

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY

WHEN RECORDED RETURN TO:  
Farmington City  
Attn: City Manager  
160 South Main Street  
Farmington, UT 84025

E 3582233 B 8558 P 1099-1105  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
8/7/2024 4:13 PM  
FEE 0.00 Pgs: 7  
DEP AAM REC'D FOR FARMINGTON  
CITY

**RETURNED**  
**AUG 07 2024**

**NOTICE**  
**OF HOUSING AND TRANSIT REINVESTMENT ZONE (HTRZ) APPROVAL**  
Utah Code Ann. § 63N-3-606(2)

RE: Approved HTRZ in City of Farmington

Pursuant to section 63N-3-606 of the Utah Code, Farmington City hereby notifies the reader that a Housing and Transit Reinvestment Zone (HTRZ) application within Farmington City was approved on July 9, 2024 by the housing and transit reinvestment zone committee.

- A legal description of the boundaries of the HTRZ is attached to this notice as Exhibit A.
- A map of the HTRZ is attached as Exhibit B.

Inquiries about the HTRZ may be directed to Brigham Mellor, Farmington City Manager, or Lyle Gibson, Farmington City Planner.

Attest:

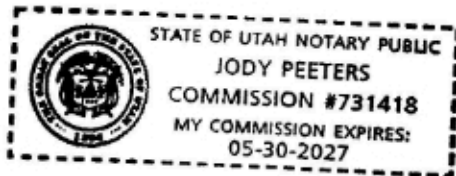
Farmington City

  
DeAnn Carlile, City Recorder

  
Lyle Gibson, City Planner

STATE OF UTAH )  
 )  
: ss.  
COUNTY OF DAVIS )

On this 7<sup>th</sup> day of August, 2024, personally appeared before me Lyle Gibson, the authorized signer of Farmington City, Utah, whose identity is personally known to me, to be the person who executed this Notice on behalf of Farmington City, and who duly acknowledged to me that he executed the same for the purposes therein stated.



  
Notary Public

Affecting all or part of Davis County parcel ID #s:

08-057-0055

08-057-0075

08-057-0080

08-057-0081

08-057-0082

08-057-0085

08-058-0025

08-058-0026

08-058-0027

08-060-0065

08-060-0066

08-059-0068

08-059-0069

08-060-0054

08-087-0076

08-060-0077

EXHIBIT A

LEGAL DESCRIPTION OF HTRZ BOUNDARY

HTRZ OVERALL LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTH STATION MASTER PLAT, SAID POINT BEING 449.10 FEET S.00°14'39"E. ALONG THE QUARTER SECTION LINE FROM THE CENTER QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. (BASIS OF BEARING BEING S.00°14'39"E. 2,639.43 FEET BETWEEN THE CENTER OF SECTION AND THE SOUTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN) RUNNING THENCE ALONG SAID SOUTH LINE OF NORTH STATION MASTER PLAT THE FOLLOWING THREE (3) COURSES: (1) N.89°35'34"W. 29.76 FEET; (2) N.00°11'08"E. 9.95 FEET; (3) S.89°55'48"W. 170.98 FEET TO THE SOUTHEAST CORNER OF PARCEL R3, OF THE NORTH STATION MASTER PLAT; THENCE ALONG THE WEST RIGHT OF WAY LINE OF INNOVATOR DRIVE, A LINE WHICH IS PARALLEL TO AND 39.00 FEET PERPENDICULARLY DISTANT FROM THE CENTERLINE OF INNOVATOR DRIVE THE FOLLOWING TWO (2) COURSES: (1) SOUTHERLY 368.66 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 494.00 FEET, AND A CENTRAL ANGLE OF 42°45'30" (CHORD 360.16 FEET, CHORD BEARING S.21°24'35"E.); (2) S.00°01'50"E. 324.52 FEET TO THE NORTH LINE OF 675 NORTH STREET; THENCE S.89°55'47"W. 715.52 FEET (S.89°50'23"W. BY RECORD) ALONG SAID RIGHT OF WAY LINE TO THE EASTERLY LINE OF DENVER AND RIO GRANDE WESTERN RAILROAD; THENCE N.34°36'25"W. 661.50 FEET (N.34°41'51"W. BY RECORD) ALONG SAID EASTERLY LINE TO THE SOUTHWEST CORNER OF NORTH STATION MASTER PLAT; THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING SEVEN (7) COURSES: (1) N.34°36'25"W. 1,526.09 FEET; (2) EASTERLY 128.11 FEET ALONG A NON TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 1,430.00 FEET, AND A CENTRAL ANGLE OF 05°07'59" (CHORD 128.07 FEET, CHORD BEARING N.73°06'45"E.); (3) N.34°36'25"W. 525.99 FEET; (4) N.74°31'07"E. 82.39 FEET; (5) N.48°19'35"E. 161.59 FEET; (6) N.00°25'01"E. 46.41 FEET; (7) N.46°29'20"E. 76.67 FEET TO THE SOUTHWEST CORNER OF PARCEL C1, NORTH STATION MASTER PLAT; THENCE ALONG SAID PARCEL C1 BOUNDARIES THE FOLLOWING FOUR (4) COURSES: (1) S.41°53'21"E. 2.15 FEET; (2) SOUTHEASTERLY 110.00 FEET ALONG A TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 133.50 FEET, AND A CENTRAL ANGLE OF 47°12'41" (CHORD 106.92 FEET, CHORD BEARING S.65°29'42"E.); (3) S.89°06'02"E. 270.38 FEET; (4) NORTHEASTERLY 39.38 FEET ALONG A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 90°14'52" (CHORD 35.43 FEET, CHORD BEARING N.45°46'32"E.); THENCE S.89°27'02"E. 61.00 FEET TO THE EAST RIGHT OF WAY LINE OF SHEPARD LANE WEST; THENCE ALONG SAID EAST LINE THE FOLLOWING SIX (6) COURSES: (1) S.02°08'28"E. 82.10 FEET; (2) S.00°39'06"W. 104.00 FEET; (3) S.01°50'43"W. 9.72 FEET; (4) SOUTHERLY 80.04 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 324.52 FEET, AND A CENTRAL ANGLE OF 14°07'53" (CHORD 79.84 FEET, CHORD BEARING S.05°07'49"E.); (5) SOUTHERLY 198.68 FEET ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 325.50 FEET, AND A CENTRAL ANGLE OF 34°58'23" (CHORD 195.61 FEET, CHORD BEARING S.30°57'33"E.); (6) S.87°00'41"E. 54.25 FEET TO THE NORTHERLY LINE OF NORTH STATION LANE; THENCE N.35°15'46"E. 938.58 FEET ALONG SAID NORTHERLY LINE, TO THE EAST LINE OF NORTH STATION MASTER PLAT; THENCE ALONG SAID EAST LINE OF NORTH STATION MASTER PLAT THE FOLLOWING SIX (6) COURSES: (1) S.50°30'13"E. 736.29 FEET; (2) N.39°29'47"E. 50.00 FEET; (3) S.50°30'13"E. 1,630.98 FEET; (4) SOUTHEASTERLY 766.27 FEET ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 19,537.31 FEET, AND A CENTRAL ANGLE OF 02°14'50" (CHORD 766.22 FEET, CHORD BEARING S.50°11'58"E.); (5) S.39°13'03"W. 35.10 FEET; (6) S.50°47'25"E. 18.67 FEET; THENCE

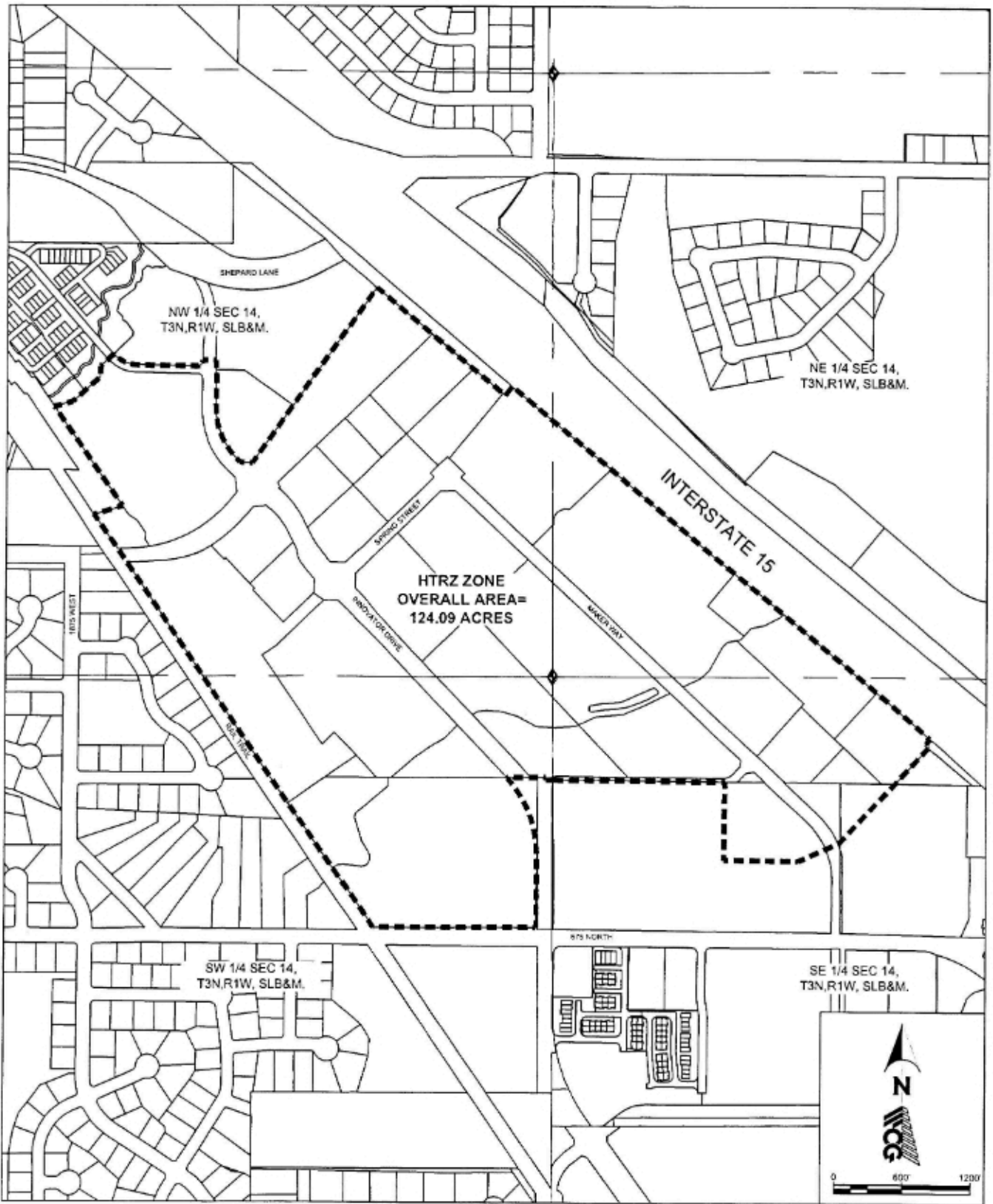
3582233  
BK 8558 PG 1103

S.42°47'52"W. 573.98 FEET; THENCE S.65°48'17"W. 197.19 FEET; THENCE N.89°19'00"W. 325.21 FEET;  
THENCE N.00°41'35"E. 346.24 FEET TO THE SOUTH LINE OF NORTH STATION MASTER PLAT; THENCE  
N.89°35'34"W. 762.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,405,382 SQUARE FEET OR 124.091 ACRES, MORE  
OR LESS.

EXHIBIT B

MAP OF HTRZ BOUNDARY



File Path: G:\sharent\dwg\2024\Projects\24-643 Farmington Zoning\09\_Dat\Survey\24643\_Farmington\_HTRZ\_ZONE\_Exhibit.dwg Aug 08, 2024 - 1:24pm

PROJECT	FARMINGTON CITY	 WALL CONSULTANT GROUP 2135 SOUTH 1260 WEST SALT LAKE CITY, UT 84119 PHONE: 801-448-1173	REVISIONS			
	ZONE HTRZ					
PROJECT NUMBER	24-643	FARMINGTON CITY				
	ZONE HTRZ EXHIBIT	180 S. MAIN STREET, FARMINGTON, UT 84025				
	SCALE 1" = 600'	DATE 08/06/2024	DESIGNED BY DJA	CHECKED BY KT		
					NO.	REMARKS
					BY	DATE