

SURVEYOR'S CERTIFICATE

I, Gregory A. Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 161226 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, streets and 1 parcel, hereafter to be known as

AVENUES AT THE STATION PHASE 3

and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point that is N00°11'00"W 411.43 feet along the East Section Line and West 521.45 feet from the East Quarter Corner of Section 23, Township 3 North, Range 1 West, Salt Lake Base and Meridian; and running thence S34°42'21"E 307.82 feet; thence S55°17'39"W 48.00 feet; thence S34°42'21"E 10.00 feet; thence S55°17'39"W 139.00 feet; thence N34°42'21"W 786.59 feet to the Southerly Right-of-Way Line of Clark Lane; thence, along said Southerly Right-of-Way Line, S89°47'40"E 152.43 feet; thence S34°42'21"E 366.35 feet; thence Southeasterly 22.28 feet along the arc of a 14.50 foot radius curve to the right, through a central angle of 87°02'04", chord bears S78°43'23"E 20.15 feet; thence S34°42'21"E 0.68 feet; thence N55°17'39"E 48.00 feet to the Point of Beginning.

Contains: 111,690 Square Feet or 2.56 Acres.

OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner(s) of the herein described tract of land, hereby set apart and subdivide the same into lots, streets and 3 parcels shown on this plat and name said plat

AVENUES AT THE STATION PHASE 3

and do hereby dedicate, grant and convey to Farmington City, Utah: (1) all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever; (2) those certain public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance, and operation of public utility service lines and drainage.

In witness whereof, we have hereunto set our hands this 8 day of September, 2016.

Gregory A. Cates - Notary Public, State of Utah, Salt Lake County
Glen Lent - Owner, Oakwood Homes of Utah, LLC
Travis - Owner, Travis Capital Bank

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF S.S. On the 8 day of September, A.D. 2016, personally appeared before me, the undersigned Notary Public, in and for said County of Salt Lake, in the State of Utah, Glen Lent, who after being duly sworn, acknowledged to me that Oakwood Homes of Utah, LLC, a Limited Liability Company, that Travis Capital Bank, signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned. MY COMMISSION EXPIRES 10/21/2017 *Paul Morgan* NOTARY PUBLIC, RESIDING IN Salt Lake County

CORPORATE ACKNOWLEDGMENT

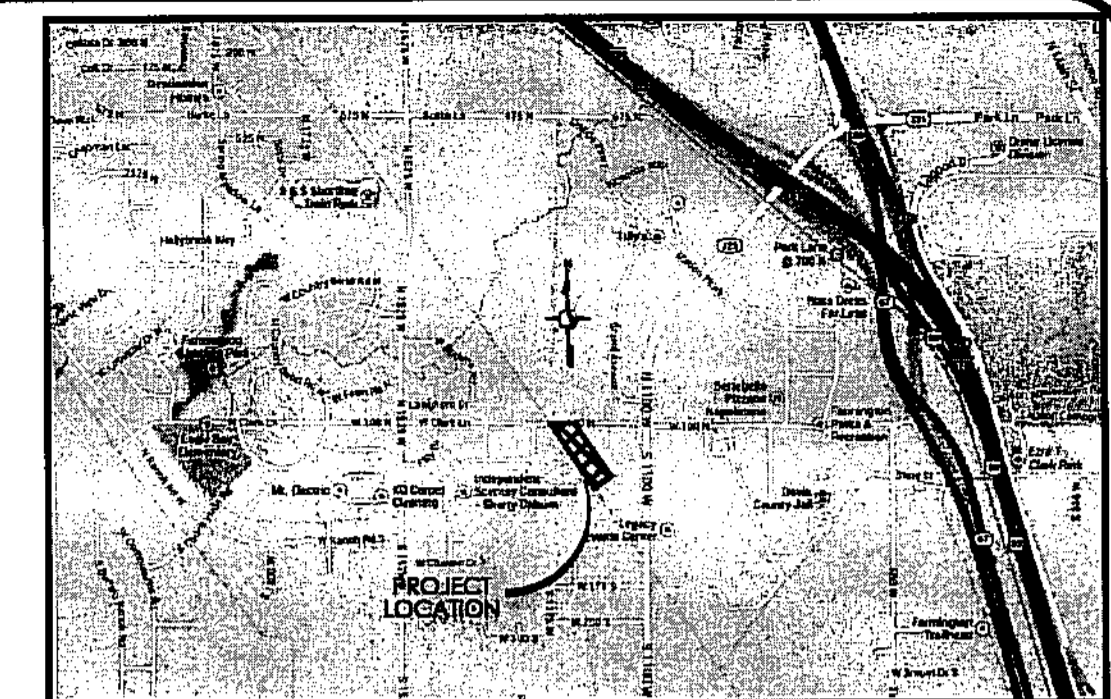
STATE OF TRAVIS COUNTY OF TRAVIS S.S. On the 9th day of September, A.D. 2016, personally appeared before me, the undersigned Notary Public, in and for said County of Travis, in the State of Texas, Travis Capital Bank, who after being duly sworn, acknowledged to me that Travis Capital Bank, a Not-for-Profit Corporation, that Glen Lent signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation for the purposes therein mentioned. MY COMMISSION EXPIRES 10/23/19 *Travis* NOTARY PUBLIC, RESIDING IN Travis County

ADDRESS TABLE with columns for LOT # and ADDRESS. Includes lots 301-312 and 311-321.

CURVE TABLE with columns for CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, and CHORD DISTANCE. Includes curves C1 through C4.

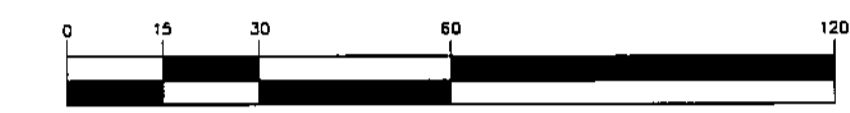
AVENUES AT THE STATION PHASE 3

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN FARMINGTON CITY, DAVIS COUNTY, UTAH



VICINITY MAP

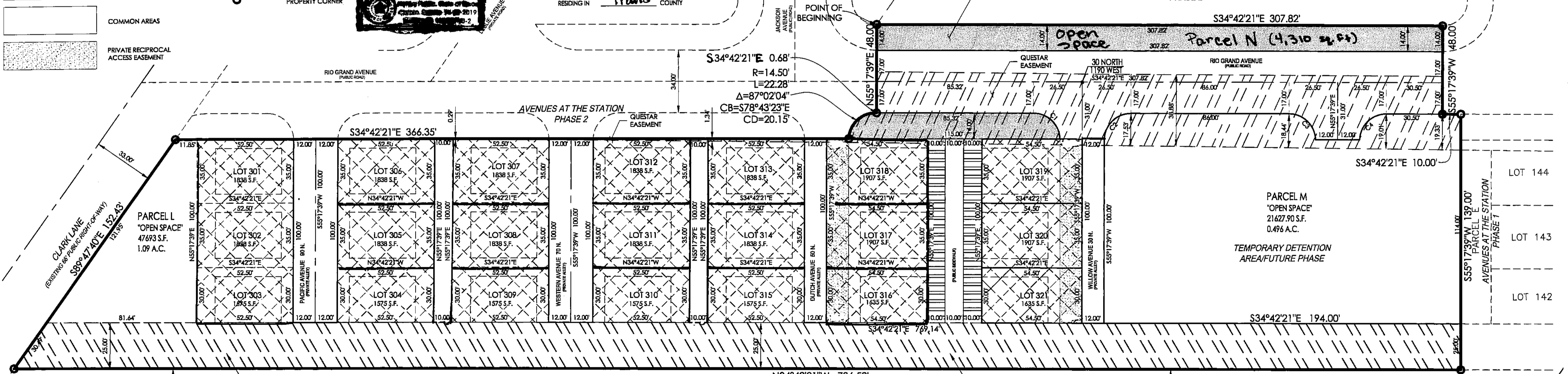
GRAPHIC SCALE



(IN FEET) 1 inch = 30 ft.

Professional Land Surveyor seal for Gregory A. Cates, License No. 161226, State of Utah. Includes date stamp: Aug 9 2016.

LEGEND defining symbols for LIMITED COMMON AREAS, PUBLIC ACCESS EASEMENT, EASEMENT AREAS, PRIVATE AREAS, COMMON AREAS, and PRIVATE RECIPROCAL ACCESS EASEMENT.



- Notes: 1. All private alleys shown on this plat are hereby dedicated as easements for public utility, city utility and sewer installation, maintenance and access. 2. A geotechnical engineer's report has been prepared and submitted to the city for this subdivision. 3. All common areas are public access, utility and sewer easements. 4. No buildings or structures will be allowed on public utility easements, sewer easements, or city easements. 5. Private alleys shall be owned and maintained by the Home Owner's Association. 6. Public roads shall be owned and maintained by Farmington City. 7. Area shown for Parcel L includes all public access easements, limited common areas and common areas except Parcel M.

Notes (continued): 8. This plat is subject to that certain instrument entitled Declaration of Covenants, Conditions and Restrictions for Avenues at the Station recorded December 31, 2014 as Entry No. 2841670 in Book 6174 at Page 1276, together with that certain instrument entitled First Amendment to Covenants, Conditions and Restrictions for Avenues at the Station recorded April 20, 2015 as Entry No. 2861527 in Book 6249 at Page 1417 in the DAVIS County Recorder's Office.



OWNER/DEVELOPER: OAKWOOD HOMES OF UTAH CONTACT: GLEN LENT 206 E. WINCHESTER STREET SALT LAKE CITY, UTAH 84107 PHONE: (801) 266-2113

SHEET 1 OF 2

Stantec logo and contact information: Stantec Consulting Services Inc., 3995 S 700 E Ste. 300, Salt Lake City, Utah 84107-2540. Tel: 801.261.0090, Fax: 801.266.1671, www.stantec.com

Project Information: Project Number 186201130, PM CIB. Filename: D1130v_sp301.dwg. Designed by CIB, Drawn by CIB/GAC. Checked by GAC, Date 5/03/16.

SEWER DISTRICT APPROVAL: APPROVED THIS 12th DAY OF September, A.D. 2016 BY THE CENTRAL DAVIS SEWER DISTRICT. Signature: Jill S Jones.

WEBER BASIN WATER CONSERVANCY DISTRICT APPROVAL: APPROVED THIS 23rd DAY OF September, A.D. 2016 BY THE WEBER BASIN WATER CONSERVANCY DISTRICT. Signature: Muel Anderson.

PLANNING COMMISSION APPROVAL: APPROVED THIS 30th DAY OF September, A.D. 2016 BY THE FARMINGTON CITY PLANNING AND ZONING COMMISSION. Signature: Rebecca R. Weymunt.

CITY ENGINEER APPROVAL: APPROVED THIS 30th DAY OF September, A.D. 2016 BY THE FARMINGTON CITY ENGINEER. Signature: Chad W. Hall.

CITY ATTORNEY'S APPROVAL: APPROVED THIS 16th DAY OF September, A.D. 2016 BY THE FARMINGTON CITY ATTORNEY. Signature: [Signature].

FARMINGTON CITY COUNCIL APPROVAL: APPROVED THIS 15th DAY OF November, A.D. 2016 BY THE FARMINGTON CITY COUNCIL. Signature: Holly Gadd.

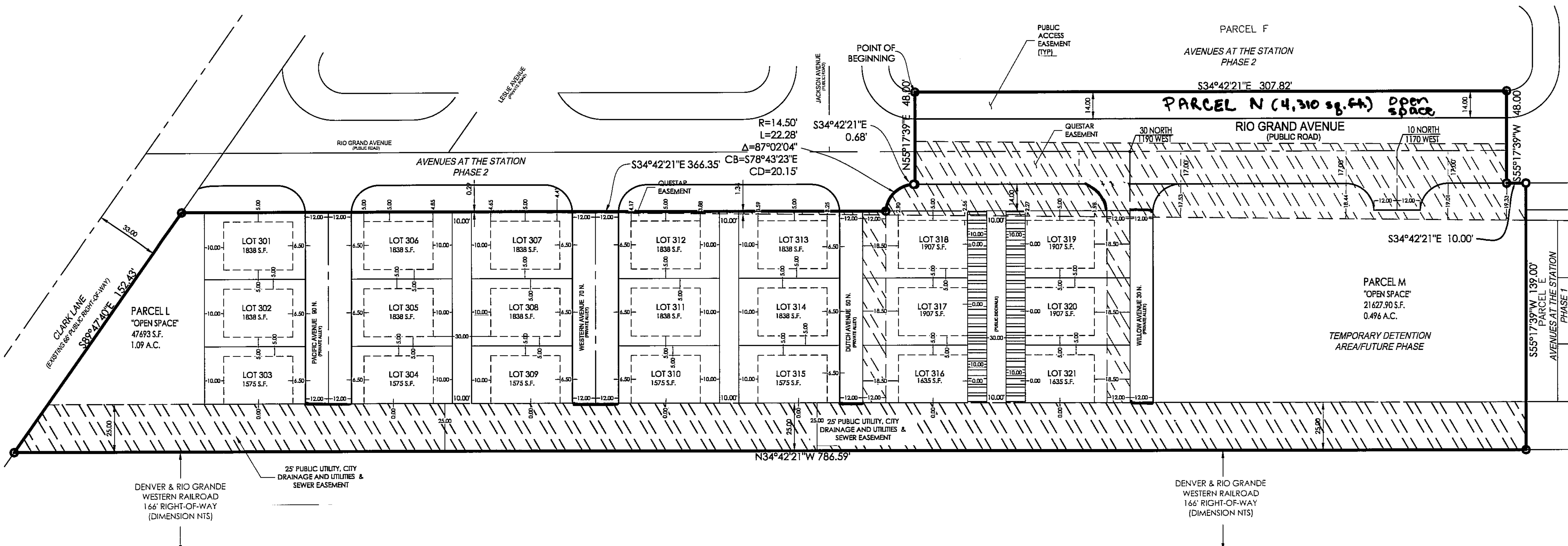
DAVIS COUNTY RECORDER: RECORDED NO.: 2985944. STATE OF UTAH, COUNTY OF DAVIS. RECORDED AND FILED AT THE REQUEST OF: FARMINGTON CITY. DATED: Dec 2, 2016 TIME: 9:34 AM BOOK: 6654 PAGE: 180. FEES: 87.00. Signature: Richard T. Braughton.

5714-1

AVENUES AT THE STATION PHASE 3

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

5714-2



LEGEND

PROPERTY LINE
 BOUNDARY LINE
 BUILDING ENVELOPE LINE
 CENTERLINE
 ROAD RIGHT OF WAY LINE
 EASEMENT AREAS
 LIMITED COMMON AREAS, (TURF, TO BE MAINTAINED BY THE HOA)

GRAPHIC SCALE
 0 15 30 60 120
 (IN FEET)
 1 inch = 30 ft.

Project Number	PM
186201130	CIB
Filename	
01130-sp301	
Designed By	Drawn By
CB	CB
Checked By	Date
GAC	11/30/16

DAVIS COUNTY RECORDER

RECORDED NO. : 2985944

STATE OF UTAH, COUNTY OF DAVIS

RECORDED AND FILED AT THE REQUEST OF: FARMINGTON CITY

DATE: DEC 2 2016 9:34 AM BOOK: 6654 PAGE: 180

FEES: 37⁰⁰

RICHARD T. MAUGHAN BY: [Signature]
 DAVIS COUNTY RECORDER

SHEET
2 OF 2

V:\BREC\Active\186201130\drawing\survey\01130x_sp301-SHEET 2.dwg
3/2/2016 5:45 PM By: Carter, Greg