plot of Park Lane Commons - Phase 2 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.
Signed this 31st day of March, 2015.



6242920
License No.

DESCRIPTION

A part of the Southwest corner of Section 13, the Southeast Quarter of Section 14, the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, Township 3 North, Range 1 West, Salt Lake Base & Meridian; being All of Parcel H, of Park Lane Commons Parcel E Amended and H, in Farmington City Davis County Utah (Parcel H to be vacated upon Recording of this plot).
Beginning at the Most Easterly corner of Parcel E of Park Lane Commons Parcel E Amended and H, in Farmington City Davis County Utah, said point being on the Southwesterly right of way line of Station Parkway, said point to 216.00 feet North 00°00'21" West and 17.69 feet South 89°59'39" West from the Southwest Corner of Section 13, Township 3 North, Range 1 West, Salt Lake Base & Meridian; and running thence five (5) courses along said Southwesterly right of way line as follows: (1) South 48°13'43" East 276.50 feet; (2) South 41°46'17" West 13.28 feet; (3) South 41°52'56" East 141.39 feet; (4) South 41°46'17" West 30.60 feet; and (5) South 41°14'43" East 270.55 feet to the Northwesterly right of way line of Park Lane; thence South 59°08'56" West 340.56 feet along said Northwesterly right of way line; thence North 89°35'42" West (North 89°34'55" West) 628.76 feet; thence North 00°06'18" West (North 0°06'13" West) 688.38 feet to the South line of Parcel E, Park Lane Commons Parcel E Amended and H, in Farmington City Davis County Utah; thence three (3) courses along the said South line of Parcel E as follows: (1) South 89°21'41" East 239.08 feet; (2) Northwesterly along the arc of a 108.00 foot radius curve to the left a distance of 32.18 feet (Central Angle equals 44°54'10" and Long Chord bears North 66°11'14" East 89.41 feet); and (3) North 41°44'09" East 112.51 feet to the Point of Beginning.
Contains 11.185 Acres

OWNER'S DEDICATION

We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots and Future Market Street as shown on this plot, and name said tract Park Lane Commons - Phase 2 and hereby dedicate, grant and convey to Farmington City, Davis County, Utah, all those parts or portions of said tract of land designated as Market Street, the same to be used as public thoroughfares forever, and also dedicate to Farmington City those certain strips as non-exclusive 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 service lines and drainage, as may be authorized by Farmington City, and dedicate to Farmington City those certain strips as non-exclusive pedestrian access easements for public pedestrian access purposes as shown hereon, as may be authorized by Farmington City, and also dedicate to Farmington City those certain strips designated as secondary waterline easements for culinary water purposes as shown hereon, the same to be used for the installation, maintenance, and operation of secondary waterlines, as may be authorized by Farmington City, and also dedicate to Weber Basin Water Conservancy District those certain strips designated as Secondary Waterline Easements for secondary water purposes as shown hereon, the same to be used for the installation, maintenance, and operation of secondary waterlines, as may be authorized by Weber Basin Water Conservancy District.
Signed this 31st day of March, 2015.

- Farmington Square, LLC -

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

ACKNOWLEDGMENT

State of Utah
County of Davis } ss
The foregoing instrument was acknowledged before me this 1st day of April, 2015 by Rich Hows.
Residing At: 1200 W. Red Barn Lane Farmington, UT 84025
Commission Number: 12100837
Commission Expires: 07-14-2018
Tina Aspinwall
Tina Aspinwall
Trial Name

NOTES

- 1. Refer to the GSI geotechnical investigation (Job No. 1811-001-15) titled: "Report Geotechnical Study, Proposed Farmington Cabela's - Approximate Northwest corner of Station Parkway and Park Lane - Farmington, Utah" dated February 27, 2015 for specific geotechnical requirements and recommendations required for site improvements within this subdivision.
- 2. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.

NARRATIVE

This Plot was completed at the request of Mr. Rich Hows of Farmington Square, LLC to subdivide the Existing Parcel into two (2) lots 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 Lot bearings and dimensions on the plat create a closure error of 0.15'; the South and West property line bearings have been adjusted to create a closed figure. Property corners were monumented as depicted on this Plat.

Park Lane Commons - Phase 2
All of Parcel H, of Park Lane Commons Parcel E Amended and H, being a part of Sections 13, 14, 23 & 24 T3N, R1W, SLB&M, U.S. Survey Farmington City, Davis County, Utah
March 2015

Sheet 1 of 2

DAVIS COUNTY RECORDER
ENTRY NO. 2843550
FEE PAID \$6.25
FILED FOR RECORD AND RECORDED APRIL 29, 2015 AT 12:30 PM IN BOOK 6454 OF OFFICIAL RECORDS, PAGE 794
RECORDED FOR FARMINGTON CITY



FARMINGTON CITY
PLANNING COMMISSION APPROVAL
Reviewed by the Farmington City Planning and Zoning Commission on the 31st day of March, 2015.
Rebecca R. Wainwright
Chairperson

FARMINGTON CITY
ENGINEER'S APPROVAL
Approved by the Farmington City Engineer on this 31st day of March, 2015.
Clay W. Buehl
Signature

CENTRAL DAVIS SEWER
DISTRICT APPROVAL
Approved by the Central Davis Sewer District on this 31st day of March, 2015.
Jill Howard
Signature

FARMINGTON CITY ATTORNEY'S APPROVAL
Approved by the Farmington City Attorney on this 31st day of March, 2015.
[Signature]

WEBER BASIN WATER
CONSERVANCY DISTRICT
Approved by the Weber Basin Water Conservancy District on this 31st day of March, 2015.
[Signature]

FARMINGTON CITY COUNCIL APPROVAL
This is to certify that this plot and dedication of this plot were duly approved and executed by the City Council of Farmington City, Utah this 31st day of March, 2015.
Holly Gadd
Mayor

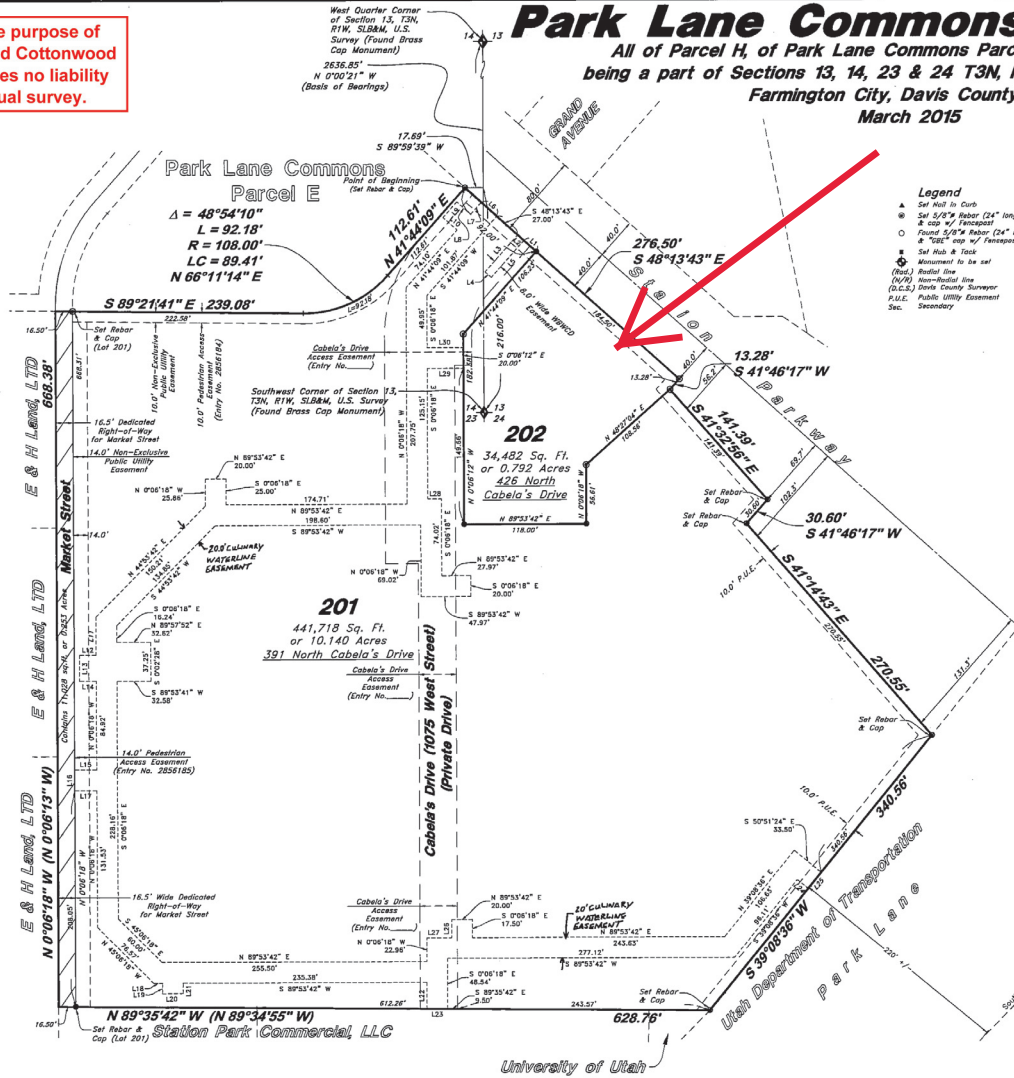
Richard T. Hatched
DAVIS COUNTY RECORDER
John Shana Walker
DEPUTY

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.

Park Lane Commons - Phase 2

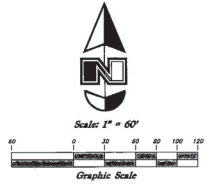
All of Parcel H, of Park Lane Commons Parcel E Amended and H, being a part of Sections 13, 14, 23 & 24 T3N, R1W, SLB&M, U.S. Survey Farmington City, Davis County, Utah
March 2015

5515-2



Legend

- ▲ Set Nail to Corn
- Set 5/8" x Rubber (24" long) R cap w/ fencepost
- Found 5/8" x Rubber (24" long) & "08" cap w/ fencepost
- Set Hub & Stake
- Monument to be set
- (Dist.) Radial Line
- (DUP) Non-Redlined Line
- (D.C.S.) Davis County Surveyor
- P.U.E. Public Utility Easement
- Sec. Secondary



SEGMENT	LENGTH	BEARING
L1	15.92'	N 48°13'43" W
L2	8.00'	N 48°13'43" W
L3	47.48'	S 41°44'09" E
L4	8.00'	S 48°13'43" E
L5	47.48'	N 41°44'09" E
L6	20.00'	S 48°13'43" E
L7	15.43'	N 41°44'09" E
L8	18.00'	N 48°15'51" E
L9	20.00'	N 41°44'09" E
L10	18.00'	N 48°15'51" E
L11	36.81'	N 0°06'18" W
L12	16.25'	N 89°33'41" E
L13	25.00'	N 0°06'18" W
L14	16.25'	S 89°33'41" W
L15	21.25'	N 89°33'42" E

SEGMENT	LENGTH	BEARING
L16	20.00'	N 0°06'18" W
L17	21.25'	S 89°33'42" W
L18	8.40'	S 89°33'42" E
L19	10.00'	N 0°06'18" W
L20	20.00'	S 89°33'42" W
L21	10.00'	S 0°06'18" E
L22	25.40'	N 0°06'18" W
L23	20.00'	N 89°33'42" W
L24	13.54'	N 50°51'24" W
L25	20.00'	S 38°02'18" W
L26	17.50'	N 0°06'18" W
L27	24.00'	N 89°33'42" E
L28	13.03'	N 89°33'42" E
L29	35.00'	S 89°33'48" W
L30	35.00'	N 89°33'48" E

GREAT BASIN
SURVEYORS
3742 SOUTH 1475 EAST GREEN, UTAH 84403
MAIN (801) 394-4413 • BLDG (801) 392-1022 • FAX (801) 392-7544
WWW.GREATBASINSURVEYORS.COM



Sheet 2 of 2
DAVIS COUNTY RECORDER
ENTRY NO. 284 3550
FEE PAID
FILED FOR RECORD AND
RECORDED 10/16/2015 AT
12:30 PM IN BOOK 6256 OF OFFICIAL
RECORDS, PAGE 2711
RECORDED
FOR EASEMENT (2171)
RECORDED
BY Robert Hinkley
DAVIS COUNTY RECORDER
DEPUTY