

JUN 10 2005

BK 3806 PG 956

RICHARD T. MAUGHAN

DAVIS COUNTY, UTAH RECORDER

06/10/2005 02:54 PM

FEE \$68.00 Pgs: 16

RECORDER FARMINGTON CITY

68
16

08-078-0025, 0029, 0056

0057

08-087-0163

08-344-0101 thru 0123

12- Farm-
NE 25-3n-1w
all Miller Meadows 1

**AMENDMENT No. 1 TO DEVELOPMENT AGREEMENT FOR
THE MILLER MEADOWS SUBDIVISION**

THIS AMENDMENT TO DEVELOPMENT AGREEMENT is made and entered into as of the 6th day of April, 2005, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the "City", and **RRR Ranch, LLC**, a Utah Limited Liability Company, hereinafter referred to as the "Developer".

RECITALS:

I. The parties previously entered into a Development Agreement for the Miller Meadows Subdivision dated July 9, 2004 (the "Development Agreement"), and desire to amend the Development Agreement as more particularly provided herein.

II. Developer desires to expand the area of the Property and Project and purchased 8.26801 acres of land adjacent to the north boundary of the Project identified by the Davis County Tax I.D. #08-078-0057.

III. Developer desires to develop a temporary detention basin on two lots of Phase I of the Project. This detention basin will be vacated when certain storm water system improvements are constructed by the Developer and funded by the City with storm water facility impact fees and certain storm water project improvements are constructed and funded directly by the Developer.

IV. The construction of the storm water system and project improvements creates a benefit to both the City and the Developer.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. The above Recitals are hereby incorporated into the Development Agreement.
2. Recitals A and C of the Development Agreement are hereby amended to read in their entirety as follows:
 - A. Developer owns approximately 57.46 acres of land located within the City, which property is more particularly described in **Exhibit "X"** attached hereto and by this reference made a part hereof (the "Property").

B. Developer received approval of a preliminary plat (the "Preliminary Plat") for the Project from the Farmington City Planning Commission on November 11, 2004. The Preliminary Plat provides for the development of 103 single-family residential lots and 4 conservancy lots containing approximately 16.2837 acres, which shall be subject to permanent conservation easement(s) acceptable to the City restricting development on such conservancy lots in accordance with the City's Laws.

2. Paragraph 2 of the Development Agreement is hereby amended to read in its entirety as follows:

2. **Preliminary Plat.** In connection with the City's review and approval of this Agreement, the City has simultaneously held all public hearings necessary for the lawful approval of the Preliminary Plat. The Preliminary Plat is attached hereto as **Exhibit "Y,"** has been approved by the City, and by this reference shall be made a part hereof. The Property shall be developed by the Developer and/or any subsequent developers as a conservation subdivision in accordance with the approved Preliminary Plat.

3. The following text shall be added to Paragraph 4.g. of the Development Agreement:

Developer and City agree to share costs of inter-related project and system storm water improvements as illustrated and set forth on **Exhibit "Z"** attached hereto and by this reference made a part hereof. The cost amounts set forth on Exhibit Z are estimates only. The Developer share of the cost, or the cost of the project improvements, are as follows

- i. 5% of the actual cost of Category 1.
- ii. 60% of the actual cost of Category 2 except that City through its impact fees is responsible for the difference in cost to upgrade a 21" RCP to a 24" RCP between 600 South and 700 South 325 lineal feet on 650 West.
- iii. 100% of the actual cost of all piping and 50% of related materials and 100% of the cost of easement and property acquisition installation expenses set forth in Category 3.
- iv. 60% of the actual cost of Category 4.

The City agrees to acquire necessary easements and property to permit construction of improvements referenced in Categories 3 and 4 as set forth in Exhibit Z. Developer agrees to pay to the City the sum of \$49,523.00 for the cost of Developer's project improvements constructed by the City as set forth in Categories 3 and 4 within 30 days of the signing of this agreement. If actual costs exceed the amount advanced, Developer shall pay balance to the City within ten working days after receiving and invoice from the City. If actual Developer

project costs set forth in Categories 3 and 4 are less than the amount paid, City shall refund the difference in cost back to the Developer.

Developer shall prepay to the City storm water impact fees set forth in Categories 3 and 4 in the amount of \$18,499 within 10 days of the execution of this Amendment No. 1 to the Agreement. This amount represents \$29,365.00 shown under "System Improvements" set forth in Categories 3 and 4 less the amount of impact fees previously paid under phase I of the Project. A credit for prepaid impact fees shall be given to Developer against total storm water impact fees due at the time of recordation of final plats of future phases of the Project.

Developer agrees to construct improvements set forth in Category 1 and Category 2 when requested by the City. Developer shall post bonds acceptable to the City to ensure the construction of said improvements prior to the recordation of final plats for future phase of the Project as deemed appropriate at the sole discretion of the City. City shall grant a credit for pre-paid impact fees for the actual share of the "system improvement costs" constructed by the Developer as set forth in Category 1 (95%) and Category 2 (40% plus the cost of up-sizing the 21" diameter pipe to a 24" diameter pipe from approximately 600 South to 700 South along 650 West Street for a distance not to exceed 325 linear feet). These credits will apply towards the total storm water impact fees due and payable for the Project. Total storm water impact fees due and payable on the entire Project is \$95,613.44 based on \$1,664.00 per acre for 57.46 acres unless the City's consolidated fee schedule is modified in the future to reflect a different impact fee amount.

4. Except as expressly modified herein, the parties' Development Agreement for the Miller Meadows Subdivision dated July 9, 2004, shall remain in full force and effect.

5. This Amendment to Development Agreement shall be binding upon the parties hereto and their respective heirs, agents, representatives, officers, successors and assigns.

6. This Amendment to Development Agreement may be amended only in writing signed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 1 to Development Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

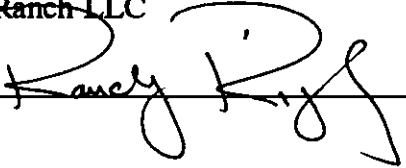
"CITY"
FARMINGTON CITY

By: 
David M. Connors, Mayor

ATTEST:


Margy Lomax, City Recorder



"DEVELOPER"
RRR Ranch LLC
By: 

Its: Owner

CITY ACKNOWLEDGMENT

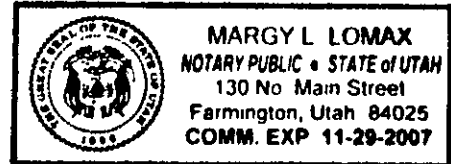
STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On the 20th day of April, 2005, personally appeared before me David M. Connors, who being by me duly sworn, did say that he is the Mayor of FARMINGTON CITY, a municipal corporation, and that said instrument was signed in behalf of the City by authority of its governing body and said Mayor acknowledged to me that the City executed the same.

Margy L. Lomax
NOTARY PUBLIC

My Commission Expires:
11/29/07

Residing at:
Davis Co. Utah



DEVELOPER ACKNOWLEDGMENT

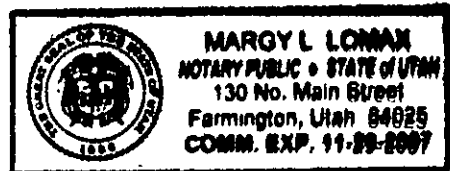
STATE OF UTAH)
 : ss.
COUNTY OF DAVIS)

On this 8th day of April, 2005, personally appeared before me, Randy Rigby, who being by me duly sworn, did say that (s)he is a managing member of RRR Ranch L.L.C, a Utah Limited Liability Company, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization and duly acknowledgment to me that said limited liability executed the same.

Margy L. Lomax
Notary Public
Residing at:

My Commission Expires:
11/29/07

Davis County, Utah



Miller Meadows Legal Descriptions

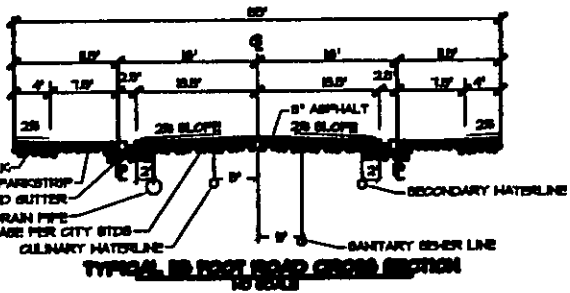
<u>PARCEL ID</u>	<u>OWNER NAME</u>	<u>DESCRIPTION</u>
080780025 ✓	STEED, KENNETH D & ANNETT	BEG 96 LKS E & S 266.00 FT FR NW COR OF NE 1/4 OF SEC 25-T3N-R1W, SLM, TH E 1338 48 FT TO A CREEK, TH SW'LY 67.38 FT, MOL, TH W 1359.56 FT, TH N 64 FT, MOL, TO BEG. CONT. 2.07 ACRES
080780029 ✓	RIGBY, RONALD R & KAREN	BEG AT A PT ON THE E LINE OF TIPPET'S LANE, SD PT BEING N 89°56'05" E 66.05 FT ALG THE SEC LINE TO THE E LINE OF TIPPET'S LANE & S 0°10'00" E 371.66 FT ALG THE E LINE OF TIPPET'S LANE FR THE N 1/4 COR OF SEC 25-T3N-R1W, SLM; & RUN TH N 89°55'45" E 220.00 FT; TH S 0°10'00" E 100.00 FT, TH S 89°55'45" W 220.00 FT TO THE E LINE OF TIPPET'S LANE; TH N 0°10'00" W 100.00 FT ALG THE E LINE OF TIPPET'S LANE TO THE POB. CONT. 0.50 ACRES

PARCEL_ID	OWNER_NAME	DESCRIPTION
080780056	WEST GLEN CORPORATION	<p>BEG 992 FT W, 266 FT S & S 89°52'33" W 235.19 FT, M/L FR NE COR OF SEC 25-T3N-R1W, SLM, W 91.81 FT, M/L, S 20 CHS, E 327 FT, N 557.97 FT, TH N 16°37'51" W 758.40 FT, M/L TO BEG. ALSO: BEG IN THE W'LY R/W LN OF THE UPRR AT THE NE COR OF SD ENTIRE TRACT, WH PT IS 81.077 M (266 FT) S 0°19'28" E (DEED OF RECORD S) & 219.827 M (721.22 FT) S 89°52'33" W (DEED OF RECORD W) & S 16°36'08" E (DEED OF RECORD S 16°45' E) 206.384 M (677.11 FT BY MEASUREMENT & 209.129 M (686 12 FT) DEED OF RECORD), M/L ALG SD W'LY RR R/W LN TO A S BNDRY LN OF SD ENTIRE TRACT, TH N 89°58'08" W (DEED OF RECORD W) 17.061 M (56 FT), M/L, ALG SD S BNDRY LN TO AN E BNDRY LN OF SD ENTIRE TRACT; & S 0°19'28" E (DEED OF RECORD S) 48.418 M (158.85 FT), M/L, ALG SD E BNDRY LN TO A PT 34.00 M (111.55 FT) PERP'LY DIST E'LY FR THE R/W CONTROL LN OF SD PROJECT, TH S 0°19'28" E (DEED OF RECORD S) 151.745 M (497 85 FT), M/L; TH S 88°50'39" W (DEED OF RECORD W) 56.440 M (185.17 FT), M/L, FR THE NE COR OF SEC 25-T3N-R1W, SLM; & RUN TH W 177.83 FT, M/L; TH N 567.97 FT, M/L, TH S 16°37'51" E 587.81 FT, M/L, TO POB. ALSO: BEG 1 CH E, 4.12 CHS S FR NW COR OF NE 1/4 OF SEC 25-T3N-R1W, SLM, S 841 78 FT, TH E 600 FT; TH S 259.97 FT TO THE N'LY LN OF MILLER MEADOWS PHASE 1, TH ALG SD SUB 7 COURSES AS FOLLOWS: N 88°50'48" E 423.45 FT, M/L, N 1°09'12" W 10.00 FT, N 88°50'48" E 153.87 FT; S 1°09'12" E 175.00 FT, S 88°50'48" W 39.58 FT, S 0°10'00" E 175.03 FT, S 88°50'48" W 1131 22 FT, E 711.42 FT, N 20 CHS W 20.20 CHS TO BEG. LESS & EXCEPT: BEG AT A PT ON THE E LN OF TIPPET'S LANE, SD PT BEING N 89°56'05" E 66.05 FT ALG THE SEC LN TO THE E LN OF TIPPET'S LANE & S 0°10'00" E 371.66 FT ALG THE E LN OF TIPPET'S LANE FR THE N 1/4 COR OF SEC 25-T3N-R1W, SLM; & RUN TH N 89°55'45" E 220 00 FT; TH S 0°10'00" E 100.00 FT, TH S 89°55'45" W 220 00 FT TO THE E LN OF TIPPET'S LANE; TH N 0°10'00" W 100.00 FT ALG THE E LN OF TIPPET'S LANE TO THE POB. LESS & EXCEPT: BEG 96 LINKS E & S 266.00 FT FR THE NW COR OF NE 1/4 OF SEC 25-T3N-R1W, SLM, TH E 1338.48 FT TO A CREEK; TH SW'LY 67.38 FT M/L, TH W 1359.56 FT, TH N 64 FT M/L, TO POB. ALSO: BEG AT A PT 1 CH E 1182.06 FT S OF THE NW COR OF THE NE 1/4 OF SEC 25-T3N-R1W, SLM; & RUN TH N 69.93 FT; TH E 600 FT; TH S 259.97 FT TO THE N'LY LN OF MILLER MEADOWS PHASE 1, TH ALG SD SUB 6 COURSES AS FOLLOWS: S 88°50'48" W 470.58 FT, M/L, N 0°10'00" W 99 75 FT TO A PT OF A 527.50 FT RAD CURVE TO THE RIGHT, TH ALG SD CURVE 101.47 FT, S 88°50'48" W 4.65 FT & TO A PT OF A 15 00 FT RAD CURVE TO THE LEFT, TH ALG SD CURVE 23.30 FT TO THE POB. CONT 37.5285 ACRES (NOTE, THIS REMAINING LEGAL WAS WRITTEN IN THE DAVIS COUNTY RECORDER'S OFFICE FOR I.D. PURPOSES. IT DOES NOT REFLECT A SURVEY OF THE PROPERTY.)</p>

PARCEL_ID	OWNER_NAME	DESCRIPTION
080780057	WESTGLEN CORPORATION	<p>BEG AT A PT WH IS N 89°56'08" E 732.76 FT ALG THE SEC LN FR THE S 1/4 COR OF SEC 24-T3N-R1W, SLM; & RUN TH N 132.00 FT, TH N 89°56'05" E 889.30 FT TO THE OLD FENCE LN & DITCH, TH S 43°06'35" W 48.20 FT ALG THE OLD FENCE, TH S 37°19'23" W 92.93 FT ALG THE OLD FENCE, TH S 31°25'11" W 63.98 FT ALG THE OLD FENCE; TH S 23°43'22" W 52.88 FT ALG THE OLD FENCE; TH S 18°48'15" W 192.99 FT ALG THE OLD FENCE; TH S 89°23'43" W 1033.77 FT ALG THE FENCE, TH N 137.92 FT; TH W 315.84 FT; TH N 0°10'10" W 60.00 FT ALG THE E LN OF 650 WEST STR, TH E 666.54 FT; TH N 74.76 FT TO THE POB. LESS & EXCEPT THEREFR THAT PORTION CONV TO THE UDOT BY (CONTROLLED ACCESS) WD ENTRY 1667961, BK 2828, PG 66, AS FOLLOWS: A PARCEL OF LAND IN FEE FOR A FREEWAY KNOWN AS PROJECT NO 0067, BEING PART OF AN ENTIRE TRACT OF PROP, SIT IN THE NE 1/4 OF THE NE 1/4 OF SEC 25, & THE SE 1/4 OF THE SE 1/4 OF SEC 24-T3N-R1W, SLM, DESC AS FOLLOWS: BEG IN THE N'LY BNDRY LN OF SD ENTIRE TRACT, WH IS IN AN OLD FENCE LN OF RECORD, AT A PT 191.27 FT PERP'LY DIST W'LY FR THE R/W CONTROL LN OF SD PROJECT, WH PT IS 732.76 FT N 89°56'05" E (EQUALS HWY S 89°59'33" E) ALG THE SEC LN 194.67 FT N (EQUALS HWY N 0°00'27" E) TO SD OLD FENCE LN & 615.78 FT N 89°31'20" E (EQUALS HWY N 89°37'50" E) ALG SD OLD FENCE LN FR THE S 1/4 COR OF SD SEC 24 AS MONU WITH A COUNTY BRASS CAP, & RUN TH S 16°37'51" E (HWY BEARING) 373.31 FT TO THE E'LY BNDRY LN OF SD ENTIRE TRACT WH IS THE OLD FENCE & DITCH LN OF RECORD; TH NE'LY ALG SD E'LY BNDRY LN (ADJOINING THE PROP TO THE E) THE FOLLOWING FIVE (5) HWY COURSES & DIST: (1) N 20°28'14" E 83.74 FT; TH (2) N 28°23'54" E 82.10 FT; TH (3) N 35°06'04" E 79.87 FT; TH (4) N 34°58'49" E 91.44 FT, TH (5) N 49°35'16" E 82.25 FT, M/L, TO A PT 111.55 FT PERP'LY DIST E'LY FR SD R/W CONTROL LN; TH N 16°37'51" W (HWY BEARING) 14.521 FT, M/L, TO SD N'LY BNDRY FENCE LN; TH S 89°40'06" W (EQUALS HWY S 89°59'08" W) 268.80 FT ALG SD OLD FENCE LN; TH S 89°31'20" W (EQUALS HWY S 89°37'50" W) 63.20 FT, M/L, CONTINUING ALG SD OLD FENCE LN TO THE POB ALSO: LESS & EXCEPT ANY PORTION LYING E OF THE EXCEPTING PARCEL. CONT 8.19 ACRES (CORRECTIONS MADE FOR TAXING PURPOSES.)</p>

PARCEL_ID	OWNER_NAME	DESCRIPTION
080870163	WESTGLEN CORPORATION	BEG AT A PT WH IS N 89°56'05" E 732.76 FT ALG THE SEC LN & N 132.00 FT FR THE S 1/4 COR OF SEC 24-T3N-R1W, SLM; & RUN TH N 62.67 FT TO THE OLD EXISTING FENCE LN, SD PT ALSO BEING THE NE COR OF THE KENNETH D STEED FAMILY TRUST PROP AS DEEDED IN BK 2178, PG 330, TH N 89°31'20" E 679.26 FT ALG THE OLD FENCE LN, TH N 89°40'06" E 260.77 FT ALG THE OLD FENCE LN, TH S 68°17'46" E 7.46 FT ALG THE OLD FENCE, TH S 20°48'26" W 8 10 FT ALG THE OLD FENCE, TH S 43°06'35" W 80.13 FT ALG THE OLD FENCE, TH S 89°56'05" W 889.30 FT TO THE POB. LESS & EXCEPT THEREFR THAT PORTION OF THE LAND AS CONV TO THE UDOT IN BK 2828, PG 66, ALSO ANY PORTION LYING E OF EXCEPTED PARCEL. CONT 0 75 ACRES
083440101	JMR LAND & DEVELOPMENT LL	ALL OF LOT 101, MILLER MEADOWS SUB PHASE 1. CONT 0 28 ACRES
083440102	JMR LAND & DEVELOPMENT LL	ALL OF LOT 102, MILLER MEADOWS SUB PHASE 1. CONT 0.27 ACRES
083440103	RAINEY HOMES INC	ALL OF LOT 103, MILLER MEADOWS SUB PHASE 1. CONT 0.28 ACRES
083440104	JMR LAND & DEVELOPMENT LL	ALL OF LOT 104, MILLER MEADOWS SUB PHASE 1. CONT 0.28 ACRES
083440105	JMR LAND & DEVELOPMENT LL	ALL OF LOT 105, MILLER MEADOWS SUB PHASE 1. CONT 0.28 ACRES
083440106	JMR LAND & DEVELOPMENT LL	ALL OF LOT 106, MILLER MEADOWS SUB PHASE 1. CONT 0.28 ACRES
083440107	JMR LAND & DEVELOPMENT LL	ALL OF LOT 107, MILLER MEADOWS SUB PHASE 1. CONT 0.28 ACRES
083440108	JMR LAND & DEVELOPMENT LL	ALL OF LOT 108, MILLER MEADOWS SUB PHASE 1. CONT 0 28 ACRES
083440109	JMR LAND & DEVELOPMENT LL	ALL OF LOT 109, MILLER MEADOWS SUB PHASE 1. CONT 0.28 ACRES
083440110	JMR LAND & DEVELOPMENT LL	ALL OF LOT 110, MILLER MEADOWS SUB PHASE 1. CONT 0.30 ACRES
083440111	JMR LAND & DEVELOPMENT LL	ALL OF LOT 111, MILLER MEADOWS SUB PHASE 1. CONT 0 27 ACRES
083440112	JMR LAND & DEVELOPMENT LL	ALL OF LOT 112, MILLER MEADOWS SUB PHASE 1. CONT 0 40 ACRES
083440113	JMR LAND & DEVELOPMENT LL	ALL OF LOT 113, MILLER MEADOWS SUB PHASE 1. CONT 0.40 ACRES
083440114	WIGHT, ANDREW WILSON & KA	ALL OF LOT 114, MILLER MEADOWS SUB PHASE 1. CONT 0 40 ACRES
083440115	RAINEY HOMES INC	ALL OF LOT 115, MILLER MEADOWS SUB PHASE 1. CONT 0.40 ACRES

PARCEL_ID	OWNER_NAME	DESCRIPTION
083440116	JMR LAND & DEVELOPMENT LL	ALL OF LOT 116, MILLER MEADOWS SUB PHASE 1. CONT 0.40 ACRES
083440117	JMR LAND & DEVELOPMENT LL	ALL OF LOT 117, MILLER MEADOWS SUB PHASE 1. CONT 0.40 ACRES
083440118	JMR LAND & DEVELOPMENT LL	ALL OF LOT 118, MILLER MEADOWS SUB PHASE 1. CONT 0.40 ACRES
083440119	JMR LAND & DEVELOPMENT LL	ALL OF LOT 119, MILLER MEADOWS SUB PHASE 1 CONT 0.40 ACRES
083440120	JMR LAND & DEVELOPMENT LL	ALL OF LOT 120, MILLER MEADOWS SUB PHASE 1. CONT 0.40 ACRES
083440121	JMR LAND & DEVELOPMENT LL	ALL OF LOT 121, MILLER MEADOWS SUB PHASE 1. CONT 0.40 ACRES
083440122	RIGBY, DENVER M & SHAWNEE	ALL OF LOT 122, MILLER MEADOWS SUB PHASE 1. CONT 0.50 ACRES
083440123	BOARD OF EDUCATION OF DAV	PARCEL A, MILLER MEADOWS SUB PHASE 1. CONT 0.02 ACRES



SURVEYOR'S NARRATIVE

I, Keith R. Russell do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 15-4555 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The purpose of this survey is to show a proposed development in Farmington City and prepare a preliminary plat for approval of the proposed subdivision.

PROPERTY DESCRIPTION

Beginning at the intersection of the east line of 650 West Street and a fence line, said pole being North 89°06'05" East 66.20 Feet along the section line to the east line of 650 West Street and South 0°12'00" East 271.86 feet along the east line of 650 West Street from the North Quarter Corner of Section 28, Township 8 North, Range 1 West, Salt Lake Base and Meridian, and having:

Thence North 89°16'46" East 1422.52 feet along said fence line to the east line of the Legacy Highway;

Thence South 18°11'17" East 824.25 feet along the east line of the Legacy Highway to a fence line;

Thence South 89°06'48" East 1204.68 feet along said fence line to the east line of 650 West Street;

Thence North 0°12'00" East 1840.71 feet along the east line of 650 West Street to the point of beginning.

Contains 23404 square feet, 418.4 acres, 88 lots.

Date: Keith R. Russell
License No. 15-6986

LEGEND

- C--- EXIST. SAN. SEW. PIPE
- PROPOSED SAN. SEW. PIPE
- SAN. SEW. MANHOLE
- CO--- EXIST. STORY DRAIN PIPE
- PROPOSED STORY DRAIN PIPE
- B--- CATCH BASIN
- COFFIN BOX
- STORY DRAIN MANHOLE
- H--- EXIST. WATERLINE
- H--- PROPOSED WATERLINE
- V--- WATER VALVE
- M--- WATER METER
- X--- EXISTING FIRE HYDRANT
- X--- PROPOSED FIRE HYDRANT
- EXISTING SECONDARY WATER PIPE
- PROPOSED SECONDARY WATER PIPE
- BR. BOX
- TEL. BOX
- ◆--- SECTION CORNER
- X--- EXISTING FENCE LINE
- E--- EXISTING OVERHEAD POWER LINE
- EXISTING EDGE OF ASPHALT
- A--- PROPOSED THURST BLOCK

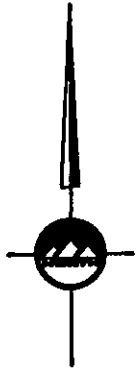
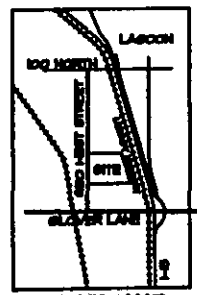
NOTES

1. EXTEND 18" PIPE EAST OF 650 WEST STREET AND ADD A HEADWALL WITH GRIFICE RESTRICTOR TO REDUCE FLOW UNDER 650 WEST STREET TO 2.8 CPS. INSTALL CATCH BASIN IN LOT SPOT IN ROAD.
2. DETENTION POND ON THE WEST SIDE OF PARCEL D IS TO HOLD UP ACRE FOOT OF WATER. EASEMENT WILL BE GRANTED TO FARMINGTON CITY FOR STORM WATER DETENTION. CONTRIBUTING AREAS ARE TO THE EAST AND NORTH PER CIVIL ENGINEERS MASTER DRAINAGE STUDY FOR WEST FARMINGTON.
3. SECONDARY WATER IS TO BE PROVIDED BY WEBER BASIN CONSERVANCY DISTRICT.
4. SECONDARY WATER LOCATION AND DESIGN TO BE COORDINATED WITH WEBER BASIN WATER CONSERVANCY DISTRICT. CONNECTION TO EXISTING LINE IN 650 WEST STREET TO BE MADE AT TIME OF CONSTRUCTION.
5. DETENTION POND ON THE SOUTH-WEST SIDE OF PARCEL 'B' IS TO HOLD LO ACRE FOOT OF WATER. EASEMENT WILL BE GRANTED TO FARMINGTON CITY FOR STORM-WATER DETENTION. CONTRIBUTING AREAS ARE TO THE EAST AND NORTH.
6. INSTALL SUBMER INLET GRATE WITH CONCRETE CURB AND CONNECTION TO STORY DRAIN PIPE.

LOT TABLE

LOTS ALLOWED BY CONSERVATION ORDINANCE	42
PROPOSED LOTS (INCLUDING CONSERVATION LOTS)	82
PROPOSED LOTS (INCLUDING CONSERVATION LOTS)	86
TYPICAL LOT SIZE (RESERVED)	14000 sq. ft.
SMALLEST PROPOSED LOT	10849 sq. ft.
LARGEST LOT (INCLUDING CONSERVATION LOTS)	22,000 sq. ft.
AVERAGE LOT SIZE (INCLUDING CONSERVATION LOTS)	8,179 sq. ft.
AVERAGE LOT SIZE (INCLUDING CONSERVATION LOTS)	2584 sq. ft.

PARCEL A, B, C & D ARE CONSERVATION LOTS
 PARCEL E IS A PEDESTRIAN HALLOWAY TO BE DEED TO THE DAVIS COUNTY SCHOOL DISTRICT
 PARCEL F IS A PEDESTRIAN HALLOWAY TO BE DEED TO FARMINGTON CITY



GRAPHIC SCALE



LOCATED IN THE NORTHEAST QUARTER OF SECTION 28 TOWNSHIP 8 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN FARMINGTON CITY, DAVIS COUNTY, UTAH

E N S I O N

(801) 255-0529
Fax (801) 255-4448

90 East Fort Liberty Blvd., Suite 100
Blairmont, Utah 84407

Project Number: E-2008-001
Drawing Type: P.L.P.

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MILLER MEADOWS

650 WEST TIPPETT LANE
WEST FARMINGTON, UTAH

DAVID EDDY

PRELIMINARY PLAT (NOT TO BE RECORDED)

File: _____

Project No.: 00124

Sheet: 1 of 1

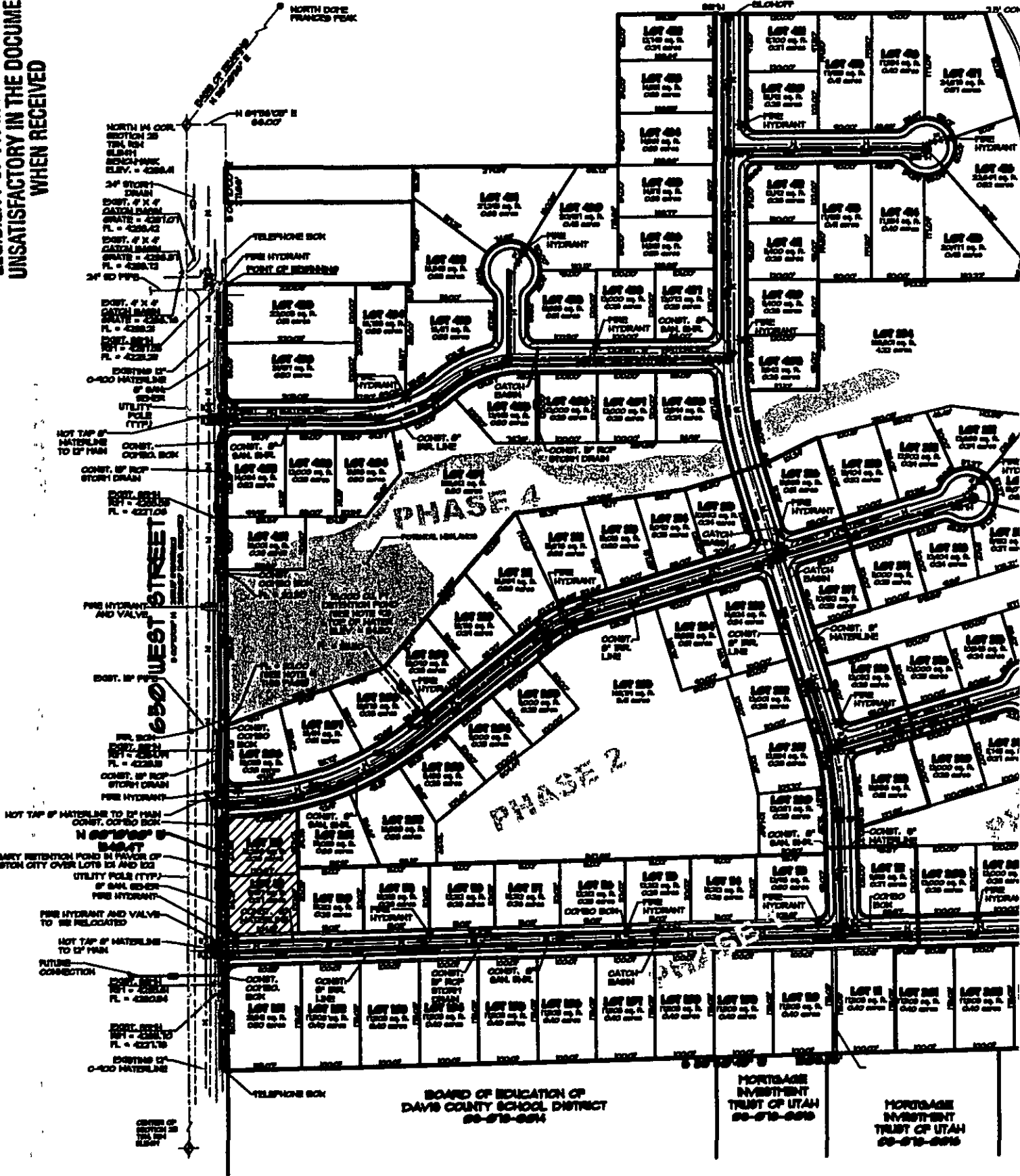
BOARD OF EDUCATION OF DAVIS COUNTY SCHOOL DISTRICT 88-878-887

S-16-04

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

F:\188124\dwg\prep.dwg, 10/13/2004 06:12:24 PM, \\MAINS\VRHP LaserJet 5000 Series,

Ensign Engineering\KRR

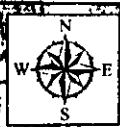


BOARD OF EDUCATION OF
DAVIS COUNTY SCHOOL DISTRICT
88-878-884

MORTGAGE INVESTMENT
TRUST OF UTAH
88-878-888

MORTGAGE INVESTMENT
TRUST OF UTAH
88-878-898

Exhibit "Z- Page 1"



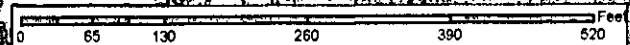
Basin 1

Storm Drain East of 650 West

MILLER WAY

DANIEL DRIVE

West



Miller Meadows -



Basin 2

15ft Easement

8925sqft
(APPROX)

8802sqft
(APPROX)

6581sqft
(APPROX)

Storm Drain West of 65

EXHIBIT Z – Page 2
MILLER MEADOWS DETENTION PLAN
ENGINEER'S COST ESTIMATE
6-Apr-05

Category	Item	Quantity	Price/Unit	Total	System	Developer
1	BASIN 1					
	Easement cost (required open space)	90,000	\$0.00 /sf	\$0 00	\$0.00	\$0.00
	Excavation & grading	3,000	\$6 00 /cy	\$18,000.00	\$17,100.00	\$900.00
	Outlet box	1	\$4,000 each	\$4,000.00	\$3,800 00	\$200 00
	Revegetation (native seed)	60,000	\$0.10 /sf	\$6,000.00	\$5,700 00	\$300 00
	Engineering (15%)			\$4,200.00	\$3,990 00	\$210 00
	Note: Farmington responsible for 95%; Developer responsible for 5%			\$32,200.00	\$30,590.00	\$1,610.00
2	STORM DRAIN EAST OF 650 WEST					
	21" RCP installed	200	\$30 /lf	\$6,000.00	\$6,000.00	\$0.00
	24" RCP installed	325	\$35 /lf	\$11,375.00	\$4,550 00	\$6,825.00
	Imported trench bedding (0.85 cy/lf)	446	\$14 /cy	\$6,247.50	\$2,499.00	\$3,748.50
	5' Concrete Manhole	3	\$2,000 each	\$6,000.00	\$2,400.00	\$3,600 00
	Remove & replace asphalt road (6' wide trench)	3,480	\$2.15 /sf	\$7,482.00	\$2,992 80	\$4,489.20
	Revegetation (native seed)	3,150	\$0.10 /sf	\$315.00	\$126 00	\$189.00
	Engineering (15%)			\$5,612 93	\$2,245.17	\$3,367.76
	Note: Farmington City is responsible for upgrade from 21" RCP to 24" RCP between 600 South and 700 South and 40% of all other costs			\$43,032.43	\$20,812.97	\$22,219.46
3	STORM DRAIN WEST OF 650 WEST					
	24" ADS pipe, delivered material cost only	800	\$13.36 /lf	\$10,688 00	\$0.00	\$10,688.00
	Installation for 24" ADS pipe	800	\$18 50 /lf	\$14,800.00	\$14,800.00	\$0 00
	Imported trench bedding (0.85 cy/lf)	680	\$14 /cy	\$9,520.00	\$4,760.00	\$4,760.00
	5' Concrete Manhole	1	\$2,000 each	\$2,000 00	\$1,000.00	\$1,000.00
	24" ADS flared end section (material only)	1	\$350 each	\$350.00	\$175.00	\$175 00
	Easement acquisition on Putnam property (15' wide)	12,000	\$1.00 /sf	\$12,000.00	\$0 00	\$12,000.00
	Revegetation (native seed)	4,800	\$0.10 /sf	\$480.00	\$0.00	\$480.00
	Engineering (15%)			\$7,475.70	\$0 00	\$7,475 70
				\$57,313 70	\$20,735.00	\$36,578.70
4	BASIN 2					
	Permanent land acquisition	22,000	\$0.48 /sf	\$10,560.00	\$4,224 00	\$6,336 00
	Excavation & grading	500	\$6 00 /cy	\$3,000.00	\$1,200 00	\$1,800 00
	Outlet box	1	\$4,000 each	\$4,000.00	\$1,600 00	\$2,400 00
	Revegetation (native seed)	12,000	\$0 10 /sf	\$1,200 00	\$480.00	\$720 00
	Engineering (15%)			\$2,814.00	\$1,125 60	\$1,688 40
	Note: Farmington responsible for 40%; Developer responsible for 60%			\$21,574.00	\$8,629.60	\$12,944.40
	TOTAL COST				\$80,768	\$73,353
	CONTINGENCY (10%)				\$8,077	\$7,335
					\$88,844	\$80,688

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TIME OF RECORDING
RICHARD T. MAUGHAN
Davis County Recorder

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