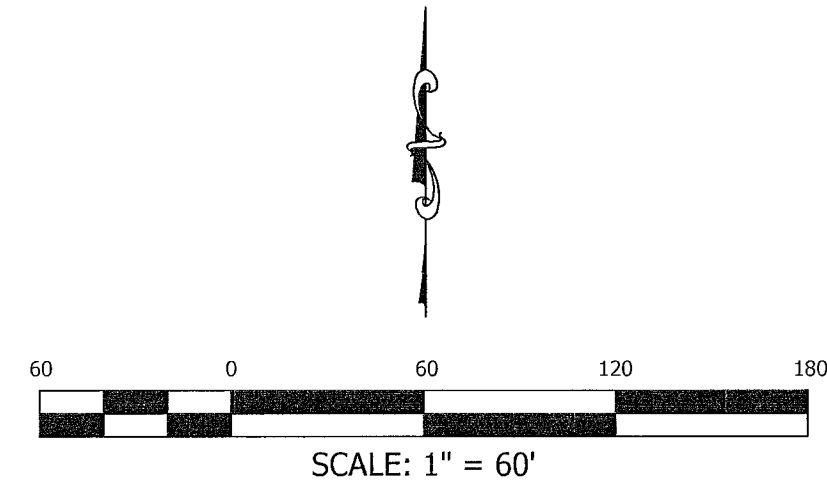
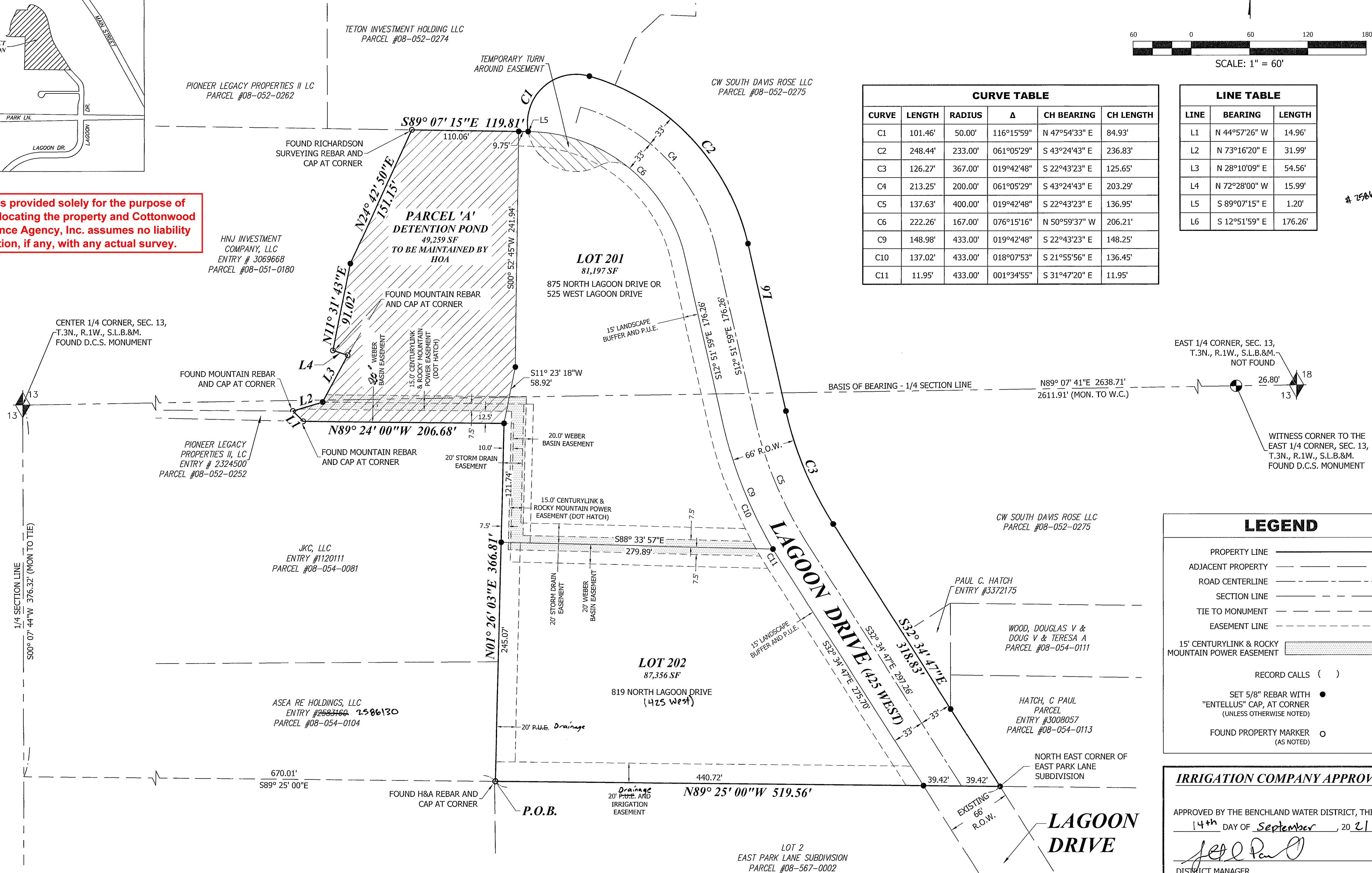


EAST PARK LANE PHASE 2 SUBDIVISION
LOCATED IN THE EAST HALF OF SECTION 13,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2021



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.



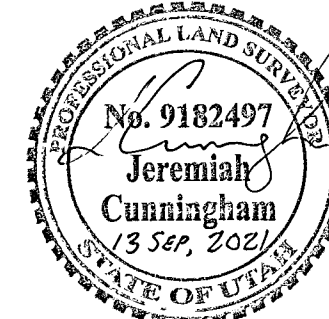
- NOTES**
- BEARINGS SHOWN HEREON ARE BASED ON THE DAVIS COUNTY SURVEYOR'S (D.C.S.) GROUND COORDINATE SYSTEM.
 - THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS NORTH 89°28'01" EAST (D.C.S.), CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.
 - PUBLIC UTILITY EASEMENTS (P.U.E.) ARE DEDICATED BY THIS PLAT IN FAVOR OF FARMINGTON CITY.
 - THE 20.0-FOOT STORM DRAIN EASEMENT OVER LOT 201 IS A NON-EXCLUSIVE PUBLIC DRAINAGE EASEMENT DEDICATED BY THIS PLAT IN FAVOR OF FARMINGTON CITY.
 - THE TEMPORARY TURNAROUND EASEMENT IS A NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY DEDICATED BY THIS PLAT AS A TEMPORARY ROADWAY IN FAVOR OF FARMINGTON CITY. THIS EASEMENT SHALL BE EXTINGUISHED UPON THE EXTENSION OF LAGOON DRIVE TO THE WEST.
 - THE 15.0-FOOT CENTURYLINK AND ROCKY MOUNTAIN POWER EASEMENT IS A NON-EXCLUSIVE EASEMENT DEDICATED BY THIS PLAT IN FAVOR OF CENTURYLINK AND ROCKY MOUNTAIN POWER FOR THE PURPOSE OF INSTALLING AND MAINTAINING POWER AND COMMUNICATION IMPROVEMENTS AND FACILITIES.
 - PARCEL "A" TO SERVE AS A PUBLIC STORM DRAIN DETENTION EASEMENT FOR LOTS 201 AND 202, *of The Rose Subdivision*
8. Lot 202 will make available 3 parking spaces in a shared parking arrangement limited to the property identified by Entry # 3372175 on this plat.

<p>1470 South 600 West Woods Cross, UT 84010 Phone 801.298.2236 www.Entellus.com</p> <p>PROJECT #1037007 02/19/2019, TJB 06/03/2019, TJB 07/25/2019, DEW</p> <p>01/10/2020, RNH 08/30/2021, ALI</p>	<p>CITY COUNCIL'S APPROVAL</p> <p>APPROVED THIS <u>27th</u> DAY OF <u>September</u>, 20 <u>21</u>, BY FARMINGTON CITY</p> <p>CITY RECORDER ATTEST: <u>[Signature]</u> MAYOR: <u>[Signature]</u></p>	<p>CITY ENGINEER'S APPROVAL</p> <p>APPROVED BY THE FARMINGTON CITY ENGINEER, THIS <u>23rd</u> DAY OF <u>September</u>, 20 <u>21</u>.</p> <p><u>[Signature]</u> FARMINGTON CITY ENGINEER</p>	<p>PLANNING COMMISSION APPROVAL</p> <p>APPROVED BY THE PLANNING COMMISSION OF FARMINGTON CITY, THIS <u>7th</u> DAY OF <u>October</u>, 20 <u>21</u>.</p> <p><u>[Signature]</u> CHAIRMAN</p>	<p>CITY ATTORNEY'S APPROVAL</p> <p>APPROVED ON THIS <u>17th</u> DAY OF <u>October</u>, 20 <u>21</u>, BY THE FARMINGTON CITY ATTORNEY.</p> <p><u>[Signature]</u> FARMINGTON CITY ATTORNEY</p>	<p>DAVIS COUNTY RECORDER</p> <p>ENTRY NO. <u>3430696</u> FEE PAID <u>\$56.00</u> FILED FOR RECORD AND RECORDED THIS <u>27th</u> DAY OF <u>October</u>, 20 <u>21</u> AT <u>11:37 a.m.</u> IN BOOK <u>7874</u> OF <u>pg 1096</u> COUNTY RECORDER: <u>[Signature]</u> BY: <u>[Signature]</u> DEPUTY</p>
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SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREON (FILED AS SURVEY NO. 7502 IN THE OFFICE OF THE DAVIS COUNTY SURVEYOR) IN ACCORDANCE WITH SECTION 17-23-12 OF THE UTAH STATE CODE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS EAST PARK LANE PHASE 2 SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

[Signature]
JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH LINE OF THE EAST PARK LANE SUBDIVISION, SAID POINT BEING SOUTH 00°07'44" WEST 376.32 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 89°25'00" EAST 670.01 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 EAST LINE OF THAT PROPERTY CONVEYED TO ASEA RE HOLDINGS, LLC, IN A GRANT DEED RECORDED AS ENTRY #2583460, DAVIS COUNTY RECORDER, AND RUNNING THENCE NORTH 01°26'03" EAST 366.81 FEET ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE PROPERTY CONVEYED TO JKC, LLC, IN A WARRANTY DEED RECORDED AS ENTRY #1120111, DAVIS COUNTY RECORDER, TO A CORNER OF SAID JKC, LLC, PROPERTY; THENCE NORTH 89°24'00" WEST 206.68 FEET ALONG THE NORTH LINE OF SAID JKC, LLC, PROPERTY TO A CORNER OF THAT PROPERTY CONVEYED TO PIONEER LEGACY PROPERTIES II, LC, IN A QUIT-CLAIM DEED RECORDED AS ENTRY #2324500, DAVIS COUNTY RECORDER; THENCE NORTH 44°57'26" WEST 14.96 FEET ALONG THE EASTERLY LINE OF SAID CONVEYANCE TO A CORNER OF THE PROPERTY CONVEYED TO HNJ INVESTMENT COMPANY LLC IN A WARRANTY DEED RECORDED AS ENTRY #3069668, DAVIS COUNTY RECORDER; THENCE ALONG SAID HNJ INVESTMENT COMPANY LLC PROPERTY THE FOLLOWING FIVE (5) COURSES: 1) NORTH 73°16'20" EAST 31.99 FEET, 2) NORTH 28°10'09" EAST 54.56 FEET, 3) NORTH 72°28'00" WEST 15.99 FEET, 4) NORTH 11°31'43" EAST 91.02 FEET, 5) NORTH 24°42'50" EAST 151.15 FEET TO A CORNER OF SAID PROPERTY; THENCE SOUTH 89°07'15" EAST 119.81 FEET; THENCE NORTHEASTERLY 101.46 FEET ALONG A NON-TANGENT, 50.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 116°15'59" (CHORD BEARS NORTH 47°54'33" EAST 84.93 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY 248.44 FEET ALONG A 233.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 61°05'29" (CHORD BEARS SOUTH 43°24'43" EAST 236.83 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 12°51'59" EAST 176.26 FEET; THENCE SOUTHEASTERLY 126.27 FEET ALONG A 367.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 19°42'48" (CHORD BEARS SOUTH 22°43'23" EAST 125.65 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 32°34'47" EAST 318.83 FEET TO AND ALONG THE WEST LINE OF THAT PROPERTY CONVEYED TO C. PAUL HATCH IN A WARRANTY DEED RECORDED AS ENTRY #3008057, DAVIS COUNTY RECORDER, TO A CORNER OF SAID HATCH PARCEL AND TO THE NORTHEAST CORNER OF THE EAST PARK LANE SUBDIVISION; THENCE NORTH 89°25'00" WEST 519.56 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINING 6.315 ACRES

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS EAST PARK LANE PHASE 2 SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS AND OPEN SPACE, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

PARCEL 'A' SHOWN ON THIS PLAT SHALL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 14 DAY OF SEPTEMBER, 20 21.

[Signature] [Signature]
Spencer Wright Spencer Wright
TETON INVESTMENT HOLDING, LLC GMW DEVELOPMENT INCORPORATED

L.L.C. ACKNOWLEDGMENT

ON THE 14th DAY OF September, 20 21 THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Spencer B. Wright, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF TETON INVESTMENT HOLDING, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: [Signature] JULIE B. BOYLE
RESIDENCE: Davis County, Utah
MY COMMISSION EXPIRES: 10-14-2023

CORPORATE ACKNOWLEDGMENT

ON THE 14 DAY OF September, 20 21 THERE PERSONALLY APPEARED BEFORE ME, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE OFFICER OF GMW DEVELOPMENT INCORPORATED COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: [Signature] JULIE B. BOYLE
RESIDENCE: Davis County, Utah
MY COMMISSION EXPIRES: 10-14-2023

LEGEND

- PROPERTY LINE _____
ADJACENT PROPERTY _____
ROAD CENTERLINE _____
SECTION LINE _____
TIE TO MONUMENT _____
EASEMENT LINE _____
- 15' CENTURYLINK & ROCKY MOUNTAIN POWER EASEMENT
- RECORD CALLS ()
- SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

IRRIGATION COMPANY APPROVAL

APPROVED BY THE BENCHLAND WATER DISTRICT, THIS 14th DAY OF September, 20 21.

[Signature]
DISTRICT MANAGER

SEWER DISTRICT APPROVAL

APPROVED ON THIS 22nd DAY OF September, 20 21, BY THE CENTRAL DAVIS SEWER DISTRICT.

[Signature]
BY: