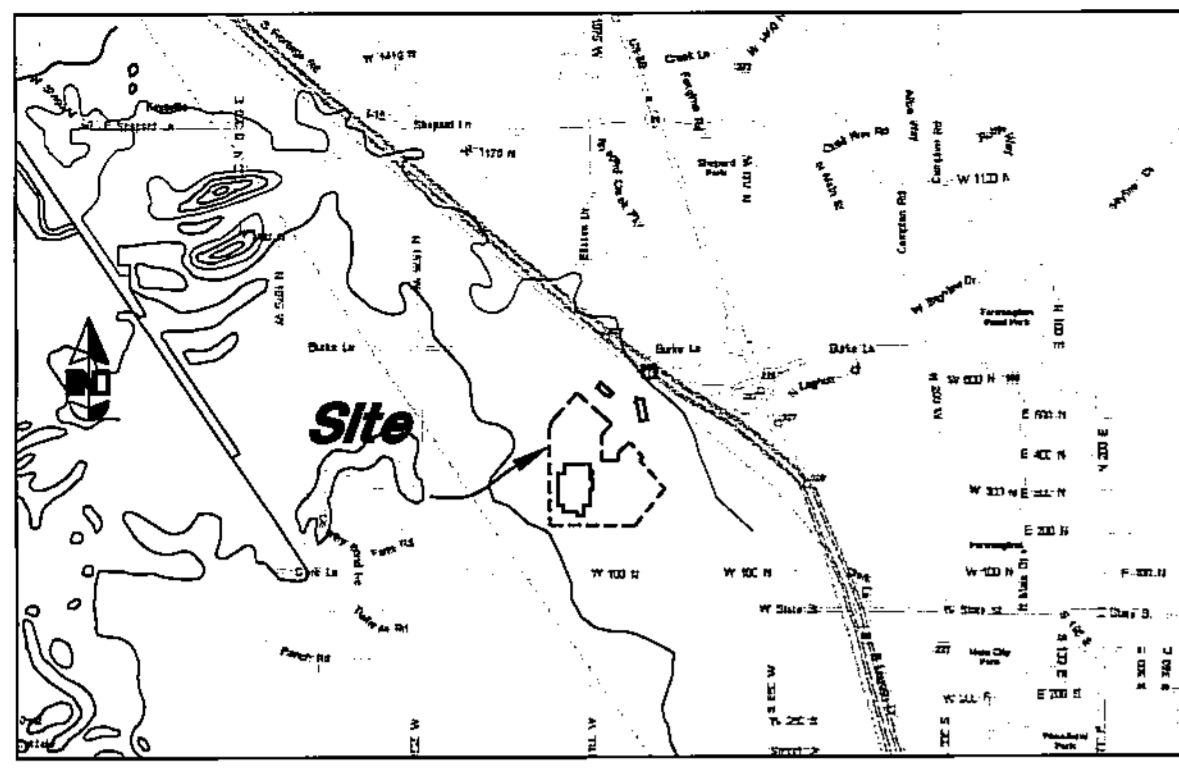


5749



# Park Lane Commons - Phase 4

Amending Lot 201 Park Lane Commons - Phase 2 & Lot 301 Park Lane Commons - Phase 3  
Being a part of the Southeast Quarter of Section 14, the Southwest Quarter of Section 13,  
the Northeast Quarter of Section 23, and the Northwest Quarter of Section 24, T3N, R1W,  
SLB&M, U.S. Survey  
Farmington City,  
Davis County, Utah  
January 2017

**SURVEYOR'S CERTIFICATE**  
I, Jason T. Fell, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Park Lane Commons - Phase 4, 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 from a survey made on the ground.

Signed this 23 day of JANUARY, 2017.  
9239283  
License No. Jason T. Fell  
STATE OF UTAH

**BOUNDARY DESCRIPTION**  
A part of the Southwest Quarter of Section 13, the Southeast Quarter of Section 14, the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, Township 3 North, Range 1 West, Salt Lake Base & Meridian; being All of Lot 201, of Park Lane Commons Phase 2, and All of Lot 301, of Park Lane Commons Phase 3, in Farmington City, Davis County, Utah:

Beginning at the intersection of the Southerly line of Station Parkway and the Westerly line of Cabela's Drive, being 216.00 feet North 0°00'21" West along the Section line and 17.69 feet South 89°59'39" West from the Southwest Corner of said Section 13, and running thence South 48°13'43" East 92.00 feet along said Southerly Station Parkway line to the Northwest corner of Lot 202, Park Lane Commons - Phase 2; thence two (2) courses along Westerly line of Lot 202 as follows: (1) South 41°44'09" West 106.23 feet and (2) South 0°06'12" East 182.38 feet to the South line of Lot 202; thence North 89°53'42" East 118.00 feet along said South line to the Southeast corner of Lot 202; thence two (2) courses along the Easterly line of Lot 202 as follows: (1) North 0°06'18" West 56.61 feet; (2) North 48°27'04" East 108.56 feet to the Southerly line of Station Parkway; thence three (3) courses along said Southerly line of Station Parkway as follows: (1) South 41°32'56" East 141.39 feet; (2) South 41°46'17" West 30.60 feet; and (3) South 41°14'43" East 270.55 feet to the Northwesterly right of way line of Park Lane; thence South 39°08'36" West 340.56 feet along said Northwesterly right of way line; thence North 89°35'42" West 628.76 feet; thence North 0°06'18" West 668.38 feet; thence South 89°21'41" East 16.50 feet to the Easterly line of Market Street; and running thence three (3) courses along said Easterly of Market Street as follows: (1) North 0°06'18" West 4.85 feet to a point of curvature; (2) Northeast along the arc of a 133.50 foot Radius curve to the right a distance of 97.57 feet (Delta Angle equals 41°52'35"); (3) North 0°06'18" West 4.85 feet to the point of beginning.

Contains 11.832 Acres

**OWNER'S DEDICATION**  
We, the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and we hereby dedicate, grant and convey to Farmington City, Davis County, Utah, those certain strips as 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 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 (WBWCD) 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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.

Cabela's Wholesale Inc. Mountain America Federal Credit Union  
Executive V.P. and Chief Financial Officer Sir Corporate Real Estate

**ACKNOWLEDGMENT**  
State of Utah }  
County of Salt Lake } ss  
The foregoing instrument was acknowledged before me this 27th day of January 2017 by Ralph Cashner of Cabela's Wholesale Inc.  
Residing At: One Cabela Dr. Sidney, Nebraska Carolyn K Bacon  
Commission Number: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Expires: Nov. 5, 2017 Carolyn K Bacon  
My Comm. Exp. November 5, 2017

**ACKNOWLEDGMENT**  
State of Utah }  
County of Salt Lake } ss  
The foregoing instrument was acknowledged before me this 31 day of January 2017 by Chris Tapia, Senior Vice President of Corporate Real Estate for Mountain America Federal Credit Union  
Residing At: Sandy, Utah Megan Brenner  
Commission Number: 065261 A Notary Public commissioned in Utah  
Commission Expires: 4-4-2017 Megan Brenner  
My Comm. Exp. 04-04-2017

**ACKNOWLEDGMENT**  
State of Utah }  
County of } ss  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 2017 by Rich Haws of The Haws Companies for Park Lane Commons Two, LLC.  
Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Print Name \_\_\_\_\_

**Park Lane Commons - Phase 4**  
Amending Lot 201 Park Lane Commons - Phase 2 & Lot 301 Park Lane Commons - Phase 3, Being a part of the Southeast Quarter of Section 14, the Southwest Quarter of Section 13, the Northeast Quarter of Section 23, and the Northwest Quarter of Section 24, T3N, R1W, SLB&M, U.S. Survey Farmington City, Davis County, Utah  
DAVIS COUNTY RECORDER  
ENTRY NO. 3008757  
FILED FOR RECORD AND RECORDED MARCH 20, 2017, AT 9:45 AM IN BOOK 0725 OF OFFICIAL RECORDS, PAGE 107. RECORDED FOR FARMINGTON CITY  
Attest: \_\_\_\_\_  
Title: \_\_\_\_\_  
DEPUTY

**Soils Note:**  
1. Soils report has been prepared and submitted to the City for the proposed subdivision in accordance with the provisions of this Title.

**Lotification Agreement:**  
Between Cabela's Wholesale, Inc. and Farmington City, Entry Number 2864781, in Book 6259, at Page 107, Recorded May 4, 2015

South Quarter Corner of Section 14 T3N, R1W, SLB&M (Township Reference Plat)  
S 89°45'48" W Rec.

$\Delta = 41^{\circ}52'35''$   
 $L = 97.57'$   
 $R = 133.50'$   
 $LC = 95.42'$   
 $N 20^{\circ}49'59'' E$   
 $4.85'$   
 $N 0^{\circ}06'18'' W$   
 $16.50'$   
 $S 89^{\circ}21'41'' E$

LINE DATA	LINE DATA				
Line	Bearing	Length	Line	Bearing	Length
L1	N 48°13'43" W	15.92	L19	S 89°53'42" W	21.25
L2	N 48°13'43" W	8.00	L20	S 0°06'12" E	20.00
L3	S 41°44'09" W	47.48	L21	N 89°53'42" E	21.25
L4	S 48°13'43" E	8.00	L22	N 89°53'42" E	8.40
L5	N 41°44'09" E	47.48	L23	S 0°06'18" E	10.00
L6	N 48°13'43" W	20.00	L24	N 89°53'42" E	20.00
L7	S 41°44'09" W	15.43	L25	N 0°06'18" W	10.00
L8	N 48°15'51" W	18.00	L26	S 0°06'18" E	25.40
L9	S 41°44'09" W	20.00	L27	S 89°53'42" E	20.00
L10	S 48°15'51" E	18.00	L28	S 50°51'24" E	13.50
L11	S 89°53'42" W	21.02	L29	N 39°08'36" E	20.00
L12	S 0°06'18" E	20.00	L30	S 0°06'18" E	17.50
L13	N 89°53'42" E	21.02	L31	S 89°53'42" W	24.00
L14	S 0°06'18" E	46.00	L32	S 89°53'42" W	13.03
L15	S 0°06'18" E	36.81	L33	N 89°53'48" E	35.00
L16	S 89°53'41" W	16.25	L34	S 89°53'48" W	35.00
L17	S 0°06'18" E	25.00	L35	N 0°06'18" W	49.95
L18	N 89°53'41" E	16.25			

Lot Number	Address
401	445 North Station Parkway 445 North Cabela's Drive (1075 West) 470 North Market Street (1150 West)
402	423 North Cabela's Drive (1075 West) 430 North Market Street (1150 West)
403	541 North Cabela's Drive (lots West)

**NARRATIVE**  
This Plat was completed at the request of Mr. Richard Haws of Farmington Square, LLC to amend Park Lane Commons-Phase 2 and Park Lane Commons-Phase 3 to create three (3) modified Lots, as shown hereon.  
The 16.50 foot Section of Market Street shown as part of this amended plat was previously dedicated as part of Park Lane Commons-Phase 2, that portion of Market Street is being included as part of this plat under the direction of Farmington City.  
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.  
Property corners were monumented as depicted on this Plat.

**LEGEND**  
▲ Set Nail & Washer  
⊙ Set 5/8" Rebar & Cap (24" long) w/Fencepost  
■ Set Hub & Tack  
◆ Centerline Monument  
◆ Section Corner  
(Rad.) Radial line  
(N/R) Non-Radial line  
D.C.S. Davis County Survey  
P.U.E. Public Utility Easement

**FLOOD ZONE**  
The property lies entirely within flood zone 'X' (unshaded) as shown on the FEMA Flood Insurance Rate Map for Davis County, Utah and Incorporated Areas Map No. 49011C0381E dated June 18, 2007, (Community Panel No. 490440381E). Flood Zone X (unshaded) is defined as "Areas determined to be outside the 0.2% Annual Chance Floodplain".

**WATER DISTRICT**  
Approved by the Weber Basin Water Conservancy District on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**CENTRAL DAVIS SEWER DISTRICT APPROVAL**  
Approved by the Central Davis Sewer District on this \_\_\_\_\_ day of Feb., 2017.

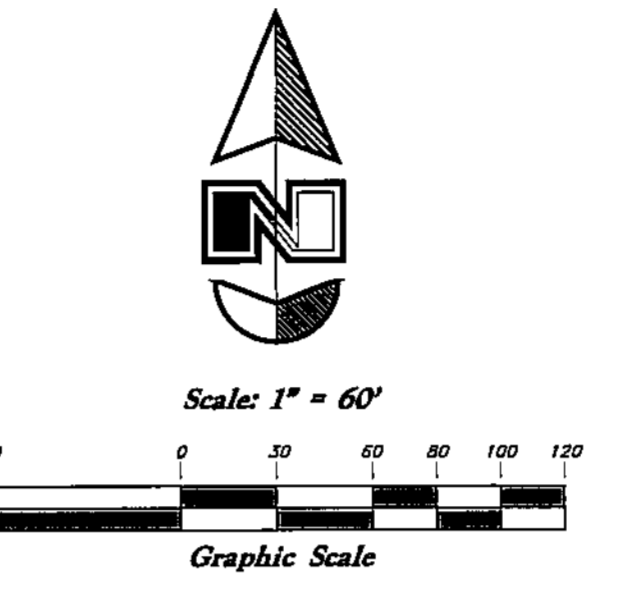
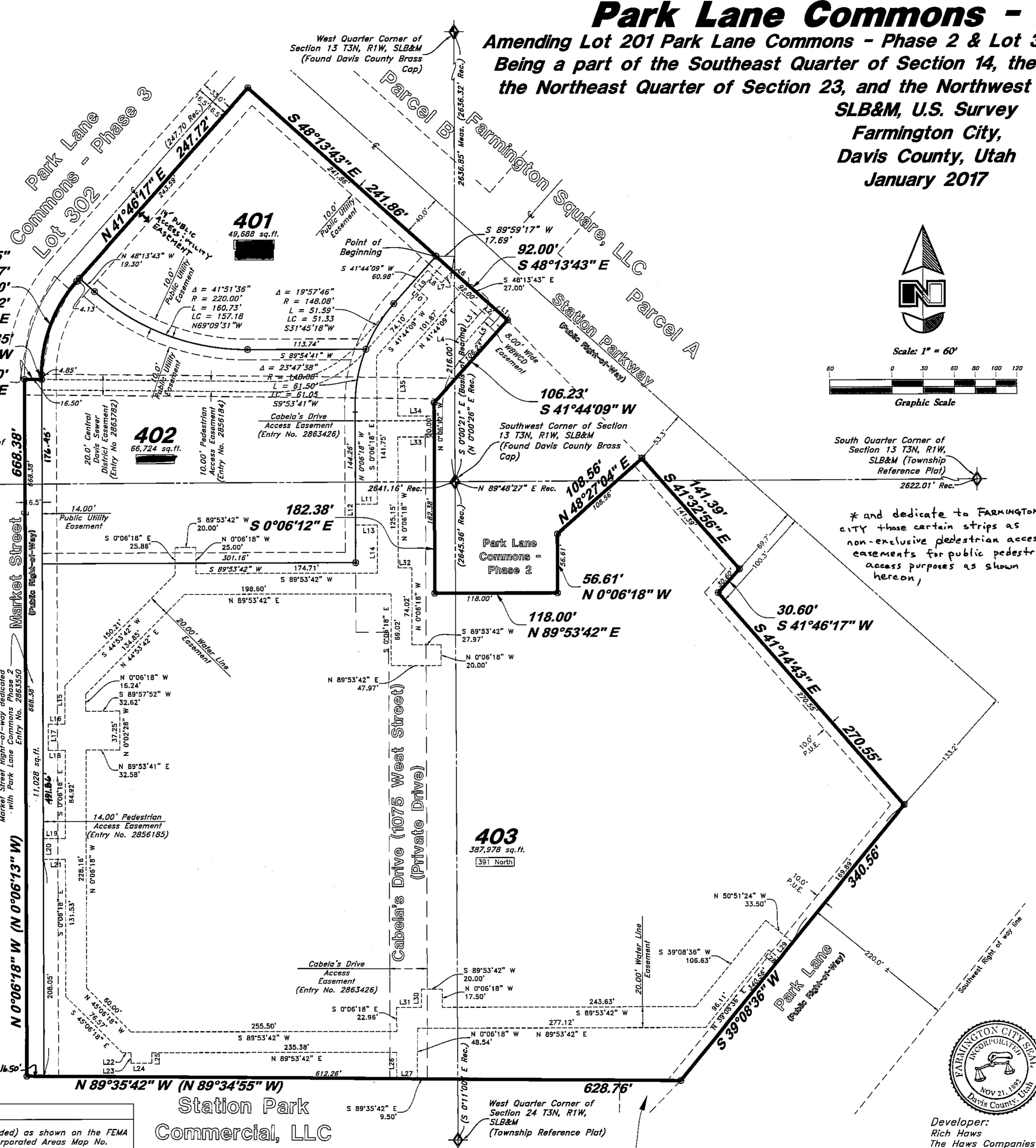
**FARMINGTON CITY PLANNING COMMISSION APPROVAL**  
Reviewed by the Farmington City Planning and Zoning Commission on the 23 day of Feb., 2017.

**FARMINGTON CITY ENGINEER'S APPROVAL**  
Approved by the Farmington City Engineer on this 17th day of February, 2017.

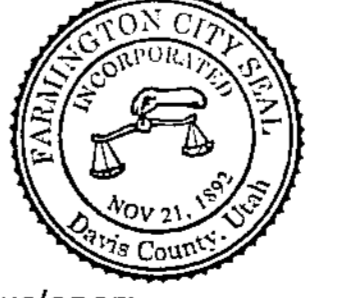
**FARMINGTON CITY ATTORNEY'S APPROVAL**  
Approved by the Farmington City Attorney on this 23rd day of Feb., 2017.

**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 \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
Attest: \_\_\_\_\_  
Title: \_\_\_\_\_  
Mayor

**GREAT BASIN ENGINEERS**  
3742 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801) 964-4818 B.L.C. (801) 952-0225 FAX (801) 952-7844  
WWW.GREATBASINENGINEERS.COM



\* and dedicate to FARMINGTON CITY those certain strips as non-exclusive pedestrian access easements for public pedestrian access purposes as shown hereon.



Developer:  
Rich Haws  
The Haws Companies  
1200 W. Red Barn Road  
Farmington, UT 84025  
(801) 573-7231

**GREAT BASIN ENGINEERS**  
3742 SOUTH 1475 EAST OGDEN, UTAH 84403  
MAIN (801) 964-4818 B.L.C. (801) 952-0225 FAX (801) 952-7844  
WWW.GREATBASINENGINEERS.COM

Signature of Rich Haws  
Signature of Jill S. Jones  
Signature of \_\_\_\_\_  
Signature of \_\_\_\_\_  
Signature of \_\_\_\_\_

Signature of \_\_\_\_\_  
Signature of \_\_\_\_\_  
Signature of \_\_\_\_\_  
Signature of \_\_\_\_\_