

3478319
BK 8015 PG 176

When recorded return to:
CW South Davis Rose, LLC
Attn: Legal Department
1222 W. Legacy Crossing Blvd., Ste. 6
Centerville, UT 84014

E 3478319 B 8015 P 176-177A
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
05/23/2022 09:59 AM
FEE \$40.00 Pgs: 3
DEP RT REC'D FOR FARMINGTON CITY

Parcel No(s): 08-052-0275 ✓

CONSENT AND DEDICATION

The undersigned, **Western Alliance Bank**, an Arizona corporation, as beneficiary under that certain Construction Deed of Trust and Fixture Filing recorded on February 19, 2021 as Entry Number 3350316, and holding a beneficial interest in the real property described on the attached **Exhibit "A"** does hereby consent to the recordation of THE ROSE PLANNED RESIDENTIAL UNIT DEVELOPMENT final plat and, if applicable, does hereby dedicate for perpetual use of the public all parcels of land shown on said plat for public use and does warrant and defend and save Farmington City, and if applicable Davis County, harmless against any easement or other encumbrances on the dedicated streets which will interfere with the City's, or if applicable County's, use, maintenance and operation of the streets.

[Additional Pages Follow]

Dated this 5TH day of May, 2022.

WESTERN ALLIANCE BANK,
an Arizona corporation

By: *Steven A. Strehlow* V.P.

Name: STEVEN A. STREHLOW

Title: VICE PRESIDENT

STATE OF Arizona)

COUNTY OF Maricopa)

On the 5th day of May, 2022, personally appeared before me Steven A. Strehlow who being by me duly sworn did say that she / he is the Vice President of WESTERN ALLIANCE BANK, an Arizona corporation, and that she / he executed the within instrument on behalf of said corporation, by authority of a resolution of its board of directors and duly acknowledged to me that said corporation executed the same.

Witness my hand and official seal.



Lisa Barth
(Notary Public)

(Seal)

EXHIBIT "A"
(The Property)

BEGINNING AT A POINT SOUTH 00°07'44" WEST 376.32 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°25'00" EAST 1189.56 FEET AND NORTH 32°34'47" WEST 185.53 FEET FROM THE CENTER QUARTER CORNER OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF LAGOON DRIVE AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1) NORTH 32°34'47" WEST 133.30 FEET TO A POINT ON A TANGENT, 367.00-FOOT RADIUS CURVE TO THE RIGHT; 2) NORTHWESTERLY ALONG SAID CURVE 126.27 FEET THROUGH A CENTRAL ANGLE OF 19°42'48", CHORD BEARING NORTH 22°43'23" WEST 125.65 FEET; 3) NORTH 12°51'59" WEST 176.26 FEET TO A POINT ON A TANGENT, 233.00-FOOT RADIUS CURVE TO THE LEFT; 4) NORTHWESTERLY ALONG SAID CURVE 220.35 FEET THROUGH A CENTRAL ANGLE OF 54°11'08", CHORD BEARING NORTH 39°57'33" WEST 212.23 FEET; THENCE NORTH 22°56'53" EAST 51.90 FEET; THENCE NORTH 46°51'41" EAST 84.88 FEET TO A POINT ON A NON-TANGENT, 347.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE 31.73 FEET THROUGH A CENTRAL ANGLE OF 05°14'19", CHORD BEARING NORTH 19°48'33" WEST 31.72 FEET; THENCE NORTH 17°11'23" WEST 87.26 FEET TO A POINT ON A TANGENT, 35.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE 24.26 FEET THROUGH A CENTRAL ANGLE OF 39°42'54", CHORD BEARING NORTH 37°02'50" WEST 23.78 FEET TO A POINT ON A REVERSE 43.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE 79.88 FEET THROUGH A CENTRAL ANGLE OF 106°26'02", CHORD BEARING NORTH 03°41'17" WEST 68.88 FEET TO A POINT ON A NON-TANGENT, 287.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 14.66 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°55'38", CHORD BEARS NORTH 02°09'45" WEST 14.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°41'56" WEST 2.29 FEET TO AN OLD FENCE; THENCE ALONG SAID FENCE FOR THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°18'04" EAST 47.43 FEET; 2) NORTH 87°18'01" EAST 55.40 FEET, 3) NORTH 88°46'58" EAST 55.45 FEET, BEING ON THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO RODNEY AND PATRICIA HESS, AS DESCRIBED IN A QUIT-CLAIM DEED RECORDED AS ENTRY #2309315, DAVIS COUNTY RECORDER; THENCE SOUTH 07°08'30" EAST 199.96 FEET; THENCE SOUTH 40°20'23" EAST 113.30 FEET; THENCE SOUTH 00°00'00" EAST 76.72 FEET; THENCE SOUTH 88°58'40" EAST 336.68 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD NO. 106); THENCE SOUTH 33°47'27" EAST 202.89 FEET ALONG SAID WESTERLY LINE TO A POINT OF CURVATURE WITH A TANGENT, 3404.87-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 42.11 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 00°42'31", CHORD BEARS SOUTH 33°26'12" EAST 42.11 FEET, TO THE NORTH LINE OF THAT PROPERTY CONVEYED TO MARK AND MARILEE CAHOON IN A WARRANTY DEED RECORDED AS ENTRY #2917878, DAVIS COUNTY RECORDER; THENCE NORTH 88°37'15" WEST 138.88 FEET ALONG SAID NORTH LINE OF SAID PARCEL TO A CORNER; THENCE SOUTH 01°22'45" WEST 114.90 FEET ALONG THE WEST LINE OF SAID PARCEL TO A CORNER; THENCE SOUTH 89°24'00" EAST 212.57 FEET ALONG THE SOUTH LINE OF SAID PARCEL TO THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (STATE ROAD NO. 106) AND TO A POINT OF CURVATURE WITH A NON-TANGENT, 3404.87-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 99.72 FEET ALONG SAID CURVE AND WESTERLY LINE THROUGH A CENTRAL ANGLE OF 01°40'41", CHORD BEARS SOUTH 29°59'13" EAST 99.72 FEET; THENCE NORTH 89°21'57" WEST 111.86 FEET; THENCE SOUTH 00°36'03" WEST 93.95 FEET TO THE NORTH LINE OF THE WOOD PARCEL, AS DESCRIBED IN EXHIBIT "E" OF A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #3008055, DAVIS COUNTY RECORDER; THENCE ALONG THE WOOD LINE NORTH 89°21'57" WEST 418.43 FEET (418.38 FEET, BY RECORD) TO A CORNER OF SAID WOOD PROPERTY, THENCE SOUTH 57°25'13" WEST 58.22 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF LAGOON DRIVE AND TO THE POINT OF BEGINNING.

WHOLE PARCEL CONTAINS 7.796 ACRES.