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08-059-0012, 0064
08-071-0002 Street

AMENDMENT No. 1 TO DEVELOPMENT AGREEMENT
FOR
THE MEADOW VIEW SUBDIVISION

THIS AMENDMENT TO DEVELOPMENT AGREEMENT is made and entered into as of the 6 day of AUGUST, 2013, by and between **FARMINGTON CITY**, a Utah municipal corporation, hereinafter referred to as the "City", and **NORTHSTAR DEVELOPMENT, LLC**, a Utah Limited Liability Company, hereinafter referred to as the "Developer".

RECITALS:

- I. The parties previously entered into a Development Agreement for the Meadow View Subdivision dated August 7, 2012 (the "Development Agreement"), and desire to amend said Development Agreement as more particularly provided herein ("Amended to Development Agreement"); and
- II. Subsequent to approval of the Development Agreement, the City approved a revised Final Plat for the Project (the "Revised Final Plat"), on August 6, 2013.
- III. The parties now desire to amend the Development Agreement to incorporate the Revised Final Plat.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

- 1. The above recitals are hereby incorporated into the Development Agreement.
- 2. Recitals D of the Development Agreement is hereby amended to read in its entirety as follows:
 - D. Developer desires to develop the Property consisting of a total of 19 lots and 3 open space parcels, which open space parcels consist of approximately 2.502 acres, collectively along with street are more particularly described and illustrated on the Revised Final Plat as set forth in Exhibit X attached hereto and by this reference made a part hereof (the "Project").
- 3. Exhibit "C" of the parties' prior Development Agreement dated August 7, 2012, is hereby amended by replacing Exhibit "C" with the Revised Final Plat as set forth in Exhibit "X" attached hereto and by this reference made a part hereof.

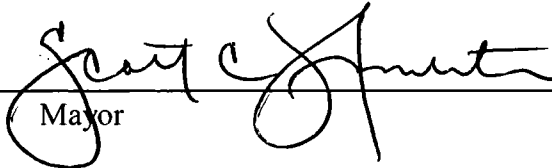
4. Except as expressly modified herein, the parties' Development Agreement for the Meadow View Subdivision, dated August 7, 2012, shall remain in full force and effect.

5. This Amendment to Development Agreement shall be binding upon the parties hereto and their respective heirs, agents, representatives, officers, successors and assigns.

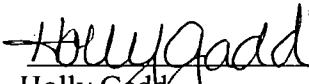
6. This Amendment to Development Agreement may be amended only in writing signed by the parties hereto.

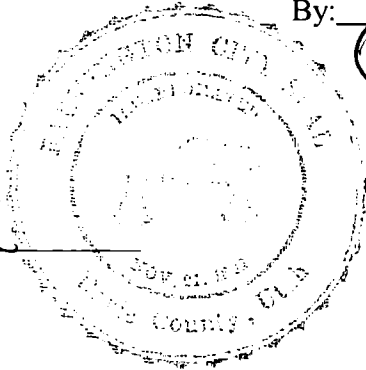
IN WITNESS WHEREOF, the parties hereto have executed this Amendment No. 1 to Development Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

"CITY"
FARMINGTON CITY

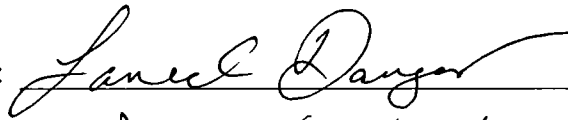
By: 
Mayor

ATTEST:


Holly Gadd
City Recorder



"DEVELOPER"
Northstar Development, LLC

By: 
Its: Owner (Northstar Homes & Development)

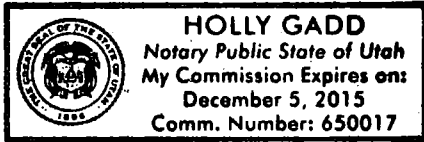
CITY ACKNOWLEDGMENT

STATE OF UTAH)

: ss.

COUNTY OF DAVIS)

On the 6 day of August, 2013 personally appeared before me Scott C Harbertson, who being by me duly sworn, did say that he is the Mayor of **FARMINGTON CITY**, a municipal corporation, and that said instrument was signed in behalf of the City by authority of its governing body and said Mayor acknowledged to me that the City executed the same.



Holly Gadd
NOTARY PUBLIC

My Commission Expires:

12/05/2015

Residing at:

Davis County

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)

: ss.

COUNTY OF DAVIS)

On this 11th day of September, 2013, personally appeared before me, Jared Darger, who being by me duly sworn, did say that (s)he is a managing member of **Northstar Development, L.L.C**, a Utah Limited Liability Company, and that the foregoing instrument was signed on behalf of said limited liability company by authority of its Articles of Organization and duly acknowledgment to me that said limited liability executed the same.

Deann P. Carlile
Notary Public

My Commission Expires:

6-1-16

Residing at:

Davis County, Farmington

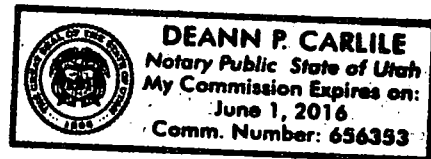
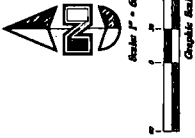


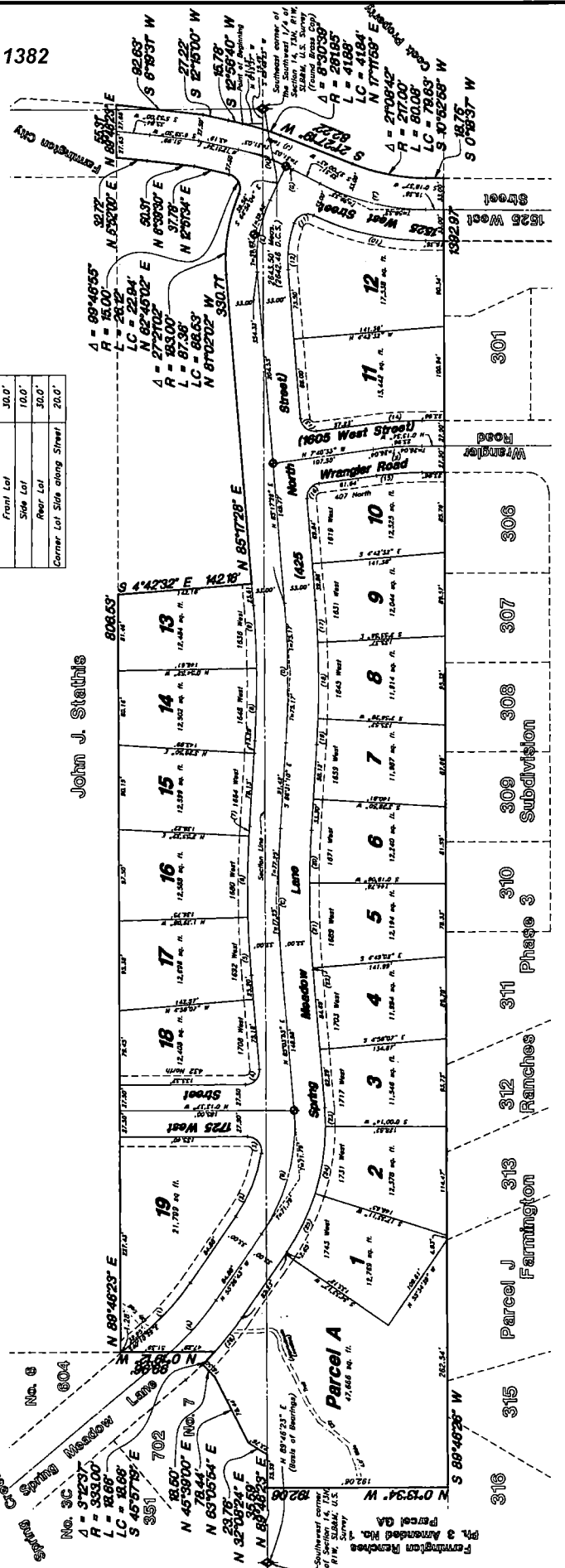
EXHIBIT X
Revised Final Plat

Meadow View
A Conservation Subdivision
A part of the Southwest 1/4 of Section 14, and the
Northwest 1/4 of Section 23, T3N, R1W, SLB&M, U.S. Survey
Farmington City, Davis County, Utah



LEGEND
 • Survey Station
 ○ Monument to the west
 ○ Monument to the east
 ○ Monument to the north
 ○ Monument to the south
 ○ Section Corner
 --- Existing Fence Line
 --- Section Corner

Location of Subbacks	Distance
Front Lot	30.0'
Side Lot	10.0'
Rear Lot	30.0'
Corner Lot Side along Street	20.0'



PROPERTY LINE CURVE DATA

Lot	Curve Data
1	... (A) ... (R) ... (LC) ... (P) ...
2	... (A) ... (R) ... (LC) ... (P) ...
3	... (A) ... (R) ... (LC) ... (P) ...
4	... (A) ... (R) ... (LC) ... (P) ...
5	... (A) ... (R) ... (LC) ... (P) ...
6	... (A) ... (R) ... (LC) ... (P) ...
7	... (A) ... (R) ... (LC) ... (P) ...
8	... (A) ... (R) ... (LC) ... (P) ...
9	... (A) ... (R) ... (LC) ... (P) ...
10	... (A) ... (R) ... (LC) ... (P) ...
11	... (A) ... (R) ... (LC) ... (P) ...
12	... (A) ... (R) ... (LC) ... (P) ...
13	... (A) ... (R) ... (LC) ... (P) ...
14	... (A) ... (R) ... (LC) ... (P) ...
15	... (A) ... (R) ... (LC) ... (P) ...
16	... (A) ... (R) ... (LC) ... (P) ...
17	... (A) ... (R) ... (LC) ... (P) ...
18	... (A) ... (R) ... (LC) ... (P) ...
19	... (A) ... (R) ... (LC) ... (P) ...

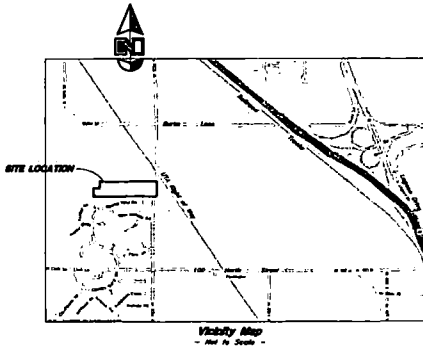
NOTES:
 1. 10' wide Public Utility Easement as indicated by dashed lines.
 2. Foundation drains must be able to gravity discharge, not depend upon sump pumps.
 3. Final report has been prepared and submitted to the City by the developer.

GREAT BASIN ENGINEERING
 274 BOULDER BLVD. SUITE 100
 FARMINGTON, UTAH 84201
 WWW.GREATBASINENGINEERING.COM

DAVIS COUNTY RECORDER
 ENTRY NO. _____ REC. AND
 RECORDED IN BOOK _____ OF PAGE _____
 RECORDED IN _____ OF _____
 DATE _____

NARRATIVE:
This Survey and Subdivision plat was done at the request of Mr. Jared Dargatzis of North Star Homes & Development, for the purpose of platting Meadow View residential Lots. Brass Cap monuments were found at the Southwest corner and the Southeast corner of the Southwest 1/4 of Section 14, T3N, R1W, SLB&M, U.S. Survey. A line bearing N 82°42'21" E between these two corners was used as the basis of bearings. Property corners were monumented as depicted.

Meadow View
A Conservation Subdivision
A part of the Southwest 1/4 of Section 14, and the
Northwest 1/4 of Section 23, T3N, R1W, SLB&M, U.S. Survey
Farmington City, Davis County, Utah



- LEGEND**
- Survey Station
 - Brass Cap
 - Iron Pipe
 - Monument in the Past
 - Monument in the Future
 - Boundary Line
 - Right-of-Way Line
 - Easement Line
 - Utility Line
 - Other
 - Easement

GREAT BASIN ENGINEERING
2740 SOUTH 1475 EAST, SUITE 200, SALT LAKE CITY, UT 84115
PHONE: (801) 488-8888 FAX: (801) 488-8888
WWW.GREATBASINENGINEERING.COM

BENCHLAND WATER DISTRICT
Approved by the Benchland Water District on
the day of _____, 2012.

Signature _____

CENTRAL DAVIDS SEWER DISTRICT APPROVAL
Approved by the Central Davids Sewer District on
the day of _____, 2012.

Signature _____

FARMINGTON CITY PLANNING COMMISSION APPROVAL
Reviewed by the Farmington City Planning and
Zoning Commission on the day of _____, 2012.

Chairperson _____

FARMINGTON CITY ENGINEER'S APPROVAL
Approved by the Farmington City Engineer
on the day of _____, 2012.

Signature _____

FARMINGTON CITY ATTORNEY'S APPROVAL
Approved by the Farmington City Attorney
on the day of _____, 2012.

Signature _____

SURVEYOR'S CERTIFICATE
I, Andy Hubbard, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Meadow View 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 _____ day of _____, 2012.

6242920
License No. _____
Andy Hubbard

BOUNDARY DESCRIPTION
A part of the Southwest Quarter of Section 14 and the Northwest Quarter of Section 23, Township 3 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey. Meadow View platting 15.48 acre South 82°42'21" East along the Section Line and 21.12 acre North 82°42'21" West from the Southeast corner of the Southwest Quarter of Section 14, and ranging thence East (1) across along said Eastern right of way line as follows: Southwesterly along the line of a 221.82 foot radius curve to the right a distance of 11.88 feet (center bears South 82°42'21" East, same angle slope 8°30'21", and Long Chord bears South 12°11'29" West 41.84 feet); South 21°27'18" West 22.22 feet to a point in extension; Southwesterly along the arc of a 212.00 foot radius curve to the left a distance of 85.08 feet (side angle equals 21°28'41", Long Chord bears South 12°29'28" West 78.83 feet); and South 82°42'21" West 18.75 feet to the Northern boundary line of Farmington Branch Phase 2 Subdivision in Farmington City, Davis County, Utah; thence the (2) course along said Northern and Eastern boundary as follows: South 82°42'21" West 1222.17 feet and North 82°42'21" West 182.08 feet to the Southern boundary line of Lot P2 Spring Creek Center No. 7, in Farmington City, Davis County, Utah; thence the (3) course along said Southern boundary line as follows: North 82°42'21" East 22.22 feet; North 82°42'21" East 21.78 feet; North 82°42'21" East 26.44 feet and North 42°32'50" East 18.20 feet to the point of intersection of a non-compassed curve (center bears North 42°32'50" East) to the Southeastern right of way line of Spring Meadow Lane; thence Southwesterly along the arc of a 212.00 foot radius curve to the left a distance of 18.68 feet (side angle equals 21°27'18", Long Chord bears South 42°21'18" East 18.88 feet); along said Spring Meadow Lane; thence North 82°42'21" West 28.98 feet along the Eastern boundary line of Spring Creek Center No. 7, and Spring Creek Center No. 8 in Farmington City, Davis County, Utah; thence North 82°42'21" East 1276.88 feet to said Eastern right of way line of 1922 West Empire Avenue; thence (2) courses along said Eastern right of way line as follows: South 82°42'21" West 85.11 feet; South 17°15'20" West 27.22 feet and South 17°36'40" West 13.78 feet to the point of beginning.
Contains 11.016 acres.

OWNER'S DEDICATION
I, the undersigned owner of the herein described land of best, lawful and legal use and condition, do hereby dedicate, grant and convey to Farmington City, Davis County, Utah, of these parts or portions of said land of best, lawful and legal use and condition, to be used as public (streets, sidewalks, parks, and other public uses) and convey all these parts or portions of said land of best, lawful and legal use and condition to Farmington City, Davis County, Utah, to be used as a public utility, and the installation, maintenance, and operation of said facility as authorized by Farmington City, and also dedicate to Farmington City, Davis County, Utah, these parts or portions of said land of best, lawful and legal use and condition, to be used for the installation, maintenance, and operation of the public utility service lines and drainage, as may be authorized by Farmington City.
Signed this _____ day of _____, 2012.

Jared Dargatzis
8000 South 1221 West Suite 104
Salt Lake City, Utah 84128

ACKNOWLEDGMENT
State of Utah }
County of _____ }
On the _____ day of _____, 2012, personally appeared before me Jared Dargatzis, who being by me duly sworn did say that he is _____ of North Star Homes & Development, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Jared Dargatzis acknowledged to me that said Corporation executed the same.
Residing at: _____ A Notary Public Commission in Utah
Commission Expires: _____
Notary Name _____

Meadow View A Conservation Subdivision A part of the Southwest 1/4 of Section 14, and the Northwest 1/4 of Section 23, T3N, R1W, SLB&M, U.S. Survey Farmington City, Davis County, Utah		SHEET 1 OF 2
DAVIS COUNTY RECORDER COUNTY NO. _____ FILED FOR RECORD AND RECORDED IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FILED _____ DAVIS COUNTY CLERK BY _____ DATE _____		

