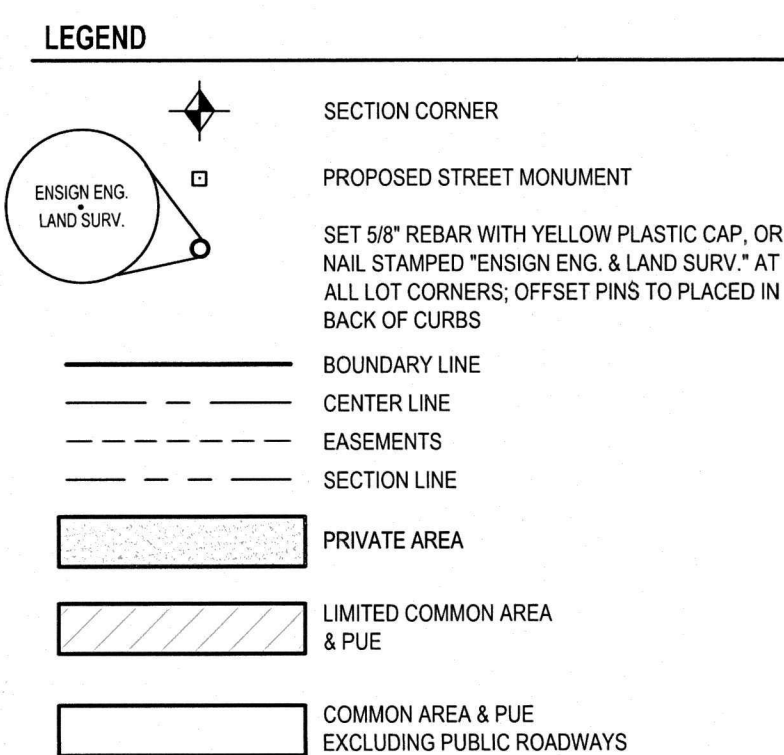


VICINITY MAP  
NO SCALE  
FARMINGTON, DAVIS COUNTY UTAH



EASEMENT NOTES:  
1. A 30' SEWER EASEMENT IN FAVOR OF CENTRAL DAVIS SEWER RECORDED AUGUST 30, 2022 AS ENTRY NO. 3495392 IN BOOK 8082 AT PAGE 994-998 OF OFFICIAL RECORDS.

NOTES:  
1. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E AND STORM DRAINAGE/ SEWER EASEMENT.  
2. COMMON AND LIMITED COMMON AREAS ARE CITY, COUNTY, BENCHLAND WATER DISTRICT AND WEBER BASIN WATER CONSERVANCY DISTRICT AND CENTRAL DAVIS SEWER EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.  
3. ALL PRIVATE ROADS ARE COMMON AREA AND A UTILITY EASEMENT.  
4. UNITS 105-126, 207-211 AND 218-222 ARE TO BE CONSTRUCTED WITH AN R-2 CONSTRUCTION TYPE.  
5. FARMINGTON CITY WILL OWN AND MAINTAIN WATER LINES UP TO THE MASTER METERS, HOA SHALL OWN AND MAINTAIN ALL WATER LINES FROM THE MASTER METERS IN.  
6. SECONDARY WATER HAS BEEN ALLOCATED TO THIS PARCEL BASED ON AN ANTICIPATED LANDSCAPE AREA OF 1.876 ACRES AND THAT NO MORE THAN 20% OF THE LANDSCAPE AREA IS PLANTED IN TURF AND AT LEAST 80% OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS OR XERISCAPING. LARGER TOTAL LANDSCAPE AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN END USER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.  
7. THE SEWER DISTRICT WILL NOT BE HELD LIABLE DUE TO DAMAGE TO DRIVEWAY APPROACH, SIDEWALK OR CURB DUE TO LACK OF ROOM DUE FOR TURNING RADIUS.

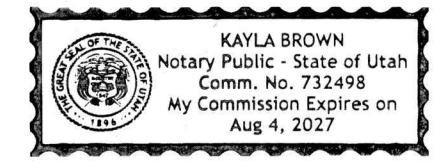
**ENSIGN**  
SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

LAYTON  
Phone: 801.547.1100  
TOOELE  
Phone: 435.843.3590  
CEDAR CITY  
Phone: 435.865.1453  
RICHFIELD  
Phone: 435.896.2983

**DEVELOPER**  
**SEGO HOMES**  
1028 EAST 140 NORTH  
LINDON, UTAH 84042  
801.850.2040

**SEGO HOMES AT STATION PARK PHASE 2**  
LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 14  
TOWNSHIP 3 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
FARMINGTON CITY, DAVIS COUNTY, UTAH  
AUGUST 2023

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
On the 23<sup>rd</sup> day of October, A.D. 2023, personally appeared before me Chris McCandless  
the Signer(s) of the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owners Dedication by and in behalf of FSC Development LLC, as member of said LLCs, and (he, she, they) duly acknowledged to me that the Owners Dedication was executed by (he, she, they) having authority from said LLC for the purposes described hereon.  
MY COMMISSION EXPIRES: August 4 2027  
Kayla Brown RESIDING IN Salt Lake COUNTY.



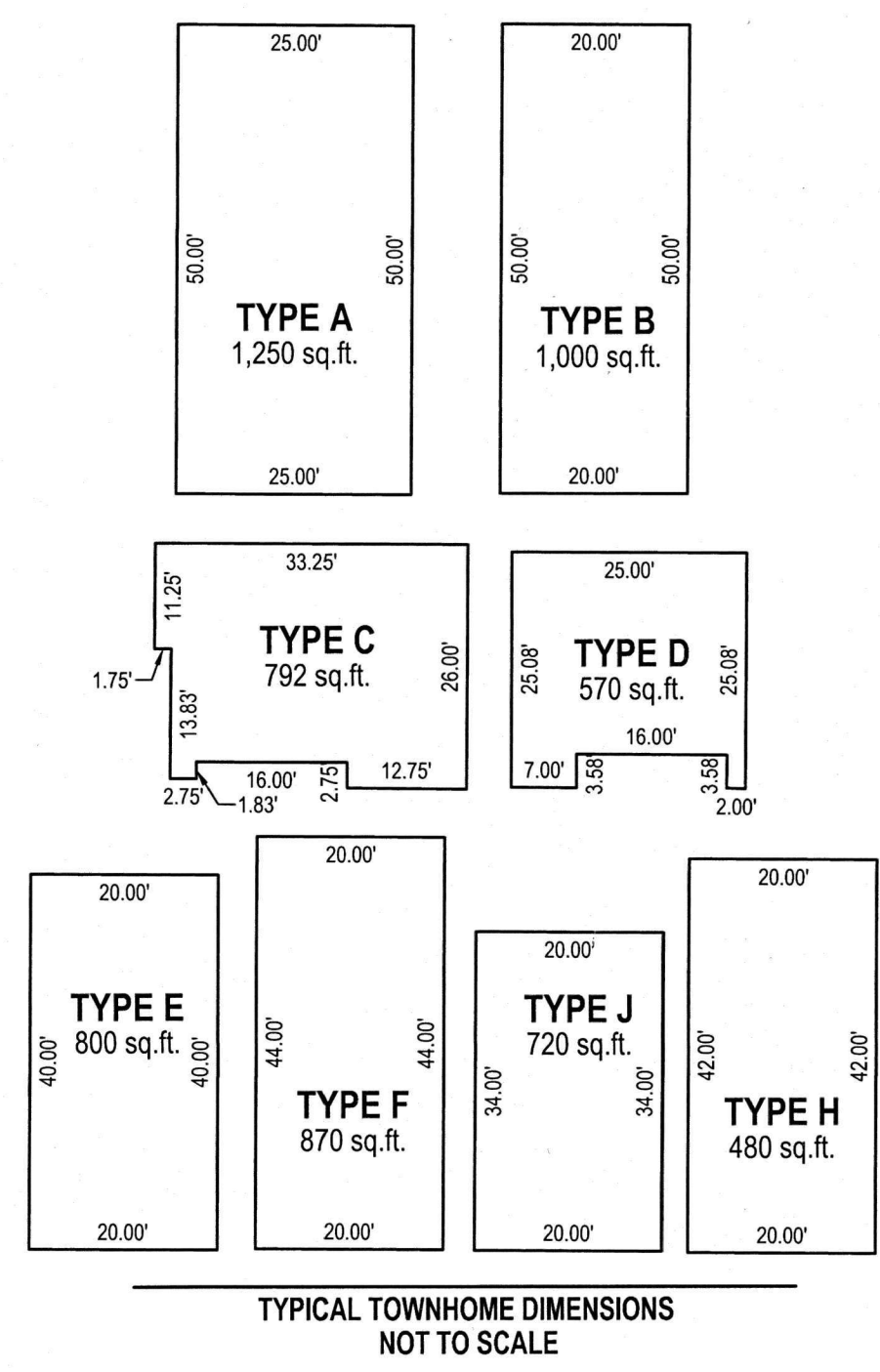
Unit#	Full Address
101	1493 West Burke Lane (675 North)
102	1485 West Burke Lane (675 North)
103	1483 West Burke Lane (675 North)
104	1467 West Burke Lane (675 North)
105	1491 West Jack Creek Lane (645 North) Unit 105
106	1491 West Jack Creek Lane (645 North) Unit 106
107	1491 West Jack Creek Lane (645 North) Unit 107
108	1491 West Jack Creek Lane (645 North) Unit 108
109	1491 West Jack Creek Lane (645 North) Unit 109
110	1491 West Jack Creek Lane (645 North) Unit 110
111	1490 West Kason Court (630 North) Unit 111
112	1490 West Kason Court (630 North) Unit 112
113	1490 West Kason Court (630 North) Unit 113
114	1490 West Kason Court (630 North) Unit 114
115	1490 West Kason Court (630 North) Unit 115
116	1490 West Kason Court (630 North) Unit 116
117	1498 West Aspen Ridge Lane (610 North) Unit 117
118	1498 West Aspen Ridge Lane (610 North) Unit 118
119	1498 West Aspen Ridge Lane (610 North) Unit 119
120	1498 West Aspen Ridge Lane (610 North) Unit 120
121	1498 West Aspen Ridge Lane (610 North) Unit 121
122	1498 West Aspen Ridge Lane (610 North) Unit 122
123	1498 West Aspen Ridge Lane (610 North) Unit 123
124	1498 West Aspen Ridge Lane (610 North) Unit 124
125	1498 West Aspen Ridge Lane (610 North) Unit 125
126	1498 West Aspen Ridge Lane (610 North) Unit 126
127	619 North Aspen Court (1515 West)
128	615 North Aspen Court (1515 West)
129	613 North Aspen Court (1515 West)
130	609 North Aspen Court (1515 West)
131	607 North Aspen Court (1515 West)
132	605 North Aspen Court (1515 West)
133	603 North Aspen Court (1515 West)
207	604 North Segó Way (1465 West) Unit 207
208	604 North Segó Way (1465 West) Unit 208
209	604 North Segó Way (1465 West) Unit 209
210	604 North Segó Way (1465 West) Unit 210
211	604 North Segó Way (1465 West) Unit 211
218	604 North Segó Way (1465 West) Unit 218
219	604 North Segó Way (1465 West) Unit 219
220	604 North Segó Way (1465 West) Unit 220
221	604 North Segó Way (1465 West) Unit 221
222	604 North Segó Way (1465 West) Unit 222

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	801.00'	104.87'	7°30'06"	S3°43'04"E	104.80'
C2	761.00'	35.38'	2°39'49"	S6°33'04"E	35.37'
C3	761.00'	43.02'	3°14'20"	S9°30'09"E	43.01'
C4	172.00'	5.10'	1°42'00"	S4°09'00"E	5.10'
C5	172.00'	11.00'	3°39'46"	S1°28'07"E	10.99'
C6	24.50'	16.14'	37°45'07"	N18°30'47"W	15.85'
C7	24.50'	22.34'	52°14'53"	N63°30'47"W	21.58'
C8	24.50'	22.34'	52°14'53"	S64°14'20"W	21.58'
C9	24.50'	16.14'	37°45'07"	S19°14'21"W	15.85'
C10	24.50'	38.48'	90°00'00"	N45°21'47"E	34.65'
C11	24.50'	10.17'	23°46'35"	S78°28'29"W	10.09'
C12	24.50'	28.32'	66°13'25"	S33°28'29"W	26.77'
C13	24.50'	28.32'	66°13'25"	S32°44'56"E	26.77'
C14	24.50'	10.17'	23°46'35"	S77°44'56"E	10.09'
C15	761.00'	69.76'	5°15'09"	S2°35'35"E	69.74'
C16	24.50'	36.10'	84°25'03"	S47°25'41"E	32.92'
C17	24.50'	31.50'	73°39'16"	N53°32'09"E	29.37'
C18	24.50'	6.99'	16°20'44"	N8°32'09"E	6.97'
C19	15.00'	23.56'	90°00'00"	S44°38'13"E	21.21'
C20	24.50'	38.48'	90°00'00"	N44°38'13"W	34.65'
C21	35.00'	55.18'	90°19'48"	S45°11'53"W	49.64'
C22	24.50'	15.93'	37°15'40"	S18°59'30"W	15.65'
C23	15.00'	23.56'	90°00'00"	S44°38'13"E	21.21'

**LINE TABLE**

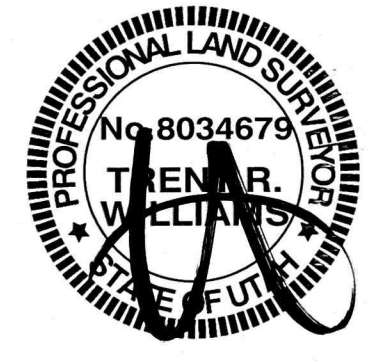
LINE	BEARING	LENGTH
L1	S0°21'47"W	4.98'



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.

**SURVEYOR'S CERTIFICATE**  
I, Trent R. Williams, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of The Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements and that the monuments shown on this plat are located as indicated and are sufficient to accurately establish the boundaries of the herein described tract of real property and that it has been drawn correctly and is a true and correct representation of the herein described lands included in said subdivision based on data compiled from The County Recorder's office. I further certify that all lots meet frontage width and area requirements of applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
A parcel of land, situate in the Southeast Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Farmington, Utah, more particularly described as follows:  
Beginning at a point on the Easterly Right-of-Way line of 1525 West Street, said point being North 00°20'03" West 1,008.59 feet along the quarter-section line and East 17.54 feet from the South Quarter Corner of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian (NAD83 bearing being North 00°00'16" East along the quarter line between the South Quarter and the Center of said Section 14 per the Davis County Township Reference Plat); and running thence along said Easterly Right-of-Way line the following two (2) courses: (1) Northwestly 148.16 feet along the arc of a 761.00 foot radius curve to the right (center bears North 78°52'41" East and the chord bears North 05°32'40" West 147.93 feet with a central angle of 11°09'18"); (2) North 00°01'59" East 304.33 feet to the Southerly Right-of-Way line of Burke Lane; thence South 89°38'13" East 333.94 feet along said Southerly Right-of-Way line; thence South 00°21'47" West 275.00 feet; thence South 89°38'19" East 60.42 feet; thence South 00°21'47" West 28.75 feet; thence Southeasterly 38.48 feet along the arc of a 24.50 foot radius curve to the right (center bears South 00°21'47" West and the chord bears South 44°38'13" East 34.65 feet with a central angle of 90°00'00"); thence South 00°21'47" West 106.51 feet; thence Southerly 16.10 feet along the arc of a 172.00 foot radius curve to the left (center bears South 89°38'13" East and the chord bears South 02°19'07" East 16.09 feet with a central angle of 05°21'47"); thence South 05°00'00" East 4.60 feet; thence South 88°17'04" West 91.16 feet; thence North 89°38'13" West 26.00 feet; thence North 00°21'47" East 12.14 feet; thence Northwestly 38.48 feet along the arc of a 24.50 foot radius curve to the left (center bears North 89°38'13" West and the chord bears North 44°38'13" West 34.65 feet with a central angle of 90°00'00"); thence North 89°38'13" West 237.46 feet; thence Southwesterly 43.40 feet along the arc of a 24.50 foot radius curve to the left (center bears South 00°21'47" West and the chord bears South 39°37'14" West 37.94 feet with a central angle of 101°29'06") to the point of beginning.  
Contains 156,172 square feet or 3.585 acres, 43 Townhome Units and 1 Parcel.



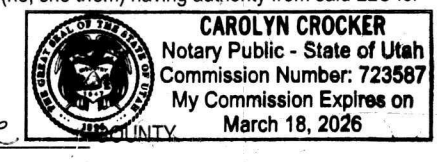
August 16, 2023  
DATE

Trent R. Williams  
PLS NO. 8034679

**OWNER'S DEDICATION**  
Known all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided, hereafter known as the  
**SEGO HOMES AT STATION PARK PHASE 2**  
do hereby dedicate for perpetual use of the public all parcels of land, including streets, and utility easements as shown on this plat as intended for public use under the authority and auspices of the Farmington City and other applicable state and federal laws and regulations.  
In witness whereof we have hereunto set our hands this 22<sup>nd</sup> day of August, A.D. 2023.  
By: Wayne H. Corbridge  
By: Chris McCandless  
By: Wayne H. Corbridge  
By: Chris McCandless

**HOA OWNER'S DEDICATION AND CONSENT TO RECORD**  
Know all men by these presents that NORTH FARMINGTON STATION TOWNHOMES HOA, the undersigned association of unit owners, acting for and on behalf of, and pursuant to the authorization of such owners of the described tract of land to be hereafter known as **SEGO HOMES AT STATION PARK PHASE 2**, does hereby dedicate for the perpetual use of the public, all streets and other property as reflected and shown on this plat to be dedicated for public use. Owner(s) hereby consent(s) and give(s) approval to the recording of this plat for all purposes shown therein in accordance with the Utah Condominium Ownership Act.  
In witness whereof, I have hereunto set my hand this 22<sup>nd</sup> day of August, 2023.

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**  
On the 22<sup>nd</sup> day of August, A.D. 2023, personally appeared before me Wayne H. Corbridge  
the signer(s) of the foregoing Owner's Dedication known to me to be authorized to execute the foregoing Owners Dedication by and in behalf of North Farmington Station Townhomes LLC, as managing member of said LLCs, and (he, she, they) duly acknowledged to me that the Owners Dedication was executed by (he, she, they) having authority from said LLC for the purposes described hereon.  
MY COMMISSION EXPIRES: 3/18/2026  
Carolyn Crocker RESIDING IN Salt Lake COUNTY.



**SEGO HOMES AT STATION PARK PHASE 2**  
LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 14  
TOWNSHIP 3 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
FARMINGTON CITY, DAVIS COUNTY, UTAH

**DAVIS COUNTY RECORDER**  
ENTRY NO. 3548504 FEE PAID \$202.00 FILED FOR RECORD AND RECORDED THIS 24<sup>th</sup> DAY OF Oct, 2023 AT 2:56 IN BOOK 8345 OF OFFICIAL RECORDS PAGE 484

**CENTRAL DAVIS SEWER DISTRICT**  
APPROVED THIS 21<sup>st</sup> DAY OF August, 2023  
BY THE CENTRAL DAVIS SEWER DISTRICT.  
Will Jones  
CENTRAL DAVIS SEWER DISTRICT

**WEBER BASIN WATER CONSERVANCY DISTRICT**  
APPROVED THIS 21<sup>st</sup> DAY OF August, 2023  
BY THE BENCHLAND IRRIGATION **WEBER BASIN WATER CONSERVANCY DISTRICT**  
Benjamin Crocker  
BENCHLAND IRRIGATION  
**WEBER BASIN WATER CONSERVANCY DISTRICT**

**CITY ATTORNEY'S APPROVAL**  
APPROVED THIS 30 DAY OF August, 2023  
BY THE FARMINGTON CITY ATTORNEY.  
P.O. [Signature]  
FARMINGTON CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 7<sup>th</sup> DAY OF September, 2023  
BY THE CITY PLANNING COMMISSION APPROVAL.  
Erin Christensen  
CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

**CITY ENGINEER'S APPROVAL**  
APPROVED THIS 6<sup>th</sup> DAY OF September, 2023  
BY THE FARMINGTON CITY ENGINEER.  
David [Signature]  
FARMINGTON CITY ENGINEER

**CITY COUNCIL APPROVAL**  
APPROVED THIS 30<sup>th</sup> DAY OF August, 2023  
BY THE FARMINGTON CITY COUNCIL.  
Diana Corliss  
CITY RECORDER  
[Signature]  
CITY MAYOR

**SHEET 1 OF 2**  
PROJECT NUMBER: 9030  
MANAGER: BDM  
DRAWN BY: SJL  
CHECKED BY: PMH  
DATE: 11/22/22  
BY Richard Maughan DEPUTY RECORDER



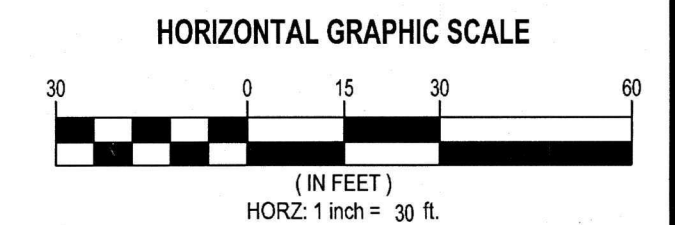
# SEGO HOMES AT STATION PARK PHASE 2

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 14  
TOWNSHIP 3 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
FARMINGTON CITY, DAVIS COUNTY, 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.

### LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- 
- BOUNDARY LINE
- CENTER LINE
- EASEMENTS
- SECTION LINE
- PRIVATE AREA
- LIMITED COMMON AREA & PUE
- COMMON AREA & PUE EXCLUDING PUBLIC ROADWAYS



**DEVELOPER**  
CW MANAGEMENT CORPORATION  
9071 S 1300 W  
WEST JORDAN, UTAH 84088  
801.984.5770

## SEGO HOMES AT STATION PARK PHASE 2

LOCATED IN THE THE SOUTHEAST QUARTER OF SECTION 14  
TOWNSHIP 3 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
FARMINGTON CITY, DAVIS COUNTY, UTAH

### DAVIS COUNTY RECORDER

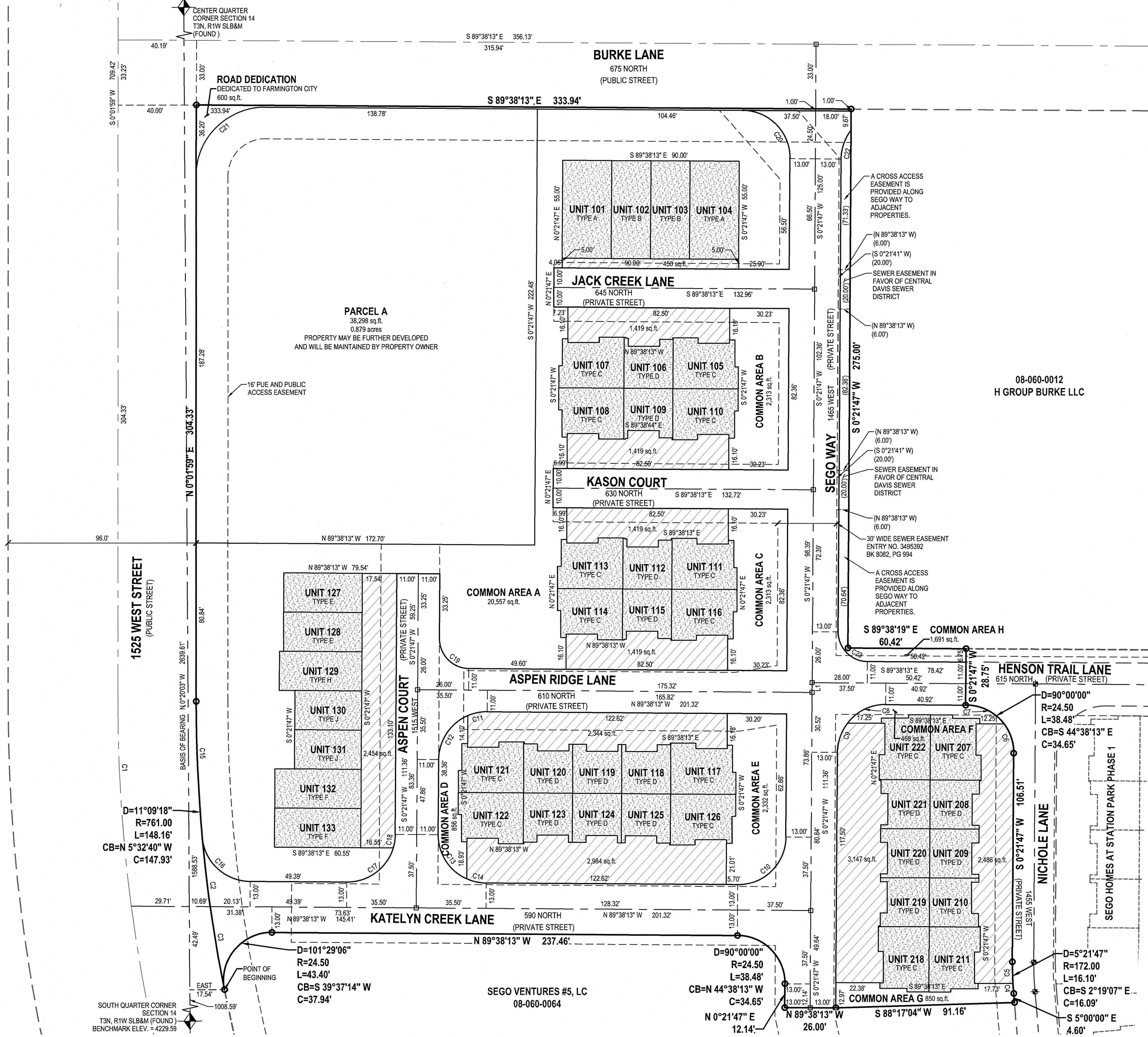
ENTRY NO. 3548504 FEE PAID \$202.00 FILED FOR RECORD AND RECORDED THIS 24 DAY OF Oct 20 23 AT 2:54 IN BOOK 3365 OF OFFICIAL RECORDS PAGE 484

*Richard M. Mangham*  
DAVIS COUNTY RECORDER  
BY \_\_\_\_\_ DEPUTY RECORDER



**SALT LAKE CITY**  
45 W. 10000 S., Suite 500  
Sandy, UT, 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSGNENG.COM

**SHEET 2 OF 2**  
PROJECT NUMBER : 9030  
MANAGER : BDM  
DRAWN BY : SJL  
CHECKED BY : PMH  
DATE : 11/22/22



08-060-0012  
H GROUP BURKE LLC

**PARCEL A**  
36,296 sq.ft.  
0.879 acres  
PROPERTY MAY BE FURTHER DEVELOPED  
AND WILL BE MAINTAINED BY PROPERTY OWNER

**ROAD DEDICATION**  
DEDICATED TO FARMINGTON CITY  
600 sq.ft.

**BURKE LANE**  
675 NORTH  
(PUBLIC STREET)

**JACK CREEK LANE**  
645 NORTH  
(PRIVATE STREET)

**KASON COURT**  
630 NORTH  
(PRIVATE STREET)

**ASPEN RIDGE LANE**  
610 NORTH  
(PRIVATE STREET)

**HENSON TRAIL LANE**  
615 NORTH  
(PRIVATE STREET)

**KATELYN CREEK LANE**  
590 NORTH  
(PRIVATE STREET)

**SEGO VENTURES #5, LC**  
08-060-0064

**SOUTH QUARTER CORNER**  
SECTION 14  
T3N, R1W SLB&M (FOUND)  
BENCHMARK ELEV. = 4229.59

**POINT OF BEGINNING**  
D=101°29'06"  
R=24.50  
L=43.40'  
CB=S 39°37'14" W  
C=37.94'

**POINT OF BEGINNING**  
D=90°00'00"  
R=24.50  
L=38.48'  
CB=N 44°38'13" W  
C=34.65'  
N 0°21'47" E  
12.14'

**POINT OF BEGINNING**  
D=5°21'47"  
R=172.00  
L=16.10'  
CB=S 2°19'07" E  
C=16.09'  
S 5°00'00" E  
4.60'