

VICINITY MAP
NO SCALE
FARMINGTON, DAVIS COUNTY UTAH

LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." AT ALL LOT CORNERS; OFFSET PINS TO PLACED IN BACK OF CURBS
- BOUNDARY LINE
- CENTER LINE
- EASEMENTS
- SECTION LINE
- PRIVATE AREA
- LIMITED COMMON AREA & PUE
- COMMON AREA & PUE EXCLUDING PUBLIC ROADWAYS

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:
- 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.
 - 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.
 - ALL PRIVATE ROADS ARE COMMON AREA AND A UTILITY EASEMENT.
 - UNITS 105-126, 207-211 AND 218-222 ARE TO BE CONSTRUCTED WITH AN R-2 CONSTRUCTION TYPE.
 - 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.
 - 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.
 - 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.

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Sandy, UT, 84070
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Fax: 801.255.4449
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LAYTON
Phone: 801.541.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.898.2983

DEVELOPER
SEGO HOMES
1028 EAST 140 NORTH
LONDON, UTAH 84042
801.850.2040

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.

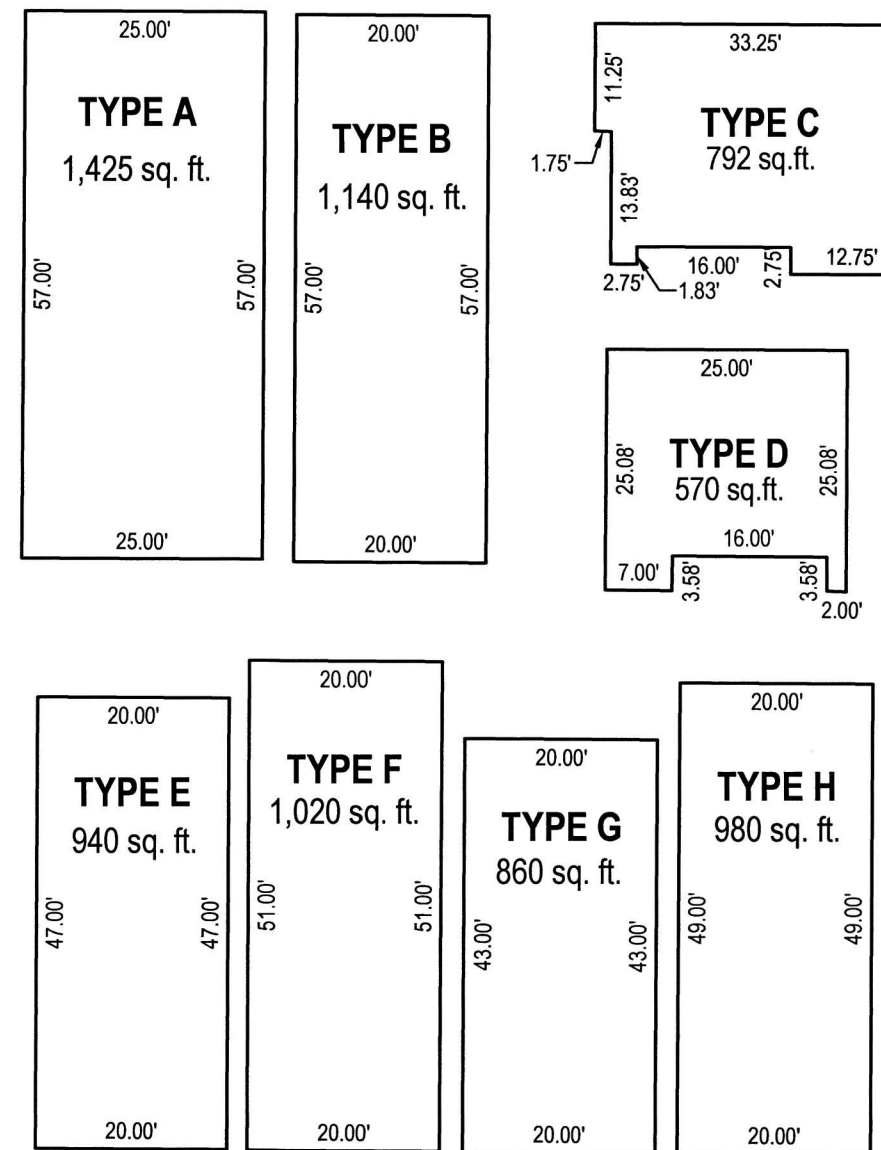
SEGO HOMES AT STATION PARK PHASE 2- 1ST AMENDED

AMENDING UNITS 101-104, 106, 109, 112, 115, 127-133, AND COMMON AREA A-C
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 3 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH
JANUARY 2024

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	604 North Innovator Drive (1525 West)
128	604 North Innovator Drive (1525 West)
129	604 North Innovator Drive (1525 West)
130	604 North Innovator Drive (1525 West)
131	604 North Innovator Drive (1525 West)
132	604 North Innovator Drive (1525 West)
133	604 North Innovator Drive (1525 West)
207	604 North Seggo Way (1465 West) Unit 207
208	604 North Seggo Way (1465 West) Unit 208
209	604 North Seggo Way (1465 West) Unit 209
210	604 North Seggo Way (1465 West) Unit 210
211	604 North Seggo Way (1465 West) Unit 211
218	604 North Seggo Way (1465 West) Unit 218
219	604 North Seggo Way (1465 West) Unit 219
220	604 North Seggo Way (1465 West) Unit 220
221	604 North Seggo Way (1465 West) Unit 221
222	604 North Seggo 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'
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'



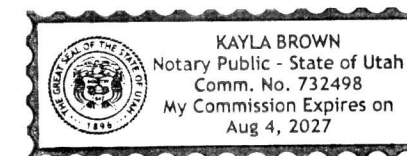
TYPICAL TOWNHOME DIMENSIONS
NOT TO SCALE

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

On the 30 day of January, A.D. 2024, personally appeared before me Spencer 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 Sego Ventures #5 as Managing Member of said LLCs, and (he, she, they) duly acknowledged to me that the Owners Dedication was executed by (he, she, them) having authority from said LLC for the purposed described herein.

MY COMMISSION EXPIRES: Aug. 4, 2027
Kayla Brown RESIDING IN Salt Lake COUNTY.

COMMISSION # 732498

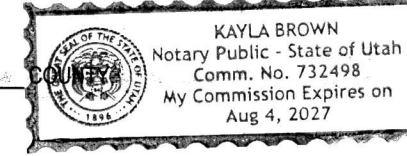


LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

On the 31 day of January, A.D. 2024, 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 HOA as President of said LLCs, and (he, she, they) duly acknowledged to me that the Owners Dedication was executed by (he, she, them) having authority from said LLC for the purposed described herein.

MY COMMISSION EXPIRES: Aug. 4, 2027
Kayla Brown RESIDING IN Salt Lake COUNTY.

COMMISSION # 732498



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

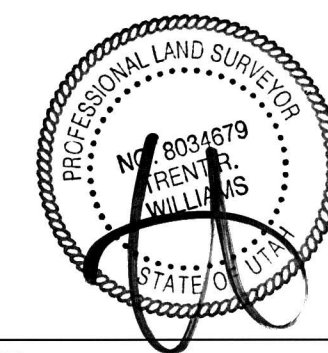
A parcel of land, situate in the Southeast Quarter of Section 14, Township 3 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Farmington, Utah, more particularly described as follows:

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 80.84 feet;

thence South 89°38'13" East 172.70 feet;
thence North 00°21'47" East 222.48 feet to the Southerly Right-of-Way line of Burke Lane;
thence South 89°38'13" East 159.96 feet along said Southerly Right-of-Way line;
thence South 00°21'47" West 274.00 feet;
thence South 89°38'19" East 60.42 feet;
thence South 00°21'47" West 28.75 feet;
thence Southeastly 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 Southly 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 Southwestly 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 117,247 square feet or 2.692 acres.



JANUARY 26, 2024
DATE

Trent R. Williams
Licence 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- 1ST AMENDED

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 30 day of January, A.D. 2024.

By: Spencer Corbridge
Managing Member
LLC: Sego Ventures #5 LLC
By: Spencer Corbridge
Its: Managing Member

LLC:
By:
Its:

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- 1ST AMENDED, 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 31 day of January, 2024.

By: Wayne H. Corbridge
President
NORTH FARMINGTON STATION TOWNHOMES HOA
By: Wayne H. Corbridge
Its: President

SEGO HOMES AT STATION PARK PHASE 2- 1ST AMENDED

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. 3560721 FEE
PAID 8152.00 FILED FOR RECORD AND
RECORDED THIS 14TH DAY OF Feb. 20 24
AT 8:59 IN BOOK 8489 OF OFFICIAL RECORDS
PAGE 90

By: Richard J. McLaughlin
DAVIS COUNTY RECORDER

DEPUTY RECORDER

CENTRAL DAVIS SEWER DISTRICT
APPROVED THIS 29th DAY OF Jan, 20 24.
BY THE CENTRAL DAVIS SEWER DISTRICT.
Jill Jones
CENTRAL DAVIS SEWER DISTRICT

WEBER BASIN WATER
CONSERVANCY DISTRICT
APPROVED THIS 1st DAY OF February, 20 24.
BY THE BENCHLAND IRRIGATION
WEBER BASIN WATER CONSERVANCY DISTRICT
Bruce Dale
BENCHLAND IRRIGATION WEBER

CITY ATTORNEY'S APPROVAL
APPROVED THIS 1 DAY OF February, 20 24.
BY THE FARMINGTON CITY ATTORNEY.
Robert Hill
FARMINGTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS 1 DAY OF FEBRUARY, 20 24.
BY THE CITY PLANNING COMMISSION APPROVAL
John Hill
CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
APPROVED THIS 2nd DAY OF February, 20 24.
BY THE FARMINGTON CITY ENGINEER
Clayton Hill
FARMINGTON CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS 6th DAY OF February, 20 24.
BY THE FARMINGTON CITY COUNCIL.
Diane Corbitt
CITY RECORDER
John Hill
CITY MAYOR

SHEET 1 OF 2
PROJECT NUMBER : 9030
MANAGER : BDM
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 11/22/22

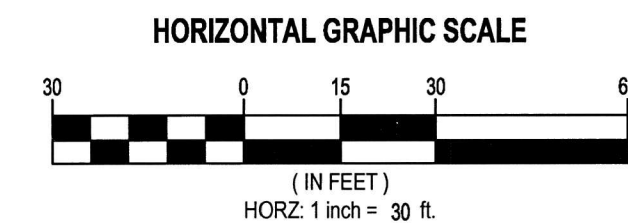
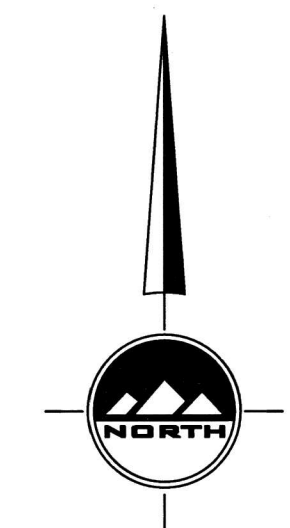
SEGO HOMES AT STATION PARK PHASE 2 - 1ST AMENDED

AMENDING UNITS 101-104, 106, 109, 112, 115, 127-133, AND COMMON AREA A-C
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 SALT LAKE BASE AND MERIDIAN
 FARMINGTON CITY, DAVIS COUNTY, UTAH
 JANUARY 2024

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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
SEGO HOMES
 1028 EAST 140 NORTH
 LINDON, UTAH 84042
 801.850.2040

SEGO HOMES AT STATION PARK PHASE 2- 1ST AMENDED

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. 3560721 FEE PAID \$152.00 FILED FOR RECORD AND RECORDED THIS 14TH DAY OF Feb., 20 24 AT 8:59 IN BOOK 2439 OF OFFICIAL RECORDS PAGE 90

SHEET 2 OF 2

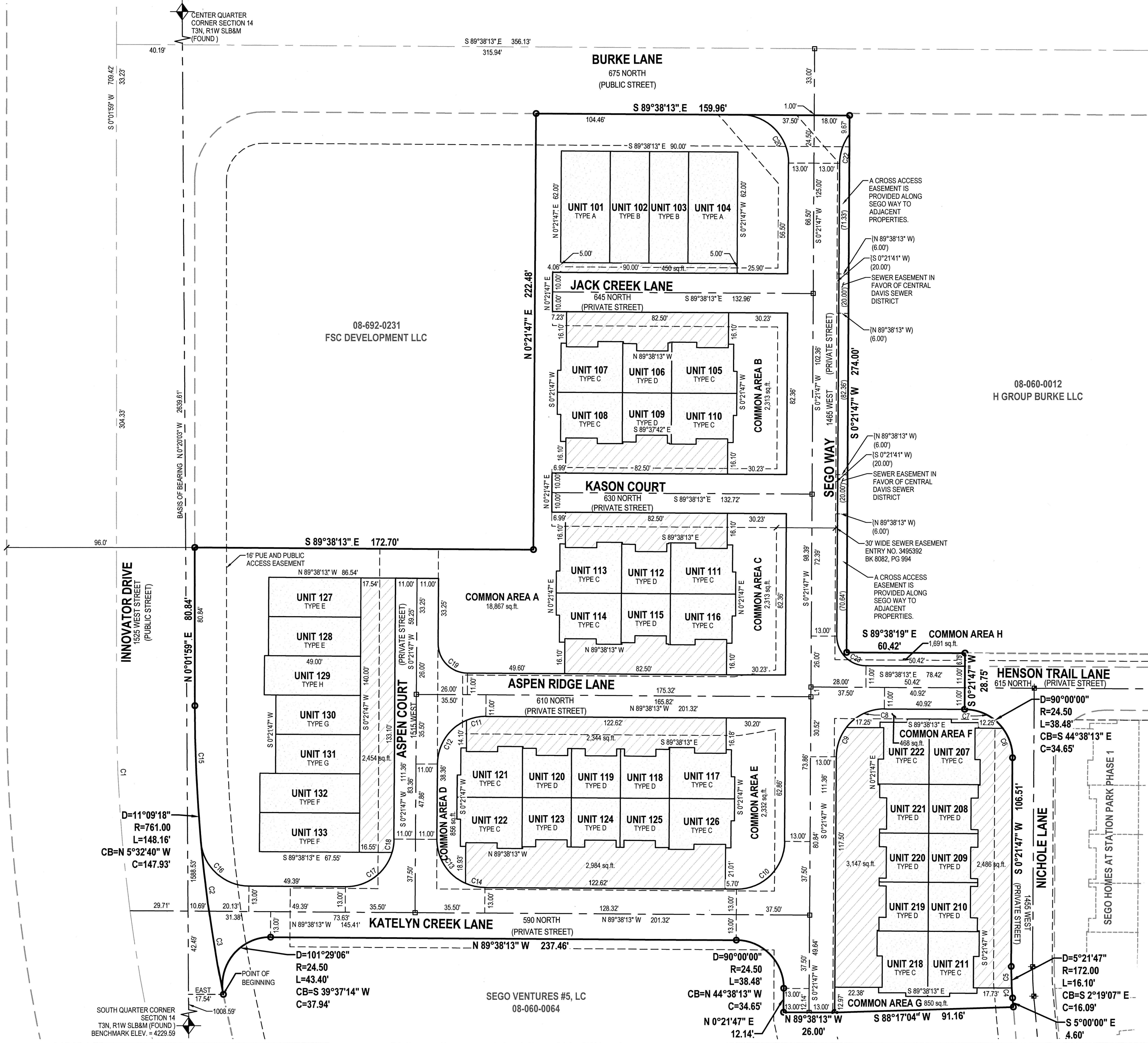
PROJECT NUMBER: 9030
 MANAGER: BDM
 DRAWN BY: SJL
 CHECKED BY: PMH
 DATE: 11/22/22

Richard M. Sorenson
 DAVIS COUNTY RECORDER
 BY _____ DEPUTY RECORDER



SALT LAKE CITY
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 Phone: 435.865.1453
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 Phone: 435.896.2983



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

CENTER QUARTER CORNER SECTION 14
 T3N, R1W SLB&M (FOUND)