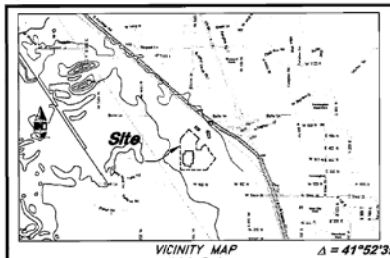
5749

Park Lane Commons - Phase 4

Amending Lot 201 Park Lane Commons - Phase 2 & Lot 301 Park Lane Commons - Phase 3
Being a part of the Southeast Quarter of Section 14, the Southwest Quarter of Section 13, the Northeast Quarter of Section 23, and the Northwest Quarter of Section 24, T3N, R1W, SLB&M, U.S. Survey
Farmington City, Davis County, Utah
January 2017



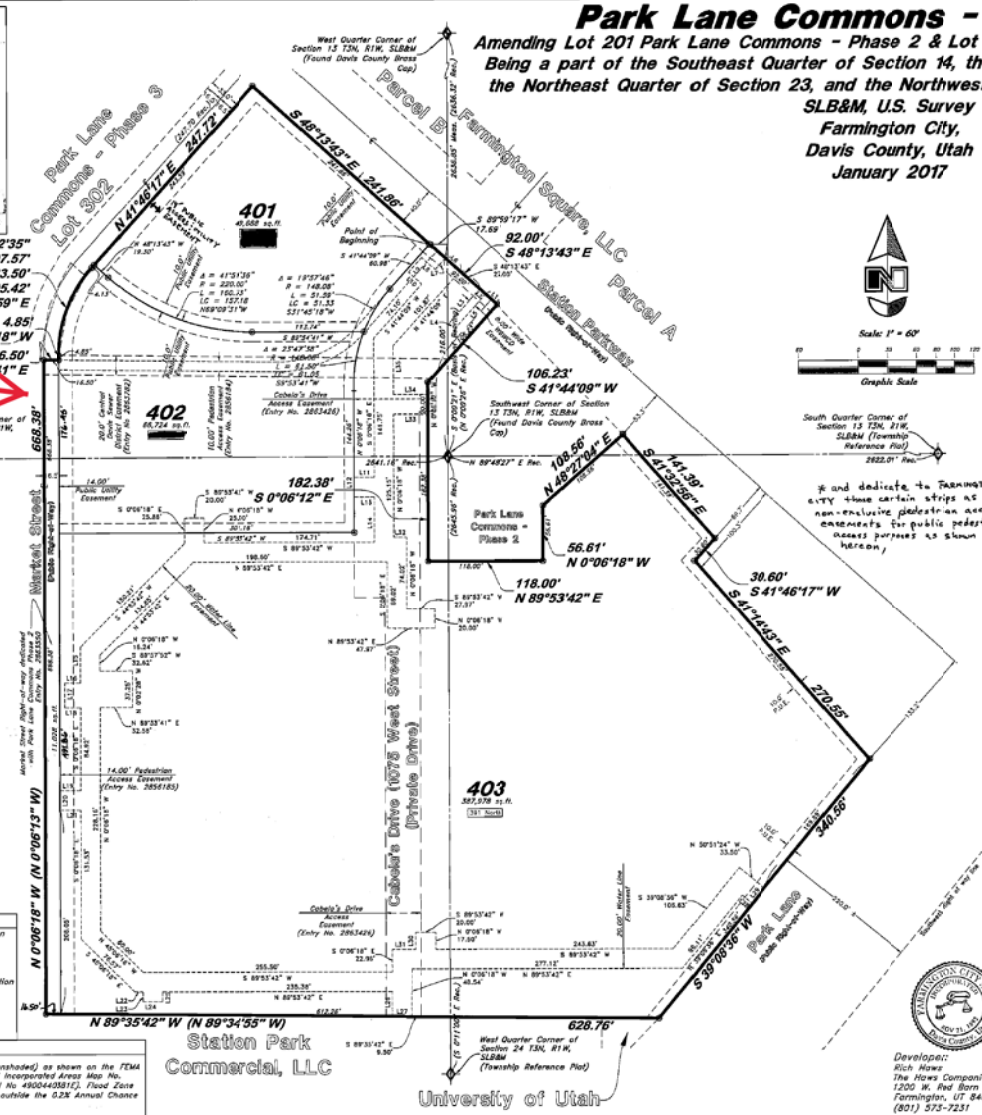
VICINITY MAP
Not to Scale

Δ = 41°52'35"
L = 97.57'
R = 133.50'
LC = 95.42'
N 20°49'59" E

4.85'
N 0°06'18" W
16.50'
S 89°27'41" E

Soils Note:
1. Soils report has been prepared and submitted to the City for the proposed subdivision in accordance with the provisions of this Title.

Ratification Agreement:
Between Cabela's Wholesale, Inc. and Farmington City, Entry Number 2864781, in Book 6259, at Page 107, Recorded May 4, 2015



Scale: 1" = 60'
Graphic Scale

* and dedicate to Farmington City time certain strips as non-exclusive pedestrian access easements for public pedestrian access purposes as shown hereon.

LINE DATA		
Line	Bearing	Length
L1	N 48°13'43" W	15.92
L2	N 48°13'43" W	8.00
L3	S 41°44'09" W	47.48
L4	S 48°13'43" E	8.00
L5	N 41°44'09" E	47.48
L6	N 48°13'43" W	20.06
L7	S 41°44'09" W	15.43
L8	N 48°15'31" W	18.00
L9	S 41°44'09" W	20.06
L10	S 48°15'31" E	18.00
L11	S 89°53'42" W	21.04
L12	S 0°06'18" E	20.06
L13	N 89°53'42" E	21.04
L14	S 0°06'18" E	46.06
L15	S 0°06'18" E	36.81
L16	S 89°53'41" W	16.25
L17	S 0°06'18" E	25.06
L18	N 89°53'41" E	16.25

LINE DATA		
Line	Bearing	Length
L19	S 89°53'42" W	21.25
L20	S 0°06'18" E	20.00
L21	N 89°53'42" E	21.25
L22	N 89°53'42" E	8.40
L23	S 0°06'18" E	10.00
L24	N 89°53'42" E	20.00
L25	N 0°06'18" W	10.00
L26	S 0°06'18" E	25.40
L27	S 89°53'42" E	20.00
L28	S 30°51'24" E	13.50
L29	N 39°08'36" E	20.00
L30	S 0°06'18" E	17.50
L31	S 89°53'42" W	24.00
L32	S 89°53'42" W	15.03
L33	N 89°53'48" W	35.00
L34	S 89°53'48" W	35.00
L35	N 0°06'18" W	49.95

Lot Number	Address
401	415 North Cabela Drive (1075 West) 415 North Cabela's Drive (1075 West) 470 North Market Street (1150 West)
402	423 North Cabelas Drive (1075 West) 450 North Market Street (1150 West)
403	391 North Cabelas Drive (1075 West)

NARRATIVE

This Plat was completed at the request of Mr. Richard Haws of Farmington Square, LLC to amend Park Lane Commons-Phase 2 and Park Lane Commons-Phase 3 to create three (3) modified Lots, as shown hereon. The 16.50 foot Section of Market Street shown as part of this amended plat was previously dedicated as part of Park Lane Commons-Phase 2, that portion of Market Street is being included as part of this plat under the direction of Farmington City.

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.

Property corners were monumented as depicted on this Plat.

LEGEND

- Set Nail & Washer
- Set 5/8" Rebar & Cap (24" long) w/Pinecap
- Set Hub & Tack
- Centerline Monument
- Section Corner
- (Rad.) Radial Line
- (N/R) Non-Radial line
- D.C.S. Davis County Survey
- P.U.E. Public Utility Easement

FLOOD ZONE

The property lies entirely within flood zone 'X' (unshaded) as shown on the FEMA Flood Insurance Rate Map for Davis County, Utah and Incorporated Areas Map No. 49011C0381E dated June 16, 2007, (Community Panel No 490044 0381E). Flood Zone X (unshaded) is defined as "Areas determined to be outside the 0.2% Annual Chance Floodplain".

Notes:
1. 10' wide Public Utility Easements as indicated by dashed lines, unless otherwise shown.

GREAT BASIN ENGINEERING
5746 South 1475 East Ogden, Utah 84403
(801) 394-4515 FAX (801) 392-7544
WWW.GREATBASINENGINEERING.COM

WATER DISTRICT

Approved by the Weber Basin Water Conservancy District on this ____ day of ____, 2017.

Signature

CENTRAL DAVIS SEWER DISTRICT APPROVAL

Approved by the Central Davis Sewer District on this 6th day of Feb., 2017.

Signature

FARMINGTON CITY PLANNING COMMISSION APPROVAL

Reviewed by the Farmington City Planning and Zoning Commission on the 2nd day of Feb., 2017.

Chairperson

FARMINGTON CITY ENGINEER'S APPROVAL

Approved by the Farmington City Engineer on this 17th day of February, 2017.

Signature

FARMINGTON CITY ATTORNEY'S APPROVAL

Approved by the Farmington City Attorney on this 2nd day of March, 2017.

Signature

FARMINGTON CITY COUNCIL APPROVAL

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 ____ day of ____, 2017.

Attest: Holly Gadd
Title: Recorder

Mayor

SURVEYOR'S CERTIFICATE

I, Jason T. Felt, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Park Lane Commons - Phase 4, 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 from a survey made on the ground.

Signed this 23 day of JANUARY, 2017.

9239283
License No.

Jason T. Felt

BOUNDARY DESCRIPTION

A part of the Southwest Quarter 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 Lot 201, of Park Lane Commons Phase 2, and All of Lot 301, of Park Lane Commons Phase 3, in Farmington City, Davis County, Utah:

Beginning at the intersection of the Southerly line of Station Parkway and the Westerly line of Cabela's Drive, being 216.00 feet North 0°00'21" West along the Section line and 17.69 feet South 89°59'39" West from the Southwest Corner of said Section 13, and running thence South 48°13'43" East 92.00 feet along said Southerly Station Parkway line to the Northwest corner of Lot 202 of Park Lane Commons - Phase 2; thence two (2) courses along Westerly line of Lot 202 as follows: (1) South 41°44'09" West 106.23 feet; and (2) South 0°06'12" East 182.38 feet to the South line of Lot 202; thence North 89°53'42" East 118.00 feet along said South line to the Southeast corner of Lot 202; thence two (2) courses along the Easterly line of Lot 202 as follows: (1) North 0°06'18" West 56.61 feet; (2) North 48°27'04" East 108.56 feet to the Southerly line of Station Parkway; thence three (3) courses along said Southerly line Station Parkway as follows: (1) South 41°32'56" East 141.39 feet; (2) South 41°46'17" West 30.60 feet; and (3) South 41°14'43" East 270.55 feet to the Northwesterly right of way line of Park Lane; thence South 39°08'36" West 340.56 feet along said Northwesterly right of way line; thence North 89°35'42" West 628.76 feet; thence North 0°06'18" West 668.38 feet; thence South 89°21'41" East 16.50 feet to the Easterly line of Market Street; and running thence three (3) courses along said Easterly of Market Street as follows: (1) North 0°06'18" West 455.58 feet to a point of curvature; (2) Northeasterly along the arc of a 133.50 foot Radius curve to the right a distance of 97.57 feet (Delta Angle equals 41°52'35", Long Chord bears North 20°49'59" East 95.42 feet); and (3) North 41°46'17" East 247.72 feet (247.70' Rec.) to said Southerly line of Station Parkway; thence South 48°13'43" East 241.86 feet along said Southerly line to the point of beginning.

Contains 11.832 Acres

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 Park Lane Commons - Phase 4, and hereby dedicate, grant and convey to Farmington City, Davis County, Utah, those certain strips as 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 also dedicate to Farmington City those certain strips designated as culinary waterline easements for culinary water purposes as shown hereon, the same to be used for the installation, maintenance, and operation of culinary waterlines, as may be authorized by Farmington City, and also dedicate to Weber Basin Water Conservancy District (WBWCD) 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 ____ day of ____, 2017.

Cabela's Wholesale Inc.
Executive V.P. and Chief Financial Officer

Mountain America Federal Credit Union
SVP Corporate Real Estate

ACKNOWLEDGMENT

State of Nebraska
County of Cheyenne } ss

The foregoing instrument was acknowledged before me this 27th day of January 2017 by Ralph Castner of Cabela's Wholesale Inc.

Residing at: one Cabela Dr. Sidney, NE 69160 — A Notary Public commissioned in Nebraska

Commission Number: ____

Commission Expires: Nov. 5, 2017

Carolyn K Bacon
Print Name

GENERAL NOTARY - State of Nebraska
CAROLYN K BACON
My Comm. Exp. November 5, 2017

ACKNOWLEDGMENT

State of Utah
County of Salt Lake } ss

The foregoing instrument was acknowledged before me this 31 day of January 2017 by Chris Tapia, Senior Vice President of Corporate Real Estate for Mountain America Federal Credit Union

Residing At: Sandy, Utah — A Notary Public commissioned in Utah

Commission Number: 666361

Commission Expires: 4-4-2019

Megan Brenner
Print Name

NOTARY PUBLIC STATE OF UTAH
COMMISSION# 666361
COMM. EXP. 04-04-2019

ACKNOWLEDGMENT

State of Utah
County of } ss

The foregoing instrument was acknowledged before me this ____ day of ____ 2017 by Rich Haws of The Haws Companies for Park Lane Commons Two, LLC.

Residing At: ____ — A Notary Public commissioned in Utah

Commission Number: ____

Commission Expires: ____

Print Name

FARMINGTON CITY SPECIAL DISTRICTS
Davis County, Utah

Developer:
Rich Haws
The Haws Companies
1200 W. Red Barn Road
Farmington, UT 84025
(801) 573-7231

Park Lane Commons - Phase 4

Amending Lot 201 Park Lane Commons - Phase 2 & Lot 301 Park Lane Commons - Phase 3, Being a part of the Southeast Quarter of Section 14, the Southwest Quarter of Section 13, the Northeast Quarter of Section 23, and the Northwest Quarter of Section 24, T3N, R1W, SLB&M, U.S. Survey
Farmington City, Davis County, Utah

DAVIS COUNTY RECORDER

ENTRY NO. 3008951 FEE PAID $13.00
FILED FOR RECORD AND RECORDED, MARCH 30, 2017 at 9:45 AM IN BOOK 6725 OF OFFICIAL RECORDS, PAGE 167
RECORDED FOR FARMINGTON CITY

DAVIS COUNTY RECORDER

By: ____ DEPUTY

140904-DP1

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.