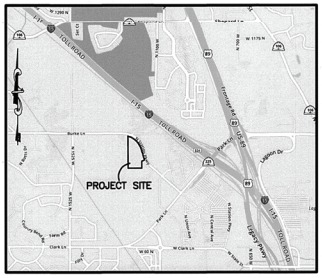
Reeve & Associates, Inc. - Solutions You Can Build On

SHEET 1 OF 1

FARMINGTON STATION PARKWAY
1 LOT SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH
JULY, 2021

& PT LOT 14, BLOCK 27 FARMINGTON BC & PT PARCEL E PARK LANE COMMONS



VICINITY MAP
NOT TO SCALE

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	178.00'	62.07'	61.76'	31.38'	S79°48'04"E	19°58'50"
C2	122.00'	69.52'	68.58'	35.73'	S86°08'09"E	32°39'
C3	810.00'	65.36'	65.34'	32.70'	S22°16'16"E	4°37'24"
C4	810.00'	28.31'	28.31'	14.16'	S20°57'39"E	2°00'10"
C5	810.00'	28.48'	28.48'	14.24'	S22°58'10"E	2°00'52"
C6	810.00'	8.57'	8.57'	4.29'	S24°18'47"E	0°36'22"
C7	178.00'	101.43'	100.07'	52.14'	N86°08'09"W	32°39'
C8	121.90'	42.55'	42.33'	21.49'	N79°48'04"W	19°59'48"
C9	150.00'	85.48'	84.33'	43.93'	N86°08'09"W	32°39'
C10	150.00'	52.31'	52.04'	26.42'	N79°48'04"W	19°58'50"
C11	44.00'	25.43'	25.08'	13.08'	S08°01'50"W	33°08'47"
C12	36.00'	19.87'	19.60'	6.39'	S18°31'W	20°20'03"
C13	64.00'	4.54'	4.54'	2.27'	S10°32'59"W	4°03'59"
C14	44.00'	23.28'	22.99'	11.91'	S25°51'09"W	30°17'38"
C15	44.00'	23.99'	23.69'	12.30'	S56°36'58"W	31°13'59"
C16	6.00'	7.54'	7.06'	4.36'	S36°13'14"W	72°01'26"
C23	77.12'	13.46'	13.44'	6.75'	S04°35'04"E	9°59'53"

SITE CONTROL PER NAVD-88 VERTICAL DATUM

POINT	DESCRIPTION	NORTHING	EASTING	ELEVATION
CP-1	BCM	3519409.50	1526881.95	4239.78'
CP-2	BCM	3522046.39	1526881.68	4254.14'
CP-3	REBAR	3520831.14	1525931.28	4245.17'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S72°35'21"W	32.28'
L2	S77°32'21"W	37.47'
L3	N06°44'56"W	230.87'
L4	N29°19'27"W	10.29'
L5	S57°06'27"W	64.19'
L6	S06°03'43"W	84.11'
L7	S52°32'45"E	47.76'
L8	S35°44'50"E	39.51'
L9	S14°13'39"E	26.46'
L10	S89°59'59"E	58.18'
L11	S01°53'50"E	10.00'
L12	N88°15'15"E	28.68'
L13	S01°18'59"E	22.50'
L14	S89°47'28"E	15.35'
L15	S08°31'44"E	33.88'
L16	S28°31'01"W	35.13'
L17	S08°30'59"W	28.04'
L18	S12°24'58"W	34.80'
L19	S40°59'58"W	4.17'
L20	S22°27'13"W	13.30'
L21	S00°12'31"W	52.65'
L22	S00°12'31"W	183.62'
L23	S28°31'01"W	12.99'

ADDRESS TABLE

UNIT#	ADDRESS
1	532 N. JACE LANE (1175 W.)
2	528 N. JACE LANE (1175 W.)
3	526 N. JACE LANE (1175 W.)
4	522 N. JACE LANE (1175 W.)
5	520 N. JACE LANE (1175 W.)
6	516 N. JACE LANE (1175 W.)
7	512 N. JACE LANE (1175 W.)
8	508 N. JACE LANE (1175 W.)
9	506 N. JACE LANE (1175 W.)
10	502 N. JACE LANE (1175 W.)
11	498 N. JACE LANE (1175 W.)
12	496 N. JACE LANE (1175 W.)
13	1195 W. KENZIE WAY (505 N.)
14	1199 W. KENZIE WAY (505 N.)
15	1201 W. KENZIE WAY (505 N.)
16	1205 W. KENZIE WAY (505 N.)
17	1209 W. KENZIE WAY (505 N.)
18	1211 W. KENZIE WAY (505 N.)
19	1215 W. KENZIE WAY (505 N.)
20	1214 W. KENZIE WAY (505 N.)
21	1212 W. KENZIE WAY (505 N.)
22	1208 W. KENZIE WAY (505 N.)
23	1206 W. KENZIE WAY (505 N.)
24	1202 W. KENZIE WAY (505 N.)
25	1198 W. KENZIE WAY (505 N.)
26	1217 W. MADILYN WAY (525 N.)
27	1213 W. MADILYN WAY (525 N.)
28	1207 W. MADILYN WAY (525 N.)
29	1203 W. MADILYN WAY (525 N.)
30	1197 W. MADILYN WAY (525 N.)
31	1193 W. MADILYN WAY (525 N.)
32	1216 W. MADILYN WAY (525 N.)
33	1210 W. MADILYN WAY (525 N.)
34	1204 W. MADILYN WAY (525 N.)
35	1200 W. MADILYN WAY (525 N.)
36	1196 W. MADILYN WAY (525 N.)
37	1194 W. MADILYN WAY (525 N.)
38	535 N. LANDON LANE (1225 W.)
39	531 N. LANDON LANE (1225 W.)
40	527 N. LANDON LANE (1225 W.)
41	523 N. LANDON LANE (1225 W.)
42	521 N. LANDON LANE (1225 W.)
43	519 N. LANDON LANE (1225 W.)
44	515 N. LANDON LANE (1225 W.)
45	511 N. LANDON LANE (1225 W.)
46	509 N. LANDON LANE (1225 W.)
47	507 N. LANDON LANE (1225 W.)
48	503 N. LANDON LANE (1225 W.)
49	501 N. LANDON LANE (1225 W.)
50	497 N. LANDON LANE (1225 W.)

BOUNDARY DESCRIPTION

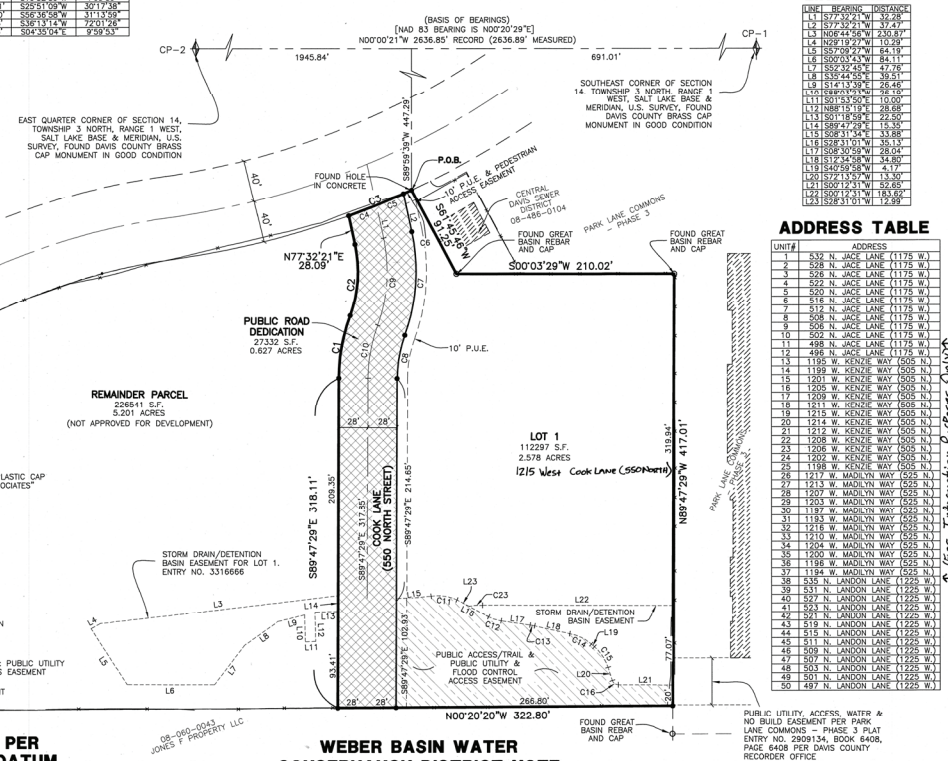
PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH,
RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY,
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATION PARKWAY, SAID POINT BEING N00°00'21"W 691.01 FEET AND S89°59'39"W 447.29 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE S61°45'46"W ALONG THE NORTHERLY LINE OF PARCEL 08-486-0104, 91.25 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S00°03'29"W ALONG THE WESTERLY LINE OF SAID PARCEL AND THE NORTHERLY LINE OF LOT 303 OF PARK LANE COMMONS – PHASE 3, 210.02 FEET; THENCE N89°47'29"W ALONG THE NORTHERLY LINE OF LOT 303 OF PARK LANE COMMONS PHASE 3, 417.01 FEET; THENCE N00°20'20"W ALONG AN EXISTING FENCE, 322.80 FEET; THENCE S89°47'29"E 318.11 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 178.00 FEET, AN ARC LENGTH OF 62.07 FEET, A DELTA ANGLE OF 19°58'50", A CHORD BEARING OF S79°48'04"E, AND A CHORD LENGTH OF 61.76 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 122.00 FEET, AN ARC LENGTH OF 69.52 FEET, A DELTA ANGLE OF 32°39'00", A CHORD BEARING OF S86°08'09"E, AND A CHORD LENGTH OF 68.58 FEET; THENCE N77°32'21"E TO THE WEST RIGHT-OF-WAY LINE OF STATION PARKWAY, 28.09 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY, A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 810.00 FEET, AN ARC LENGTH OF 65.36 FEET, A DELTA ANGLE OF 04°37'24", A CHORD BEARING OF S22°16'16"E, AND A CHORD LENGTH OF 65.34 FEE TO THE POINT OF BEGINNING.

CONTAINING 139,629 S.F. SQUARE FEET OR 3.205 ACRES MORE OR LESS.

NOTES:

1. DETENTION BASIN EASEMENT AREAS SHOWN ON THIS PLAT TO BE MAINTAINED BY OWNER OF LOT 1.
2. THE PUBLIC ACCESS/TRAIL EASEMENT INCLUDES A 20' WIDE MAINTENANCE ACCESS AND OPERATIONS EASEMENT MEASURED FROM THE TOP OF BACK OF SHEPARD CREEK.



LEGEND

- ● = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- ○ = FOUND AS NOTED
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = ROAD CENTERLINE
- = EASEMENTS
- = EXISTING FENCE
- = SECTION TIE LINE
- = PUBLIC ROAD DEDICATION
- = EXISTING STRUCTURE
- = PUBLIC ACCESS/TRAIL & PUBLIC UTILITY & FLOOD CONTROL ACCESS EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT

SITE CONTROL PER DAVIS COUNTY DATUM

POINT	DESCRIPTION	NORTHING	EASTING	ELEVATION
CP-1	BCM	155721.49	107543.05	4236.90
CP-2	BCM	158358.34	107542.78	4251.27

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.

WEBER BASIN WATER CONSERVANCY DISTRICT NOTE

SECONDARY WATER HAS BEEN ALLOCATED TO THIS PARCEL BASED ON AN ANTICIPATED LANDSCAPE AREA OF 1.0 ACRE, AND UNDER THE ASSUMPTION THAT NO MORE THAN 50% OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS OR XERISCAPING. LARGER TOTAL LANDSCAPE AREAS, HIGHER PERCENTAGES TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN END USER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.

DEVELOPER:

BRIGHTON HOMES
TAYLOR SPENCER
45E. CENTER STREET #103
NORTH SALT LAKE, UT. 84054

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF FARMINGTON STATION PARKWAY 1 LOT SUBDIVISION IN FARMINGTON CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF FARMINGTON CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 19TH DAY OF July, 2021

9031945
UTAH LICENSE NUMBER

TREVOR J. HATCH

PROFESSIONAL LAND SURVEYOR 7-13-21 9031945 TREVOR J. HATCH STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO A LOT AND PUBLIC STREET AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND FARMINGTON STATION PARKWAY, AND HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO FARMINGTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS MAY BE AUTHORIZED BY FARMINGTON CITY AND ALSO DO HEREBY DEDICATE A PUBLIC ACCESS/TRAIL AND PUBLIC UTILITY AND FLOOD CONTROL ACCESS EASEMENT TO FARMINGTON CITY AND DAVIS COUNTY FLOOD CONTROL AS SHOWN HEREON, AND DO ALSO DEDICATE ALL OF LOT 1 AS A BLANKET EASEMENT FOR PUBLIC UTILITIES IN FAVOR OF FARMINGTON CITY AND CENTRAL DAVIS SEWER DISTRICT, WITH THE EXCEPTION OF ALL AREAS WHERE FUTURE RESIDENTIAL UNITS SHALL BE LOCATED.

SIGNED THIS 19TH DAY OF July, 2021.

STATION PARK TOWNHOMES LLC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC _____

LLC ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF DAVIS)

ON THE 19TH DAY OF JULY, 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, NATHAN DOSSEY (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE MANAGER AND _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

JULY 31, 2022
COMMISSION EXPIRES

NOTARY PUBLIC

COMMISSION NO 701507

For Information Purposes Only

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO ONE LOT AND A PUBLIC STREET AS SHOWN ON PLAT. THE WEST LINE WAS DETERMINED BY DEED WHICH FITS AN EXISTING FENCE, THE SOUTH LINE BY PARK LANE COMMONS – PHASE 3, AND THE EAST LINE BY DEED.
ALL REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN FOUND BRASS CAP MONUMENTS AT THE EAST QUARTER CORNER AND SOUTHWEST CORNER. SHOWN HEREON AS N00°00'21"W. THE NAD 83 BEARING FOR THIS LINE IS N00°20'29"E.

WEBER BASIN WATER CONSERVANCY DISTRICT

APPROVED BY WEBER BASIN WATER CONSERVANCY DISTRICT THIS THE 11 DAY OF AUGUST, 2021.

SIGNATURE

CENTRAL DAVIS SEWER DISTRICT

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. APPROVED THIS THE 16TH DAY OF AUGUST, 2021.

SIGNATURE

FARMINGTON CITY PLANNING COMMISSION

APPROVED THIS THE 5TH DAY OF August, 2021, BY THE FARMINGTON CITY PLANNING COMMISSION.

CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

FARMINGTON CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. APPROVED THIS THE 13TH DAY OF August, 2021.

FARMINGTON CITY ENGINEER

FARMINGTON CITY COUNCIL

PRESENTED TO THE FARMINGTON CITY COUNCIL THIS THE 17TH DAY OF August, 2021, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

FARMINGTON CITY MAYOR

ATTEST: CITY RECORDER

FARMINGTON CITY ATTORNEY

APPROVED BY THE FARMINGTON CITY ATTORNEY THIS THE 21 DAY OF September, 2021.

FARMINGTON CITY ATTORNEY

PROJECT INFORMATION

Surveyor: T. HATCH	Project Name: FARMINGTON STATION PARKWAY
Designer: E. ROCHE	Number: 6440-16
Begin Date: 7-6-2020	Scale: 1"=60'
	Sheet: 1 OF 1

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DAVIS COUNTY RECORDER

ENTRY NO. 3417234 FEE PAID $52.00 FILED FOR RECORD AND RECORDED, 9-10-2021 AT 10:58 IN BOOK 7841 OF THE OFFICIAL RECORDS, PAGE 391
RECORDED FOR:

DAVIS COUNTY RECORDER

DEPUTY.

Reeve & Associates, Inc. - Solutions You Can Build On