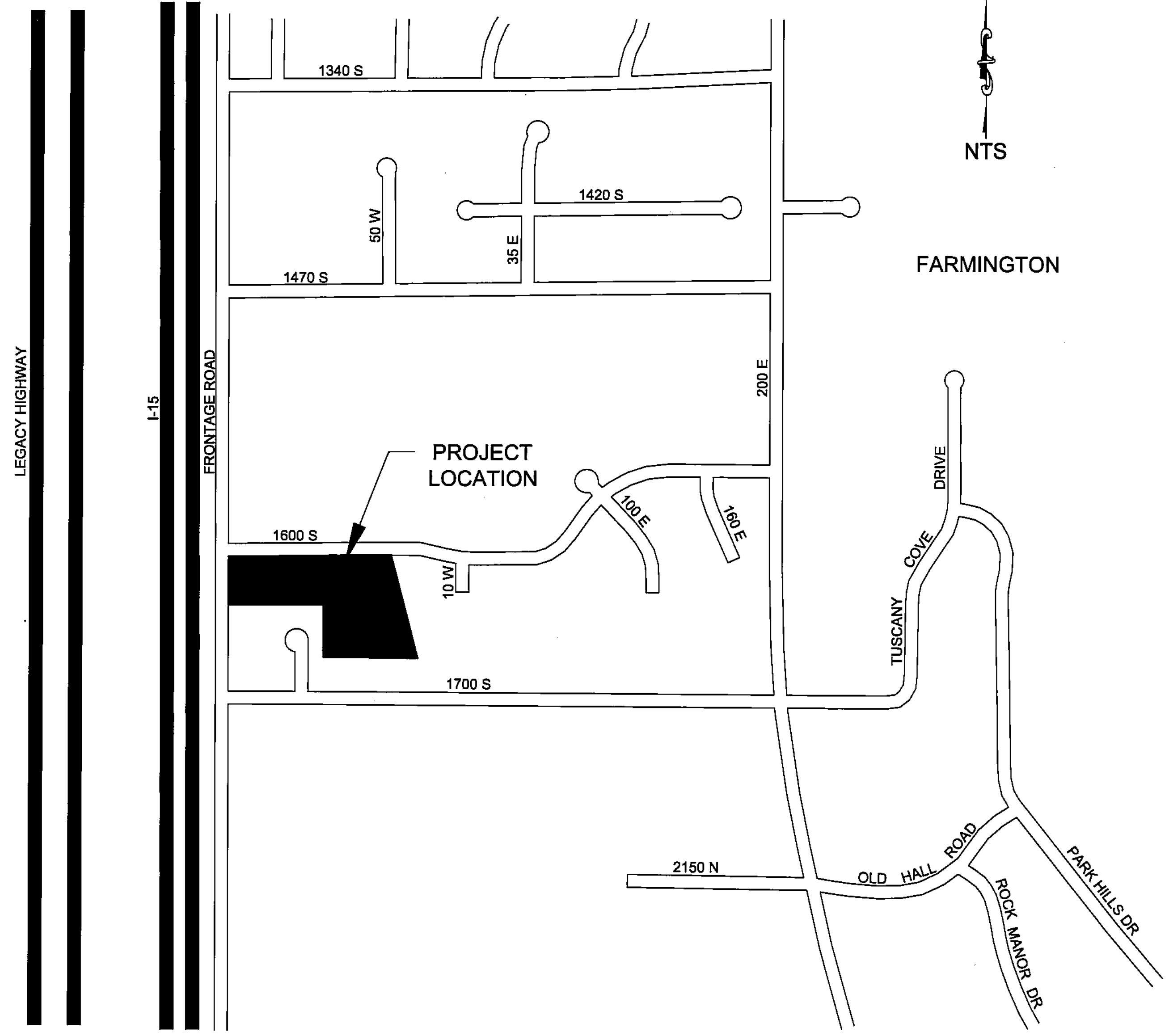


TUSCANY GROVE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, UTAH

5522-1



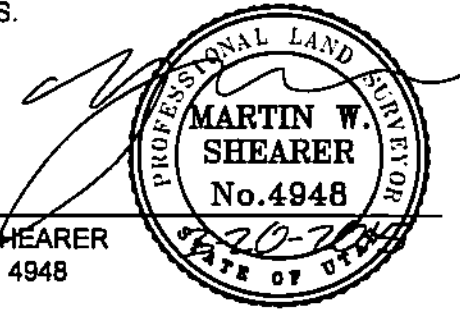
VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE:

I, MARTIN W. SHEARER, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS OF SAID PARCELS, I HAVE DIVIDED THE PROPERTY INTO LOTS AND STREETS.

DATE 3-20-2015

MARTIN W. SHEARER
LICENCE NO. 4948



PROPERTY DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0° 15' 20" EAST, ALONG THE SECTION LINE, A DISTANCE OF 380.16 FEET; THENCE NORTH 89° 30' 08" WEST, ALONG THE CENTERLINE OF LUND LANE, A DISTANCE OF 1979.46 FEET; THENCE NORTH 0° 16' 29" EAST, A DISTANCE OF 33.00 FEET, TO THE SOUTHERLY LINE OF EAST WILLOW CREEK SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 4416 AT PAGE 1081, FILE NUMBER 2323470, ON NOVEMBER 27, 2007; THENCE SOUTH 89° 30' 30" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 27.50 FEET, TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH 0° 17' 00" EAST, ALONG THE EASTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 143.64 FEET, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 0° 17' 00" EAST, ALONG SAID EASTERLY LINE OF SUBDIVISION, A DISTANCE OF 191.36 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89° 55' 08" WEST, ALONG THE NORTHERLY LINE OF SAID SUBDIVISION AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 280.71 FEET, TO THE EASTERLY SIDELINE OF INTERSTATE HIGHWAY 16, FRONTAGE ROAD, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN THE OFFICE OF THE DAVIS COUNTY SURVEYOR, NUMBER 07-070, 5133 (A) AND (B), PREPARED BY SCOTT BALLING, SIGNED AND SEALED 10-03-07; THENCE NORTH 0° 11' 58" EAST, ALONG SAID EASTERLY SIDELINE OF FRONTAGE ROAD, A DISTANCE OF 134.83 FEET, TO THE SOUTHWESTERLY CORNER OF TUSCANY VILLAGE P.U.D., FILED FOR RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 4697 AT PAGE 262, FILE NUMBER 2417499, ON JANUARY 22, 2009; THENCE NORTH 89° 28' 13" EAST, ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION AND THE SOUTHERLY LINE OF 1600 SOUTH STREET (65.00 FEET WIDE), A DISTANCE OF 592.53 FEET, TO THE WESTERLY LINE OF THE OLD BAMBERGER RAILROAD RIGHT OF WAY (66.00 FEET WIDE); THENCE SOUTH 12° 42' 26" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 343.29 FEET, TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED FILED FOR RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 2922 AT PAGE 1076, INSTRUMENT NUMBER 1702663, ON NOVEMBER 8, 2001; THENCE NORTH 89° 35' 00" WEST, ALONG SAID NORTH LINE, ALONG THE NORTH LINE OF THAT CERTAIN DEED FILED FOR RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 1433 AT PAGE 242, INSTRUMENT NUMBER 938629, ON AUGUST 22, 1991 AND ALONG THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 388.73 FEET, TO THE POINT OF BEGINNING. CONTAINS 3.548 ACRES MORE OR LESS.

OWNER'S DEDICATION CONSENT TO RECORD:

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

TUSCANY GROVE SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL STREETS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND ALSO DEDICATE TO FARMINGTON CITY THOSE STRIP EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE 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.

SIGNED THIS 30 DAY OF March A.D. 2015

Jerry Preston
JERRY PRESTON, MANAGING MEMBER OF ELITE CRAFT HOMES, LLC. 40 NORTH 100 EAST, FARMINGTON, UTAH 84025

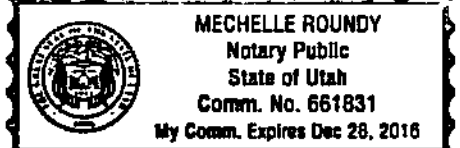
ACKNOWLEDGEMENT:

ON THE 30 DAY OF March A.D. 2015, PERSONALLY APPEARED BEFORE ME, AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE UNDERSIGNED NOTARY PUBLIC, IN THE SIGNER () OF THE ABOVE OWNERS DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT Jerry Preston SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED,

MY COMMISSION EXPIRES: 12/28/2016

NOTARY PUBLIC: Mechelle Roundy

STATE OF UTAH }
COUNTY OF DAVIS } S.S.



ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE UNDERSIGNED NOTARY PUBLIC, IN THE SIGNER () OF THE ABOVE OWNERS DEDICATION, _____ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED,

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

STATE OF UTAH }
COUNTY OF DAVIS } S.S.

BASIS OF BEARINGS:

THE BEARING NORTH 0° 15' 20" EAST ALONG THE QUARTER SECTION LINE FROM THE CENTER OF SECTION 31 TO THE NORTH QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

PAGE 1 OF 2



BENCHLAND WATER DISTRICT APPROVAL
APPROVED THIS 26th DAY OF MARCH,
A.D. 2015 BY BENCHLAND WATER DISTRICT.
Sal Paul
DISTRICT MANAGER

SEWER DISTRICT APPROVAL
APPROVED THIS 25th DAY OF MARCH,
A.D. 2015 BY CENTRAL DAVIS COUNTY
SEWER DISTRICT.
Jill Houston
CENTRAL DAVIS COUNTY SEWER DIST.

PLANNING COMMISSION APPROVAL
APPROVED THIS 31 DAY OF March,
A.D. 2015 BY THE FARMINGTON CITY
PLANNING COMMISSION.
Rebecca P. Wainwright
FARMINGTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
APPROVED THIS 10th DAY OF April,
A.D. 2015 BY THE FARMINGTON CITY
ENGINEER.
David W. DeBell
FARMINGTON CITY PLANNING COMMISSION
Engineer

CITY ATTORNEY'S APPROVAL
APPROVED THIS 31st DAY OF April,
A.D. 2015 BY THE FARMINGTON CITY
ATTORNEY.
[Signature]
FARMINGTON CITY ATTORNEY

CITY COUNCIL APPROVAL
APPROVED THIS 31 DAY OF March,
A.D. 2015 BY THE FARMINGTON CITY COUNCIL.
[Signatures]
MAYOR

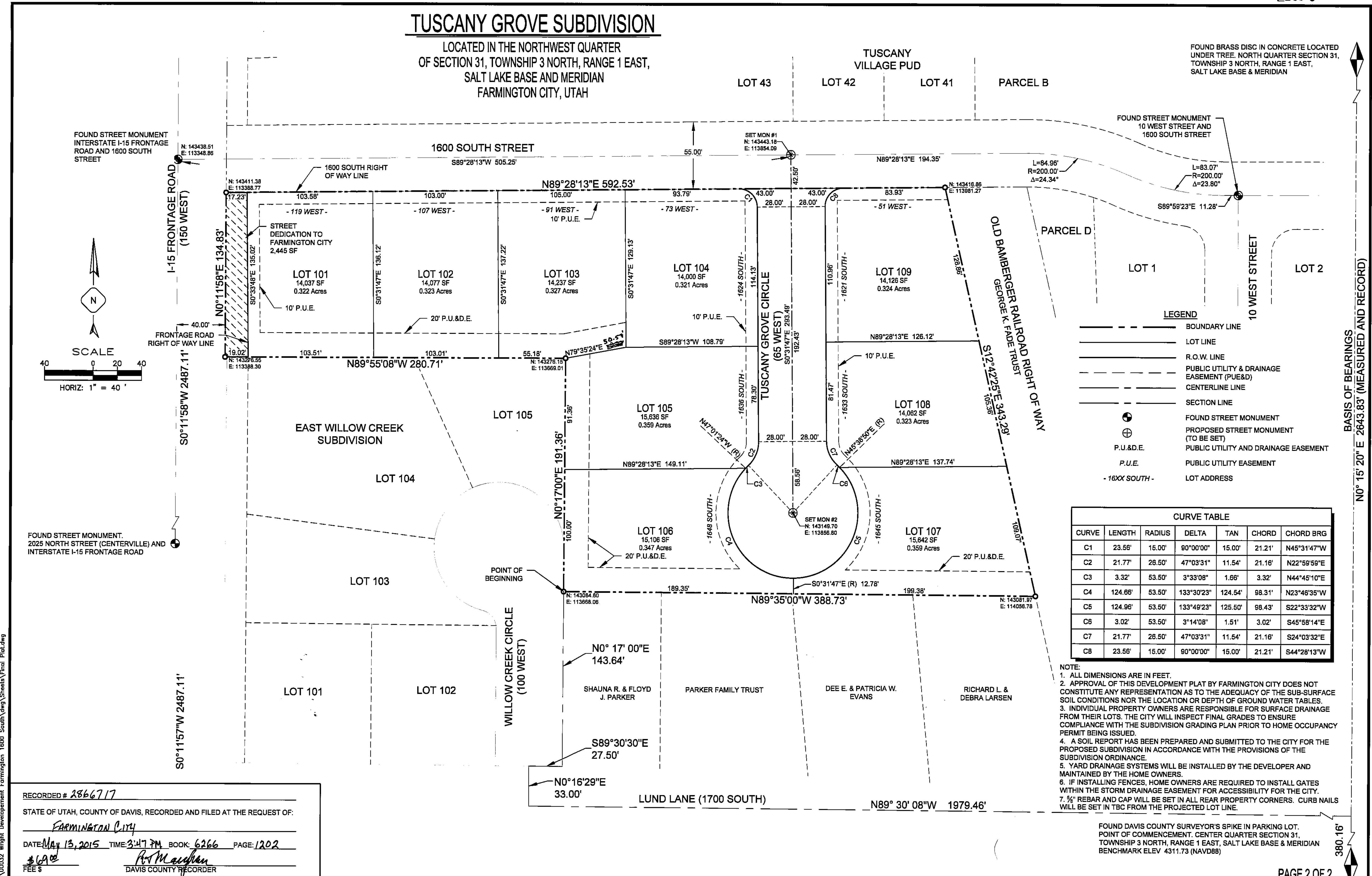
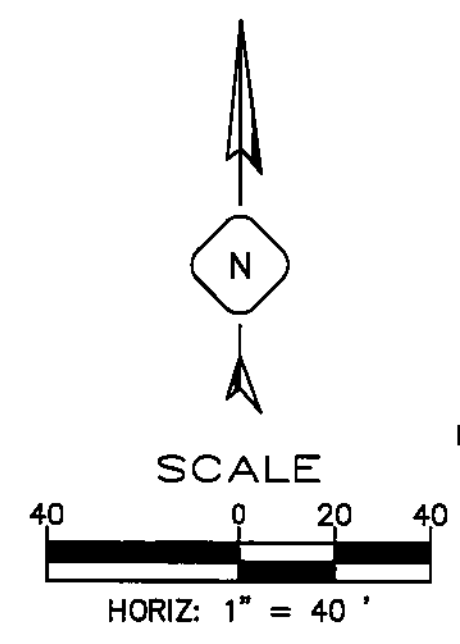
RECORDED # 2866717
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF:
Farmington City
DATE: MAY 13, 2015 TIME: 3:47 PM BOOK: 6266 PAGE: 1202
FEE \$ 69.00
[Signature]
DAVIS COUNTY RECORDER

By: Joshua Short, Mar. 20, 2015 - 12:53pm
P:\00032 Wright Development Farmington 1600 South\dwg\Sheets\Final Plat.dwg

TUSCANY GROVE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, UTAH

5522-2



LEGEND

- BOUNDARY LINE
- LOT LINE
- R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT (PUE&D)
- CENTERLINE LINE
- SECTION LINE
- FOUND STREET MONUMENT
- PROPOSED STREET MONUMENT (TO BE SET)
- P.U.&D.E.
- P.U.E.
- LOT ADDRESS

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C1	23.56'	15.00'	90°00'00"	15.00'	21.21'	N45°31'47"W
C2	21.77'	28.50'	47°03'31"	11.54'	21.16'	N22°59'59"E
C3	3.32'	53.50'	3°33'08"	1.66'	3.32'	N44°45'10"E
C4	124.66'	53.50'	133°30'23"	124.54'	98.31'	N23°46'35"W
C5	124.96'	53.50'	133°49'23"	125.50'	98.43'	S22°33'32"W
C6	3.02'	53.50'	3°14'08"	1.51'	3.02'	S45°58'14"E
C7	21.77'	28.50'	47°03'31"	11.54'	21.16'	S24°03'32"E
C8	23.56'	15.00'	90°00'00"	15.00'	21.21'	S44°28'13"W

NOTE:

- ALL DIMENSIONS ARE IN FEET.
- APPROVAL OF THIS DEVELOPMENT PLAT BY FARMINGTON CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF THE SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUND WATER TABLES.
- INDIVIDUAL PROPERTY OWNERS ARE RESPONSIBLE FOR SURFACE DRAINAGE FROM THEIR LOTS. THE CITY WILL INSPECT FINAL GRADES TO ENSURE COMPLIANCE WITH THE SUBDIVISION GRADING PLAN PRIOR TO HOME OCCUPANCY PERMIT BEING ISSUED.
- A SOIL REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE PROPOSED SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE.
- YARD DRAINAGE SYSTEMS WILL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE HOME OWNERS.
- IF INSTALLING FENCES, HOME OWNERS ARE REQUIRED TO INSTALL GATES WITHIN THE STORM DRAINAGE EASEMENT FOR ACCESSIBILITY FOR THE CITY.
- 3/4" REBAR AND CAP WILL BE SET IN ALL REAR PROPERTY CORNERS. CURB NAILS WILL BE SET IN TBC FROM THE PROJECTED LOT LINE.

RECORDED # 2866717
 STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF:
 FARMINGTON CITY
 DATE: MAY 13, 2015 TIME: 3:47 PM BOOK: 6266 PAGE: 1202
 FEE \$ 69.00
 DAVIS COUNTY RECORDER

FOUND DAVIS COUNTY SURVEYOR'S SPIKE IN PARKING LOT.
 POINT OF COMMENCEMENT, CENTER QUARTER SECTION 31,
 TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 BENCHMARK ELEV 4311.73 (NAVD88)

Plotted: Mar 20, 2015 12:53pm
 P:\00032 Wright Development Farmington 1600 South\dwg\SheetA\Final Plat.dwg

BASIS OF BEARINGS
 N0° 15' 20" E 2643.83' (MEASURED AND RECORDED)