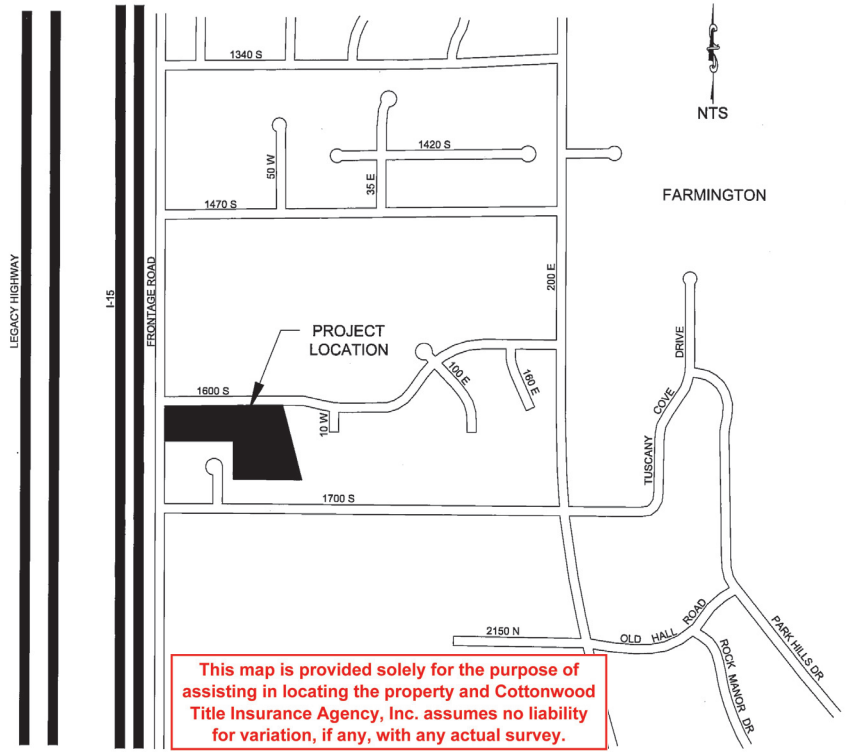


TUSCANY GROVE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, UTAH



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.

VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE:

I, MARTIN W. SHEARER, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS OF SAID PARCELS, I HAVE DIVIDED THE PROPERTY INTO LOTS AND STREETS.



DATE 3-20-2015

MARTIN W. SHEARER
LICENCE NO. 4948

PROPERTY DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 0° 15' 20" EAST, ALONG THE SECTION LINE, A DISTANCE OF 380.16 FEET; THENCE NORTH 89° 30' 08" WEST, ALONG THE CENTERLINE OF LUND LANE, A DISTANCE OF 1978.46 FEET; THENCE NORTH 0° 16' 29" EAST, A DISTANCE OF 33.00 FEET, TO THE SOUTHERLY LINE OF EAST WILLOW CREEK SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 4410 AT PAGE 1091, FILE NUMBER 2323470, ON NOVEMBER 27, 2007; THENCE SOUTH 89° 30' 30" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 27.50 FEET, TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 0° 17' 00" EAST, ALONG SAID EASTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 143.64 FEET, TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 0° 17' 00" EAST, ALONG SAID EASTERLY LINE OF SAID SUBDIVISION, A DISTANCE OF 191.30 FEET, TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89° 56' 08" WEST, ALONG THE NORTHERLY LINE OF SAID SUBDIVISION AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 280.71 FEET, TO THE EASTERLY SIDELINE OF INTERSTATE HIGHWAY 15, FRONTAGE ROAD, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN THE OFFICE OF THE DAVIS COUNTY SURVEYOR, NUMBER 07-070, 6133 (A) AND (B), PREPARED BY SCOTT BALLING, SIGNED AND SEALED 10-23-07; THENCE NORTH 0° 11' 58" EAST, ALONG SAID EASTERLY SIDELINE OF FRONTAGE ROAD, A DISTANCE OF 134.83 FEET, TO THE SOUTHWESTERLY CORNER OF TUSCANY VILLAGE P.L.D., FILED FOR RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 4697 AT PAGE 282, FILE NUMBER 2417469, ON JANUARY 22, 2009; THENCE NORTH 89° 28' 13" EAST, ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION AND THE SOUTHERLY LINE OF 1600 SOUTH STREET (55.00 FEET WIDE), A DISTANCE OF 592.53 FEET TO THE WESTERLY LINE OF THE OLD BAMBERGER RAILROAD RIGHT OF WAY (66.00 FEET WIDE); THENCE SOUTH 12° 42' 25" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 343.29 FEET, TO THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED FILED FOR RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 2822 AT PAGE 1078, INSTRUMENT NUMBER 1702663, ON NOVEMBER 8, 2001; THENCE NORTH 89° 28' 00" WEST, ALONG SAID NORTH LINE, ALONG THE NORTH LINE OF THAT CERTAIN DEED FILED FOR RECORD IN THE OFFICE OF THE DAVIS COUNTY RECORDER IN BOOK 1433 AT PAGE 242, INSTRUMENT NUMBER 938529, ON AUGUST 22, 1991 AND ALONG THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 388.73 FEET, TO THE POINT OF BEGINNING. CONTAINS 3.516 ACRES MORE OR LESS.

OWNER'S DEDICATION CONSENT TO RECORD:

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

TUSCANY GROVE SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL STREETS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND ALSO DEDICATE TO FARMINGTON CITY THOSE STRIP EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE AS SHOWN HEREIN, 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.

SIGNED THIS 30 DAY OF March A.D. 2015.

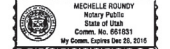
Jerry Preston
JERRY PRESTON, MANAGING MEMBER OF ELITE CRAFT HOMES, LLC, 40 NORTH 100 EAST, FARMINGTON, UTAH 84025

ACKNOWLEDGEMENT:

ON THE 30 DAY OF March A.D. 2015, PERSONALLY APPEARED BEFORE ME, AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE UNDERSIGNED NOTARY PUBLIC, IN THE SIGNER () OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT Jerry Preston, SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 12/28/2016

NOTARY PUBLIC: Michelle Rounly



ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, THE UNDERSIGNED NOTARY PUBLIC, IN THE SIGNER () OF THE ABOVE OWNERS DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

STATE OF UTAH }
COUNTY OF DAVIS } S.S.

BASIS OF BEARINGS:

THE BEARING NORTH 0° 15' 20" EAST ALONG THE QUARTER SECTION LINE FROM THE CENTER OF SECTION 31 TO THE NORTH QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.



BENCHLAND WATER DISTRICT APPROVAL
APPROVED THIS 26th DAY OF March
A.D. 2015 BY BENCHLAND WATER DISTRICT.
John P. ...
DISTRICT MANAGER

SEWER DISTRICT APPROVAL
APPROVED THIS 15th DAY OF March
A.D. 2015 BY CENTRAL DAVIS COUNTY
SEWER DISTRICT.
Willis Houston
CENTRAL DAVIS COUNTY SEWER DIST.

PLANNING COMMISSION APPROVAL
APPROVED THIS 31 DAY OF March
A.D. 2015 BY THE FARMINGTON CITY
PLANNING COMMISSION.
Rebecca P. ...
FARMINGTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
APPROVED THIS 26th DAY OF April
A.D. 2015 BY THE FARMINGTON CITY
ENGINEER.
...
FARMINGTON CITY ENGINEER

CITY ATTORNEY'S APPROVAL
APPROVED THIS 26th DAY OF April
A.D. 2015 BY THE FARMINGTON CITY
ATTORNEY.
...
FARMINGTON CITY ATTORNEY

CITY COUNCIL APPROVAL
APPROVED THIS 31 DAY OF March
A.D. 2015 BY THE FARMINGTON CITY
COUNCIL.
...
MAYOR

RECORDED # 2866717
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF:
Farmington City
DATE: May 13, 2015 TIME: 3:47 PM BOOK: 6266 PAGE: 1202
FEE \$ 46.00
...
DAVIS COUNTY RECORDER

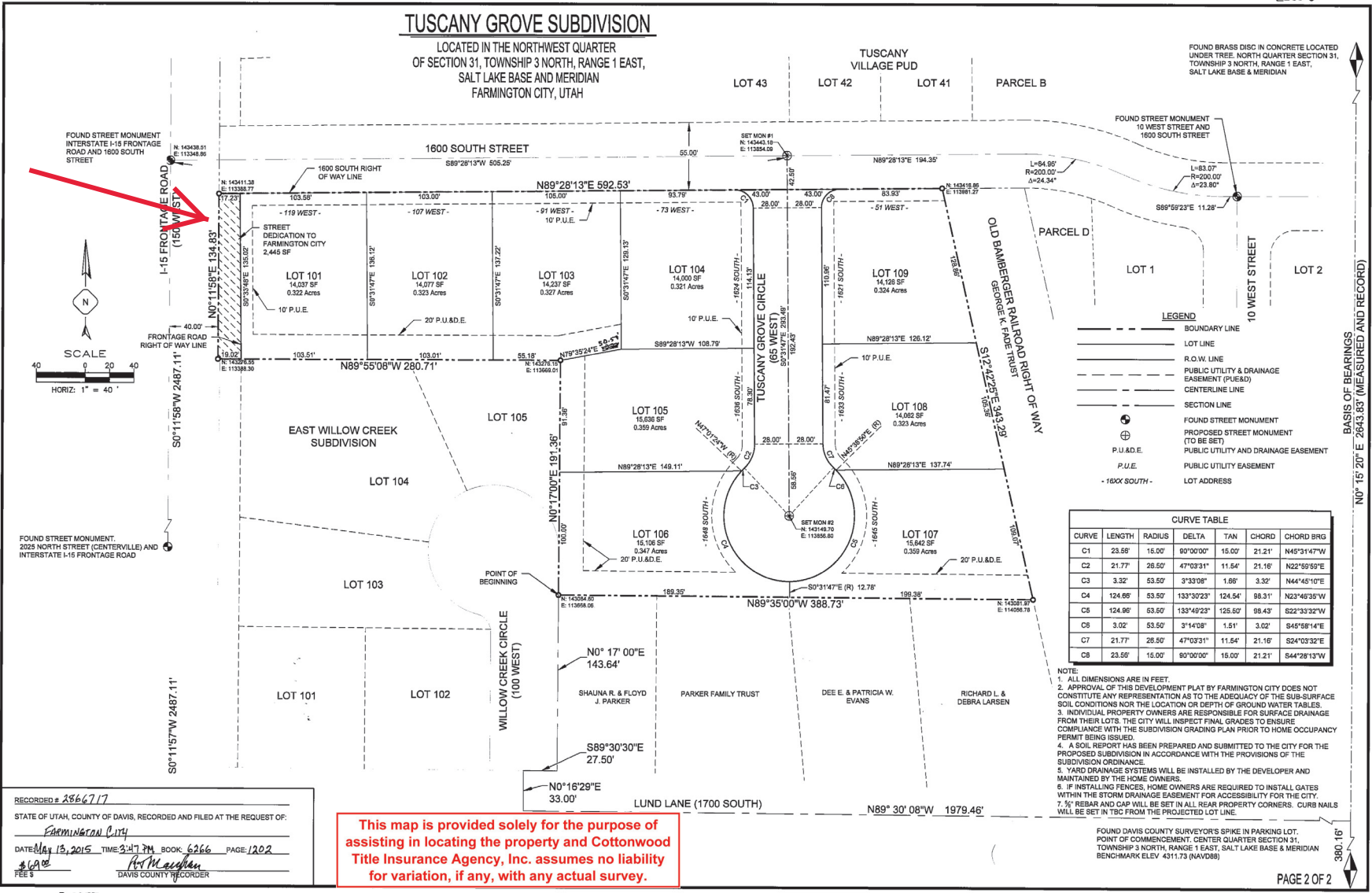
5522-1

100 South Valley Street, Farmington, UT 84201
 801.773.2000 Fax: 801.773.2008
 A.E.E.2
 ADVANCED ENVIRONMENTAL ENGINEERING
 1978 N. MAIN, SUITE #2, LAYTON, UT 84040

5522-2

TUSCANY GROVE SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN FARMINGTON CITY, UTAH



RECORDED # 2866717

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF:
Farmington City

DATE: **May 13, 2015** TIME: **3:47 PM** BOOK: **6266** PAGE: **102**

BY: **Pat McLaughlin** DAVIS COUNTY RECORDER

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.

By: Joshua Hunt, Mar. 20, 2015 - 1:23:30pm
 P:\00033 Map Development Formations\1000 South\Map\Shawna\Final Plots.dwg