

Residences at Station Parkway Subdivision

Part of Farmington Big Creek Lot 12, Block 27 and Park Lane Commons Parcel D,
 A Part of the Southwest Quarter of Section 13, and the
 Southeast Quarter of Section 14, Township 3 North, Range 1 West SLB&M, U.S. Survey
 Farmington City, Davis County, Utah

Surveyor's Certificate

I, Bruce D. Pimper, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Residences at Station Parkway Subdivision, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands in said subdivision based on data compiled from records in the Davis County Recorder's Office and from a survey made on the ground.

Boundary Description

All of Parcel D of Park Lane Commons a subdivision in Farmington City, Davis County, Utah along with more land lying within 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:

Beginning on the South Right-of-way Line of Red Barn Lane and the Northern Line of said Parcel D at a point located 1431.51 feet North 0°00'21" West along the Section Line from the Southwest Corner of said Section 13; and running thence along the boundary of said Parcel D the following 8 courses: South 89°41'17" East 100.17 feet to the Northeast Corner thereof; South 50°37'22" East 260.79 feet; South 50°51'43" East 327.80 feet to the most easterly corner thereof; South 39°22'30" West 26.87 feet to an angle point on the Southern Line of said Parcel D; South 78°30'09" West 413.67 feet to the Northwest Corner of Broadway; South 11°29'22" East 250.00 feet along the Westerly Right-of-way Line of Broadway; South 78°30'38" West 502.80 feet along the Southern Line of said Parcel D to a point on the Easterly Right-of-way Line of Station Parkway as it exists at 80.00 foot width; and Northwesterly along the arc of a 730.00 foot radius curve to the right a distance of 344.51 feet (Center bears North 55°05'50" East, Central Angle equals 27°02'24" and Long Chord bears North 22°58'58" West 341.33 feet); thence continuing along said Easterly Right-of-way Line Northwesterly along the arc of a 690.00 foot radius non-tangent curve to the left a distance of 635.77 feet (Center bears South 82°14'14" West, Central Angle equals 52°47'33" and Long Chord bears North 34°09'32" West 613.52 feet) to the South Right-of-way Line of said Red Barn Lane and the extension of the North Line of said Parcel D; thence South 89°41'17" East 778.28 feet along said South Right-of-way Line to the point of beginning.

Contains 592,615 sq. ft. or 13.605 acres 5 Lots

Date: July 20, 2018
 BRUCE D. PIMPER
 STATE OF UTAH
 Surveyor

Owner's Dedication

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract

Residences at Station Parkway Subdivision

and hereby grant and convey to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be for the installation, maintenance and operation of utility lines and facilities including easements for City Water, County Flood Control, and access.

In witness whereof Have hereunto set This 20th Day of July AD, 2018.

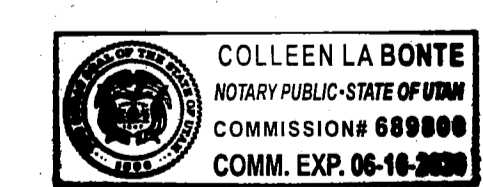
Residences at Station Parkway, LLC
 a Utah limited liability company
 James G. Seaberg
 by: ICO Multifamily Holdings Operations, LLC - Manager
 James G. Seaberg - Manager

Limited Liability Acknowledgment

State of Utah } ss
 County of Utah
 On the 20th day of July, 2018, personally appeared before me, the undersigned Notary Public, James G. Seaberg, who being by me duly sworn did say that he is the manager of ICO Multifamily Holdings Operations, LLC which is Manager of Residences at Station Parkway, LLC and that said instrument was signed in behalf of said LLC by a resolution of its Members and acknowledged to me that said LLC executed the same.

Notary Public Full Name: Colleen LaBonte
 Commission Number: 669800
 My Commission Expires: 10/10/2020
 A Notary Public Commissioned in Utah
 (If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

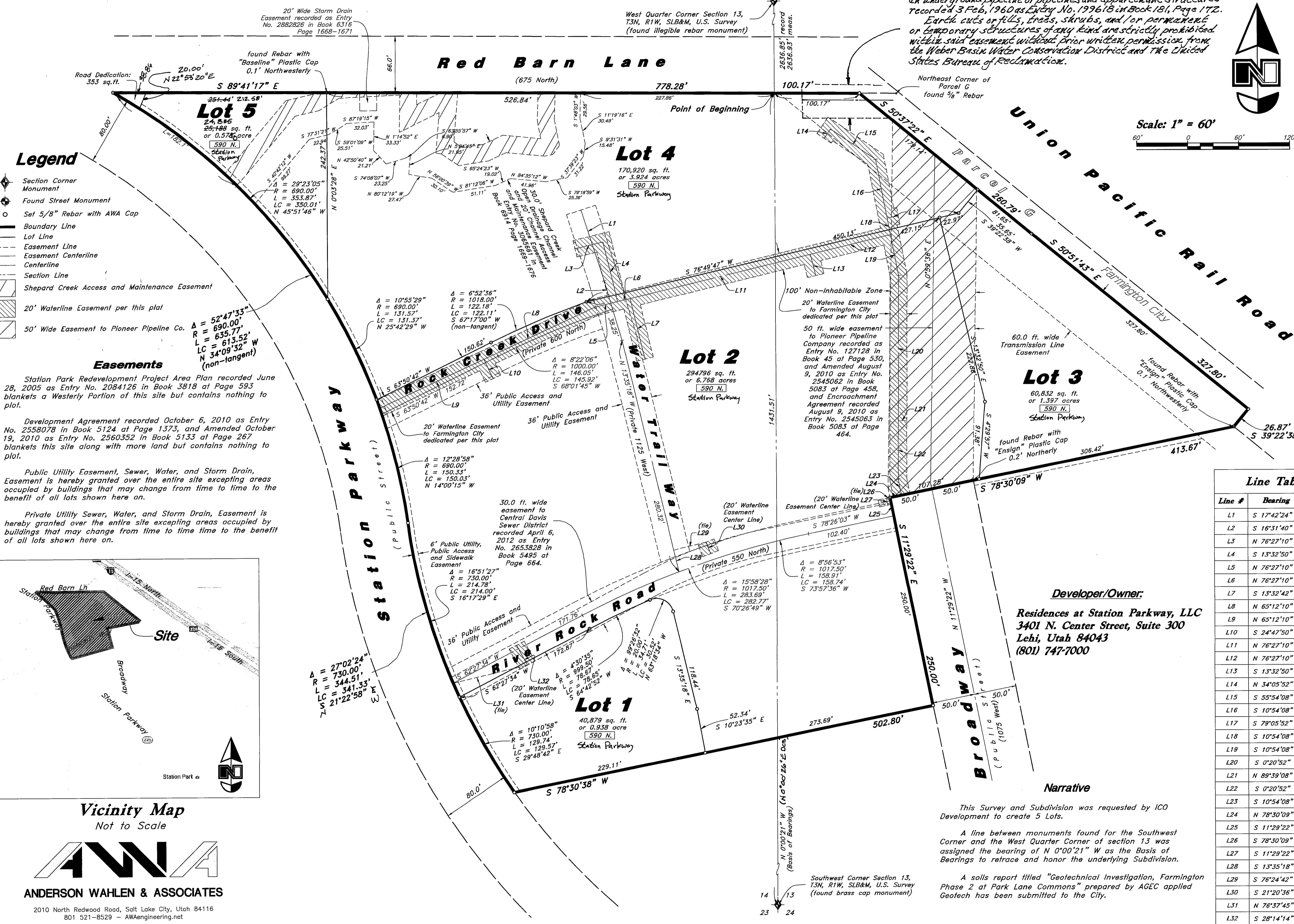
Colleen LaBonte
 A Notary Public



Line #	Bearing	Length
L1	S 17°42'24" E	87.58'
L2	S 16°31'40" E	34.87'
L3	N 76°27'10" E	33.83'
L4	S 13°32'50" E	72.46'
L5	N 76°27'10" E	27.98'
L6	N 76°27'10" E	15.12'
L7	S 13°32'42" E	73.08'
L8	N 65°12'10" E	143.90'
L9	N 65°12'10" E	135.47'
L10	S 24°47'50" E	25.16'
L11	N 76°27'10" E	218.35'
L12	N 76°27'10" E	97.03'
L13	S 13°32'50" E	25.73'
L14	N 34°05'52" E	13.25'
L15	S 55°54'08" E	63.89'
L16	S 10°54'08" E	70.51'
L17	S 79°05'52" W	13.36'
L18	S 10°54'08" E	19.89'
L19	S 10°54'08" E	49.02'
L20	S 0°20'52" W	170.67'
L21	N 89°39'08" W	8.46'
L22	S 0°20'52" W	69.02'
L23	S 10°54'08" E	19.09'
L24	N 78°30'09" E	13.78'
L25	S 11°29'22" E	22.10'
L26	S 78°30'09" W	4.28'
L27	S 11°29'22" E	8.30'
L28	S 13°35'18" E	26.10'
L29	S 76°24'42" W	39.31'
L30	S 21°20'36" E	14.62'
L31	N 76°37'45" E	89.87'
L32	S 28°14'14" E	26.82'

Narrative

This Survey and Subdivision was requested by ICO Development to create 5 Lots.
 A line between monuments found for the Southwest Corner and the West Quarter Corner of section 13 was assigned the bearing of N 0°00'21" W as the Basis of Bearings to retrace and honor the underlying Subdivision.
 A soils report titled "Geotechnical Investigation, Farmington Phase 2 at Park Lane Commons" prepared by AGECC applied Geotech has been submitted to the City.

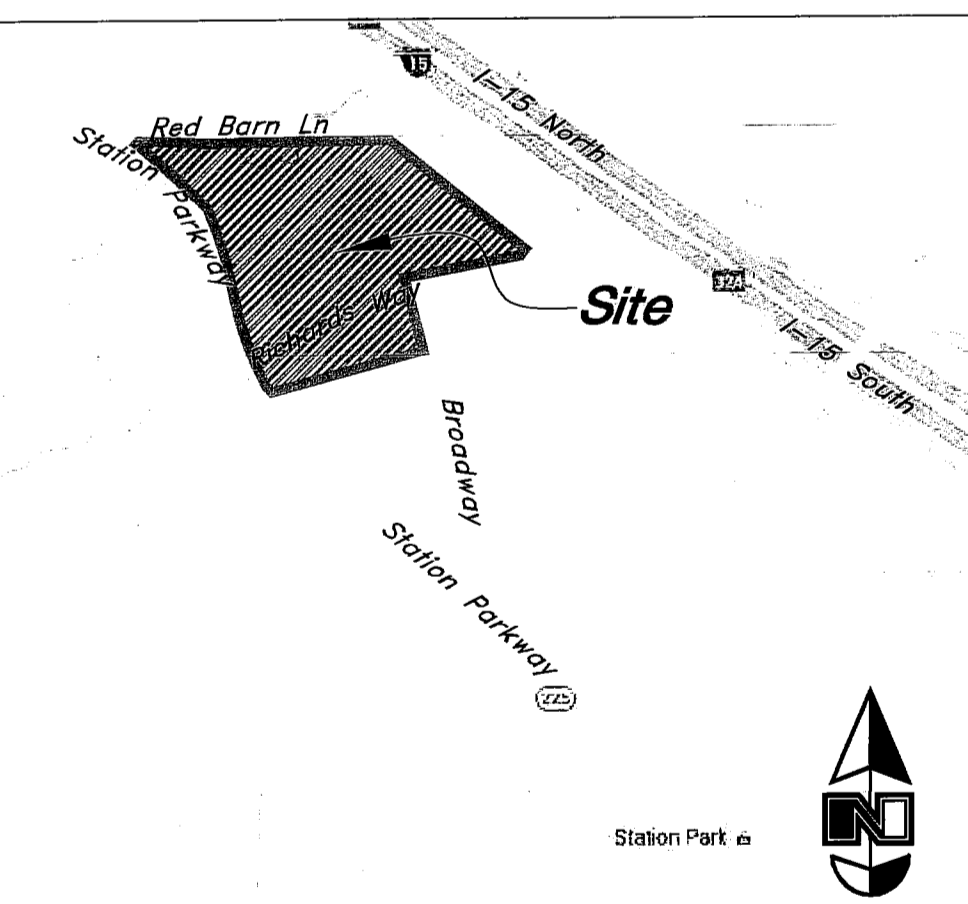


Legend

- Section Corner Monument
- Found Street Monument
- Set 5/8" Rebar with AWA Cap
- Boundary Line
- Lot Line
- Easement Line
- Easement Centerline
- Centerline
- Section Line
- Shepard Creek Access and Maintenance Easement
- 20' Waterline Easement per this plat
- 50' Wide Easement to Pioneer Pipeline Co.

Easements

Station Park Redevelopment Project Area Plan recorded June 28, 2005 as Entry No. 2084126 in Book 3818 at Page 593 blankets a Westerly Portion of this site but contains nothing to plot.
 Development Agreement recorded October 6, 2010 as Entry No. 2558078 in Book 5124 at Page 1373, and Amended October 19, 2010 as Entry No. 2560352 in Book 5133 at Page 267 blankets this site along with more land but contains nothing to plot.
 Public Utility Easement, Sewer, Water, and Storm Drain. Easement is hereby granted over the entire site excepting areas occupied by buildings that may change from time to time to the benefit of all lots shown here on.
 Private Utility Sewer, Water, and Storm Drain, Easement is hereby granted over the entire site excepting areas occupied by buildings that may change from time to time to the benefit of all lots shown here on.



Vicinity Map
 Not to Scale

AWA
 ANDERSON WAHLEN & ASSOCIATES
 2010 North Redwood Road, Salt Lake City, Utah 84116
 801 521-8529 - AWAAengineering.net

Weber Basin Water Conservancy District

Approved by the WEBER BASIN WATER CONSERVANCY DISTRICT this 18th day of July, 2018.

Farmington City Attorney

Approved by the FARMINGTON City Attorney on the 20th day of July, 2018.

Farmington City Engineer

I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the land embraced therein and find them to be correct and to agree with the lines and monuments on record in this office.
 Signed this 20th day of July, 2018.

Farmington City Planning Commission

Approved by the FARMINGTON City Planning Commission on the 20 day of July, 2018.

Central Davis Sewer District

Approved by the Central Davis Sewer District on the day of 3rd July, 2018.

Farmington City Council

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 20th day of July, 2018.

Davis County Recorder
 ENTRY NO. 3110240 FEE PAID \$36.00 FILED FOR RECORD AND RECORDED 8-10-2018 AT 10:26 IN BOOK 7015 OF OFFICIAL RECORDS, PAGE 171 RECORDED FOR Farmington City
 BY: Andrew M. ... DAVIS COUNTY RECORDER