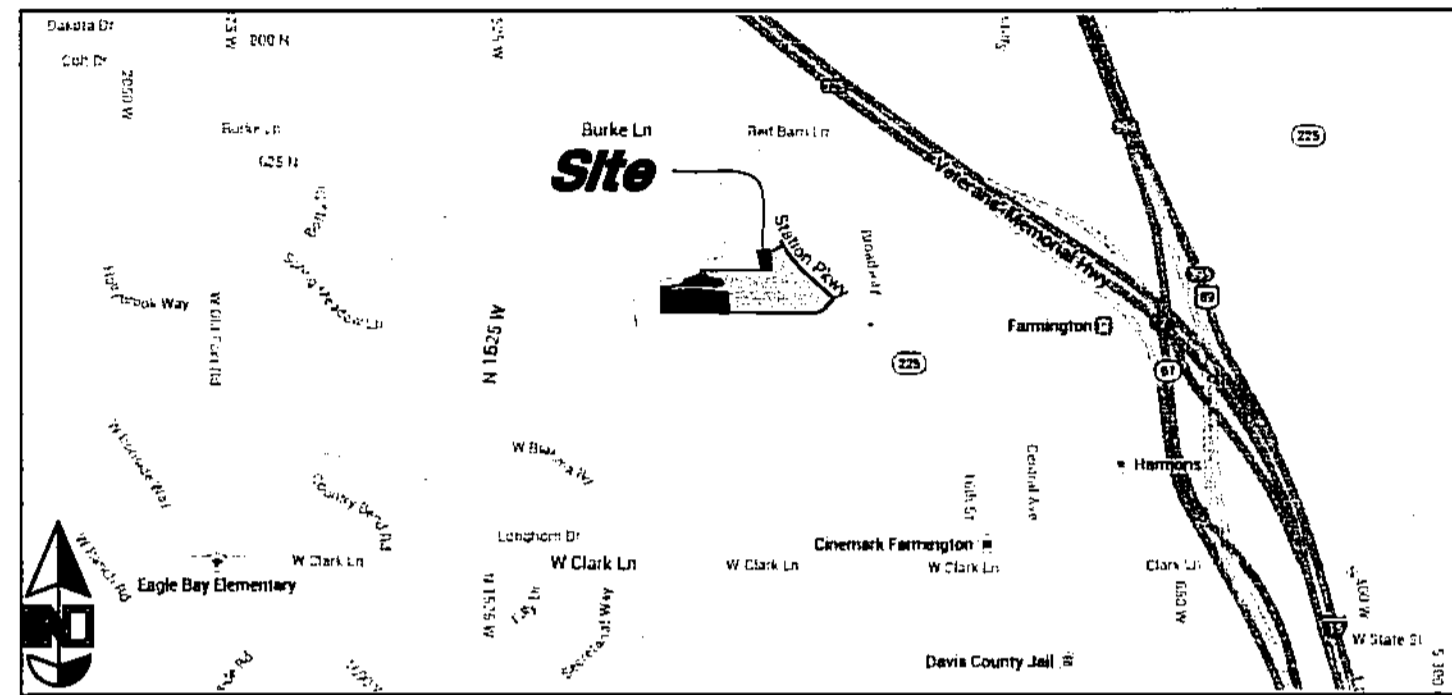


# Park Lane Commons - Phase 3

All of Parcel H, of Park Lane Commons Parcel E Amended and H,  
Being A part of the Southeast Quarter of Section 14, T3N, R1W, SLB&M, U.S. Survey  
Farmington City, Davis County, Utah  
November 2015



VICINITY MAP  
Not to Scale

### BOUNDARY DESCRIPTION

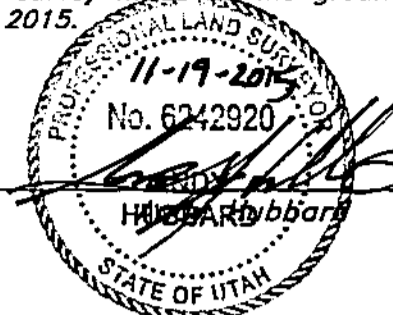
A part of the Southeast Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, Farmington City, Davis County, Utah

Beginning at a point on the Southwesterly Right-of-Way line of Station Parkway, said point being the most Northerly corner of Lot 201, Park Lane Commons - Phase 2, Farmington City, Davis County, Utah, and being 216.00 feet North 0°00'21" West along the Section line and 17.69 feet South 89°59'39" West from the Southeast corner of said Section 14, and running thence three (3) courses along the Northerly line of said Lot 201 as follows: (1) South 41°44'09" West 112.61 (112.61' Rec.) feet to a point of curvature; (2) Southwesterly along the arc a 108.00 foot Radius curve to the right a distance of 92.18 feet (Central Angle equals 48°54'10", Long Chord bears South 66°11'14" West 89.41 feet); and (3) North 89°21'42" West 1230.87 feet; thence North 0°54'40" East 197.93 feet; thence South 82°42'27" East 19.10 feet to a point of curvature; thence Easterly along the arc of 58.50 foot Radius curve to the left a distance of 16.44 feet (Central Angle equals 16°06'05", and Long Chord bears North 89°14'31" East 16.39 feet) to a point of reverse curvature; thence Easterly along the arc of a 2149.21 foot Radius curve to the right a distance of 118.15 feet (Central Angle equals 3°08'59", and Long Chord bears North 82°45'57" East 118.13 feet) to a point of reverse curvature; thence Northeasterly along the arc of a 20.86 foot Radius curve to the left a distance of 24.08 feet (Central Angle equals 66°08'24", and Long Chord bears North 51°16'15" East 22.77 feet); thence North 30°16'43" East 27.03 feet to a point of curvature; thence Northeasterly along the arc of a 17.18 foot Radius curve to the right a distance of 12.11 feet (Central Angle equals 40°23'14", Long Chord bears North 50°28'20" East 11.86 feet) thence North 72°41'18" East 89.87 feet; thence North 53°19'50" East 26.14 feet to a point of curvature; thence Northeasterly along the arc of a 62.46 foot Radius curve to the left a distance of 39.92 feet (Central Angle equals 36°37'10", and Long Chord bears North 35°01'15" East 39.24 feet); thence South 89°47'29" East 551.81 feet; thence North 0°03'28" East 147.51 feet; thence North 61°45'46" East 111.21 feet to a point on the arc of a curve; thence Northwesterly along the arc of a 325.70 foot Radius curve to the right a distance of 27.04 feet (Central Angle equals 4°45'23", Center bears North 58°34'57" East, and Long Chord bears North 29°02'22" West 27.03 feet) to a point of compound curvature; thence Northeasterly along the arc of an 8.00 foot Radius curve to the right a distance of 12.36 feet (Central angle equals 88°32'00", Center bears North 63°20'35" East, and Long Chord bears North 17°36'35" East 11.17 feet); thence North 61°52'50" East 0.98 feet to said Southwesterly right-of-way line of Station Parkway and a point on the arc of a curve; thence two (2) courses along said Southwesterly Right-of-Way line as follows: (1) Southeasterly along the arc of an 810.00 foot Radius curve to the left a distance of 314.06 feet (Central Angle equals 22°12'55", Center bears North 63°59'12" East, and Long Chord bears South 37°07'16" East 312.10 feet) to a point of tangency; and (2) South 48°13'43" East 311.93 feet to the point of beginning.

Contents: 9.987 acres

### SURVEYOR'S CERTIFICATE

I, Andy Hubbard, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Park Lane Commons - Phase 3 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 of a survey made on the ground. Signed this 19th day of November, 2015.



6242920  
License No.

### OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and public right of way as shown on this plat, and name said tract Park Lane Commons - Phase 3 and hereby dedicate, grant and convey to Farmington City, Davis County, Utah, all those parts or portions of said tract of land designated as Market Street, the same to be used as public thoroughfares forever, and also dedicate to Farmington City those certain strips as non-exclusive 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 dedicate to Farmington City those certain strips as non-exclusive pedestrian access easements for public pedestrian access purposes as shown hereon, 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 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 19th day of November, 2015.

- Farmington Square, LLC -

Richard Haws - Manager  
1200 W. Red Barn Lane  
Farmington, Utah 84025

### ACKNOWLEDGMENT

State of Utah  
County of DAVIS } ss

The foregoing instrument was acknowledged before me this 19th day of November, 2015 by Richard Haws.

Residing At: 33 Shadow Breeze Pl, Kapuvilla, UT 84037  
Commission Number: 664539  
Commission Expires: 5/29/17

Scott Harwood  
A Notary Public commissioned in Utah  
Print Name

### NARRATIVE

This Plat was completed at the request of Mr. Richard Haws of Farmington Square, LLC to subdivide the Existing Parcel into three (3) lots and a remainder Parcel A as shown hereon. 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. The Original Lot bearings and dimensions on the plat create a closure error of 0.15'; the South and West property line bearings have been adjusted to create a closed figure. Property corners were monumented as depicted on this Plat.

### NOTES

- Refer to the GSH geotechnical investigation (Job No. 0126-016N-14) titled: "Report Geotechnical Study, Proposed Legacy Village of Park Lane Assisted Living Center - Southwest of the Intersection of Station Parkway and Richards Way, Farmington, Utah dated November 19, 2014 for specific geotechnical requirements and recommendations required for site improvements within this subdivision.
- 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
- No vertical structures shall be constructed within No Build Easement on the West Side of Lot 303. Horizontal Improvements are permitted.
- Parcel 'A' at the West end of the Subdivision is currently delineated as wetlands & is not presently developable. This parcel will be re-platted as a developable parcel once the wetlands have been mitigated and approved. This parcel will remain under ownership of Farmington Square, LLC.

Sheet 1 of 2

**Park Lane Commons - Phase 3**  
All of Parcel H, of Park Lane Commons Parcel E Amended and H,  
Being a part of Section 14, T3N, R1W, SLB&M, U.S. Survey  
Farmington City, Davis County, Utah  
September 2015

DAVIS COUNTY RECORDER

ENTRY NO. 2909134  
FILED FOR RECORD AND  
RECORDED DECEMBER 8, 2015, AT  
4:09 PM IN BOOK 6408 OF OFFICIAL  
RECORDS, PAGE 909  
RECORDED FOR FARMINGTON CITY

### 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 23rd day of November, 2015.

Attest: Holly Gadd  
Title: Recorder



**FARMINGTON CITY PLANNING COMMISSION APPROVAL**  
Reviewed by the Farmington City Planning and Zoning Commission on the 23rd day of November, 2015.  
Rebecca P. Weymunt  
Chairperson

**FARMINGTON CITY ENGINEER'S APPROVAL**  
Approved by the Farmington City Engineer on this 23rd day of November, 2015.  
Chad W. Ballew  
Signature

**CENTRAL DAVIS SEWER DISTRICT APPROVAL**  
Approved by the Central Davis Sewer District on this 23rd day of November, 2015.  
Jill Jones  
Signature

**FARMINGTON CITY ATTORNEY'S APPROVAL**  
Approved by the Farmington City Attorney on this 19th day of November, 2015.  
[Signature]  
Signature

**WEBER BASIN WATER CONSERVANCY DISTRICT**  
Approved by the Weber Basin Water Conservancy District on this 20th day of November, 2015.  
[Signature]  
Signature

5593-1

5593-2

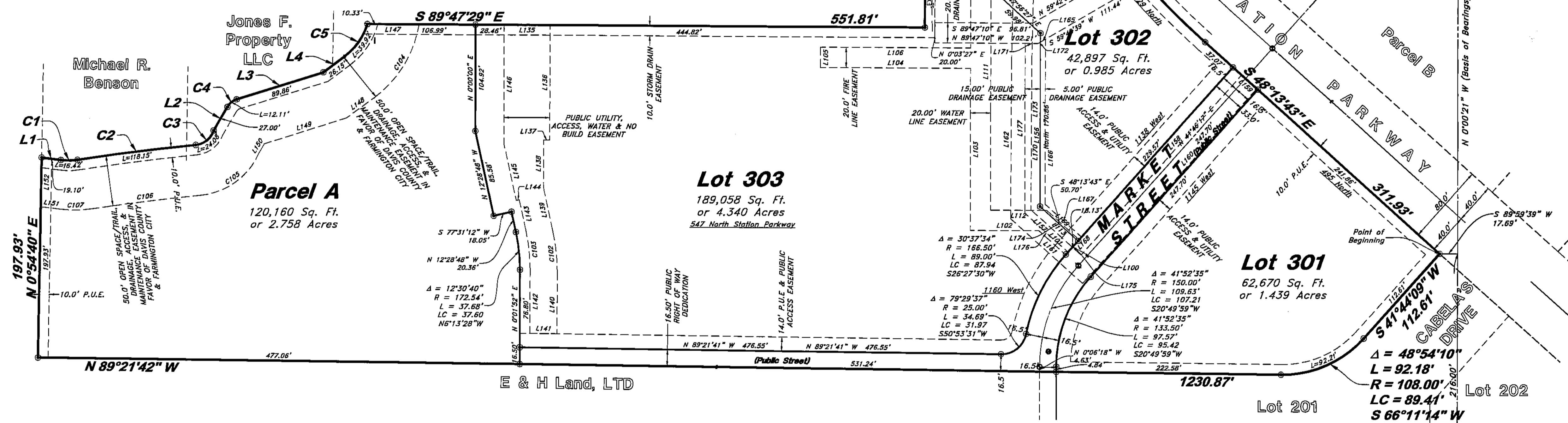
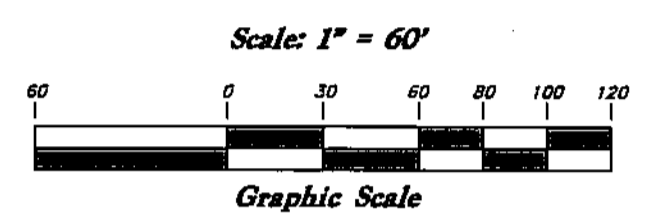
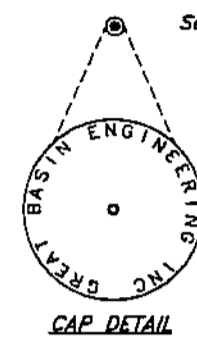
# Park Lane Commons - Phase 3

All of Parcel H, of Park Lane Commons Parcel E Amended and H,  
Being A part of the Southeast Quarter of Section 14, T3N, R1W, SLB&M, U.S. Survey  
Farmington City, Davis County, Utah  
November 2015

LINE DATA		
Line	Bearing	Length
L1	S 82°42'27" E	19.10'
L2	N 30°16'43" E	27.03'
L3	N 72°41'18" E	89.87'
L4	N 53°19'50" E	26.14'
L5	N 61°52'50" E	0.98'

PROPERTY LINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	16°06'05"	58.50'	16.44'	16.39'	N 89°14'31" E
C2	3°08'59"	2149.21'	118.15'	118.13'	N 82°45'57" E
C3	66°08'24"	20.86'	24.08'	22.77'	N 51°16'15" E
C4	40°23'14"	17.18'	12.11'	11.86'	N 50°28'20" E
C5	36°37'10"	62.46'	39.92'	39.24'	N 35°01'15" E
C6	4°45'22"	325.70'	27.04'	27.03'	N 29°02'22" W
C7	88°32'30"	8.00'	12.36'	11.17'	N 17°36'35" E
C8	22°12'55"	810.00'	314.06'	312.10'	N 37°07'16" W

- Legend**
- Set Nail in Curb
  - Found 5/8" Rebar (24" long) & "GBC" cap w/ Fencepost
  - Set Hub & Tack Monument to be set
  - Radial line (N/R) Non-Radial line (D.C.S.) Davis County Surveyor P.U.E. Public Utility Easement
  - Set Rebar & Cap



CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C102	12°30'40"	206.00'	44.98'	44.89'	S 6°00'43" E
C103	12°30'40"	182.54'	39.86'	39.78'	N 6°13'28" W
C104	44°02'32"	112.46'	86.45'	84.33'	N 31°18'34" E
C105	60°36'24"	70.86'	74.95'	71.51'	N 54°02'15" E
C106	2°58'41"	2099.21'	109.11'	109.10'	N 82°51'06" E
C107	16°05'03"	108.50'	30.46'	30.36'	N 89°15'01" E

LINE DATA		
Line	Bearing	Length
L100	N 41°46'17" E	19.63'
L101	S 48°14'01" E	35.80'
L102	N 90°00'00" E	67.85'
L103	S 0°00'00" W	159.65'
L104	S 89°47'15" E	148.64'
L105	S 0°12'45" W	20.00'
L106	N 89°47'15" W	148.57'
L107	S 0°00'00" W	157.70'
L108	S 61°45'46" W	84.74'
L110	N 61°45'46" E	73.86'
L111	N 0°00'00" E	305.39'
L112	N 90°00'00" W	55.48'
L113	N 48°14'01" W	43.43'
L121	S 61°45'46" W	105.39'

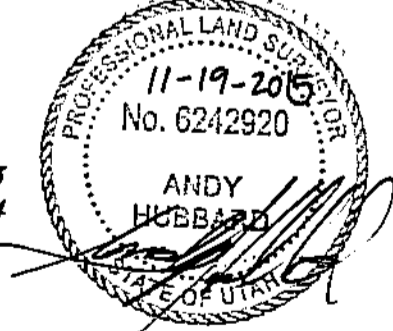
LINE DATA		
Line	Bearing	Length
L122	N 28°14'14" W	20.00'
L123	N 61°45'46" E	116.13'
L124	S 0°00'10" W	22.70'
L135	S 89°46'54" E	45.43'
L136	S 0°06'17" W	113.31'
L137	N 89°53'43" W	6.00'
L138	S 0°06'17" W	46.61'
L139	S 12°16'02" E	43.95'
L140	S 0°14'37" W	57.25'
L141	N 89°21'41" W	26.84'
L142	N 0°01'52" E	62.90'
L143	N 12°28'48" W	30.36'
L144	S 77°31'12" W	3.04'
L145	N 12°28'48" W	56.87'

LINE DATA		
Line	Bearing	Length
L146	N 0°00'05" W	117.67'
L147	N 89°47'08" W	51.16'
L148	N 53°19'50" E	34.67'
L149	N 72°41'18" E	85.07'
L150	N 30°16'43" E	10.57'
L151	S 82°42'27" E	19.78'
L152	S 0°54'40" W	48.36'

LINE DATA		
Line	Bearing	Length
L153	S 61°45'46" W	20.00'
L154	N 27°48'56" W	55.29'
L155	N 1°10'41" E	176.14'
L156	N 0°14'27" E	146.94'
L157	N 48°13'43" W	66.72'
L158	S 41°46'17" W	238.09'
L159	N 48°13'43" W	20.00'
L160	N 41°46'17" E	258.09'
L161	S 48°13'43" E	95.68'
L162	S 0°13'41" W	156.30'
L163	S 1°10'41" W	170.96'
L164	S 27°48'56" E	49.98'
L165	N 59°42'39" E	5.79'
L166	S 0°00'00" E	162.69'

LINE DATA		
Line	Bearing	Length
L167	S 48°13'43" E	48.47'
L168	S 41°46'17" W	5.00'
L169	N 48°13'43" W	50.70'
L170	N 0°00'00" E	162.01'
L171	N 89°47'10" W	12.69'
L172	S 59°42'39" W	2.68'
L173	N 0°00'00" E	162.01'
L174	N 48°13'43" W	50.70'
L175	N 41°46'17" E	15.00'
L176	S 48°13'43" E	57.42'
L177	S 0°00'00" E	167.42'

Southwest Corner of Section 13, T3N, R1W, SLB&M, U.S. Survey (Found Brass Cap Monument)



- NOTES**
- Refer to the GSH geotechnical investigation (Job No. 0126-016N-14) titled: "Report Geotechnical Study, Proposed Legacy Village of Park Lane Assisted Living Center - Southwest of the Intersection of Station Parkway and Richards Way, Farmington, Utah dated November 19, 2014 for specific geotechnical requirements and recommendations required for site improvements within this subdivision.
  - 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
  - No vertical structures shall be constructed within No Build Easement on the West Side of Lot 303. Horizontal Improvements are permitted as per site plan approval process by the City.
  - Parcel 'A' at the West end of the Subdivision is currently delineated as wetlands & is not presently developable. This parcel will be re-platted as a developable parcel once the wetlands have been mitigated and approved. This parcel will remain under ownership of Farmington Square, LLC.
  - The permit for Lot #303 is subject to completion of a future Davis County Permit on Parcel A and related flood control requirements there.

Sheet 2 of 2

**DAVIS COUNTY RECORDER**  
ENTRY NO. 2909134 FEE PAID \$64.00 FILED FOR RECORD AND RECORDED DECEMBER 3, 2015, AT 4:09 PM IN BOOK 6408 OF OFFICIAL RECORDS, PAGE 909 RECORDED FOR FARMINGTON CITY  
ANDY HUBBARD  
DAVIS COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

**GREAT BASIN ENGINEERING**  
5746 SOUTH 1475 EAST BODEN, UTAH 84403  
MAIN (801)394-4515 S.L.C (801)821-0222 FAX (801)392-7544  
WWW.GREATBASINENGINEERING.COM