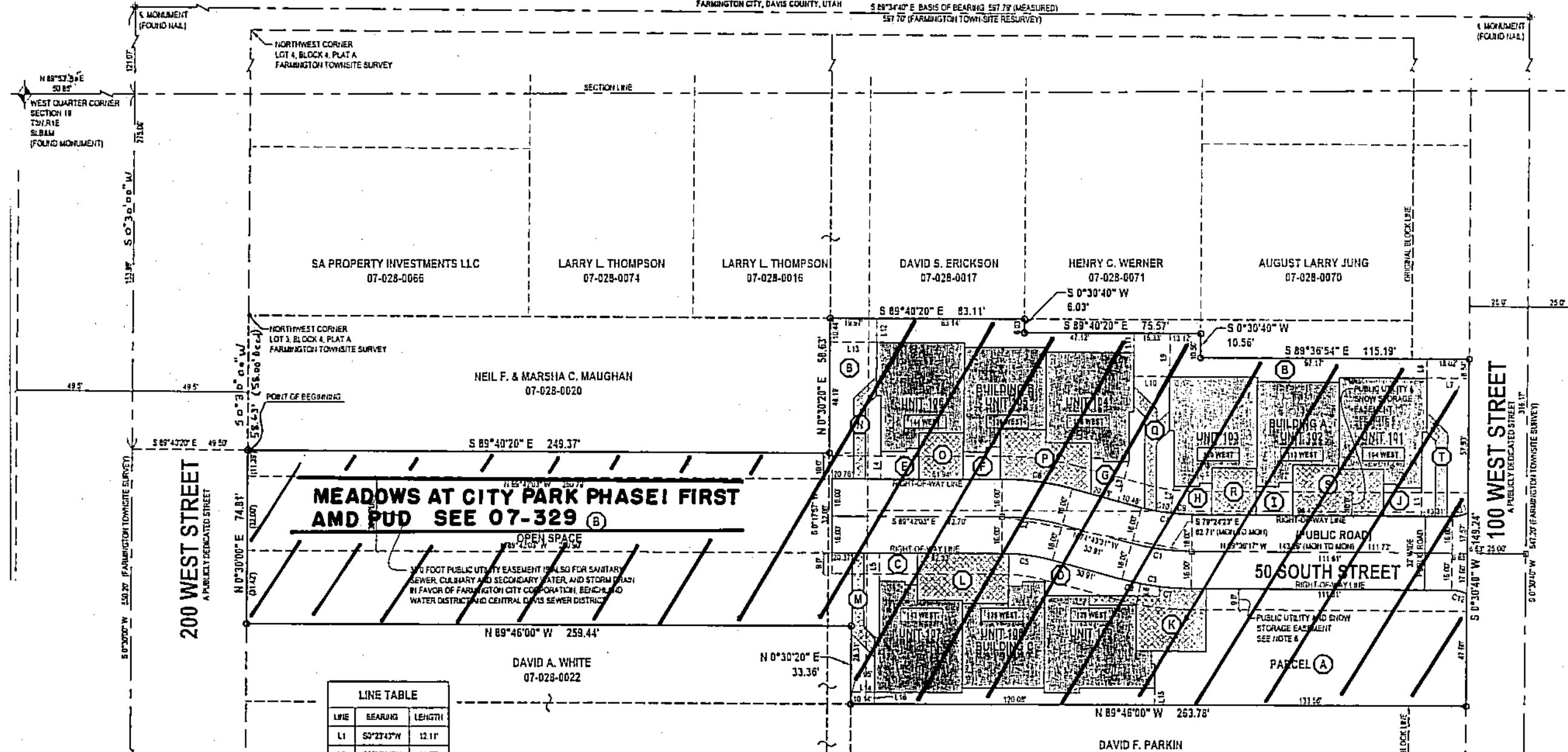


MEADOWS AT CITY PARK PHASE 1, A PLANNED UNIT DEVELOPMENT (P.U.D.) - FARMINGTON CITY

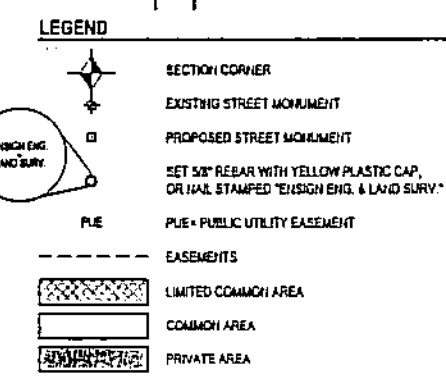
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19
TOWNSHIP 3 NORTH RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
A PART OF LOTS 1 AND 6, BLOCK 4, PLAT A
FARMINGTON TOWNSITE SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH



MEADOWS AT CITY PARK PHASE 1 FIRST
AMD PUD SEE 07-329

| LINE | BEARING | LENGTH |
|------|-----------------|--------|
| L1 | S 0° 22' 47" W | 12.11' |
| L2 | S 8° 31' 17" W | 11.67' |
| L3 | S 15° 16' 20" W | 17.74' |
| L4 | S 0° 12' 47" W | 11.97' |
| L5 | N 0° 14' 00" E | 12.05' |
| L6 | N 11° 12' 17" E | 8.42' |
| L7 | S 89° 28' 20" E | 18.07' |
| L8 | N 0° 23' 06" E | 8.57' |
| L9 | N 0° 18' 42" E | 16.03' |
| L10 | N 89° 40' 20" W | 15.33' |
| L11 | N 0° 18' 42" E | 8.47' |
| L12 | N 0° 18' 42" E | 12.59' |
| L13 | N 85° 25' 47" W | 20.00' |
| L14 | N 89° 28' 47" W | 19.11' |
| L15 | S 0° 14' 00" W | 7.00' |
| L16 | S 0° 14' 00" W | 5.00' |

| CURVE | RADIUS | LENGTH | DELTA | BEARING | CHORD |
|-------|---------|--------|-------------|-----------------|--------|
| C1 | 100.00' | 25.97' | 14° 52' 46" | S 82° 09' 54" E | 25.90' |
| C2 | 100.00' | 28.14' | 14° 52' 46" | N 62° 12' 47" W | 28.00' |
| C3 | 118.00' | 30.12' | 14° 52' 46" | S 82° 09' 54" E | 30.04' |
| C4 | 84.00' | 21.81' | 14° 52' 46" | S 82° 09' 54" E | 21.73' |
| C5 | 84.00' | 21.96' | 14° 52' 46" | N 62° 12' 47" W | 21.82' |
| C6 | 118.00' | 30.32' | 14° 52' 46" | N 62° 12' 47" W | 30.23' |
| C7 | 118.00' | 21.82' | 14° 52' 46" | S 82° 09' 54" E | 21.84' |
| C8 | 118.00' | 8.31' | 4° 02' 13" | S 75° 45' 37" E | 8.31' |
| C9 | 84.00' | 6.17' | 6° 13' 21" | N 65° 30' 51" W | 6.10' |
| C10 | 84.00' | 12.71' | 6° 13' 21" | N 75° 02' 32" W | 12.70' |
| C11 | 14.49' | 6.81' | 28° 15' 03" | N 75° 02' 32" E | 6.75' |
| C12 | 14.49' | 6.57' | 27° 09' 51" | N 75° 02' 32" W | 6.50' |

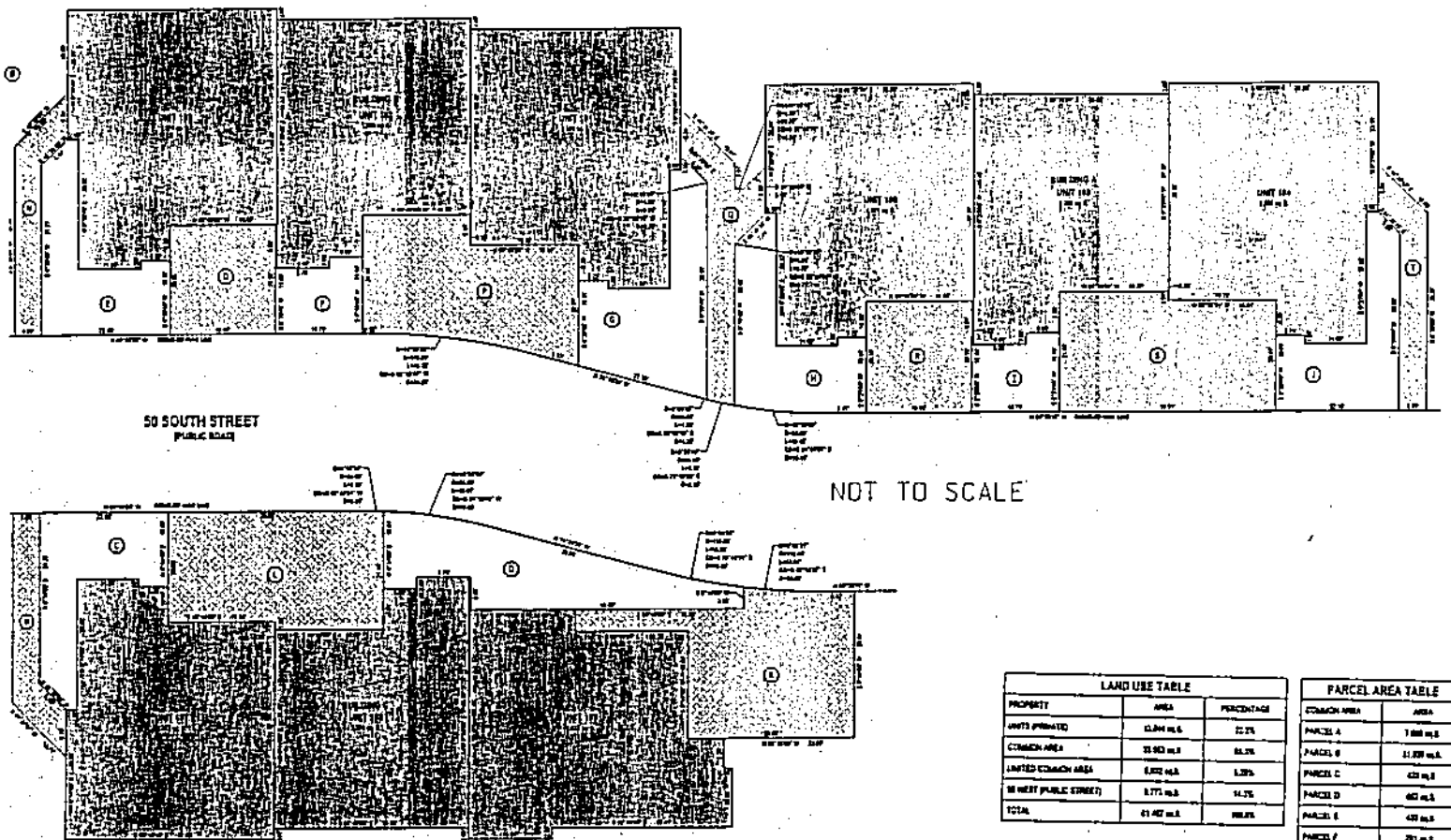


GENERAL NOTES:

- A SOILS REPORT HAS BEEN COMPLETED FOR THIS PROJECT BY EARTHTEC ENGINEERING, INC. JOB NO. 05-026 AND DATED JUNE 8, 2008.
- 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 BY PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE OR DESTROY 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.
- SEE SHEET 2 OF 2 FOR BUILDING AND LIMITED COMMON AREA DIMENSIONS.
- SURFACE AND SUBSURFACE DRAINAGE SYSTEM (YARD BOXES, CATCH BASINS AND PIPE OUTSIDE OF THE CITY RIGHTS-OF-WAY) ARE TO BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- PARCELS A-J ARE COMMON AREA PARCELS. PARCELS K-T ARE LIMITED COMMON AREA PARCELS. SEE TABLE ON SHEET 2 OF 2 FOR AREAS.

Meadows At City Park LLC
Own All Lots Not Marked

| PID | OWNER | BUILDING | UNIT |
|------|---------------------------------------|-------------|------|
| 0101 | | A | 101 |
| 0102 | | | 102 |
| 0103 | | B | 103 |
| 0104 | Tami Harris | | 104 |
| 0105 | Michael G. Pickering | | 105 |
| 0106 | Corinne Pirezteguia | | 106 |
| 0107 | | C | 107 |
| 0108 | | | 108 |
| 0109 | | | 109 |
| 0110 | Meadows At City Park Owners Assoc Inc | Common Area | |



| PROPERTY | AREA | PERCENTAGE |
|-----------------------------|---------------|------------|
| UNITS PROVIDED | 1,884 sq. ft. | 22% |
| COMMON AREA | 5,862 sq. ft. | 69% |
| IN STREET (PUBLIC EASEMENT) | 577 sq. ft. | 6% |
| TOTAL | 8,323 sq. ft. | 100% |

| PARCEL AREA TABLE | AREA |
|-------------------|----------------|
| PARCEL A | 1,884 sq. ft. |
| PARCEL B | 11,888 sq. ft. |
| PARCEL C | 422 sq. ft. |
| PARCEL D | 482 sq. ft. |
| PARCEL E | 482 sq. ft. |
| PARCEL F | 281 sq. ft. |
| PARCEL G | 482 sq. ft. |
| PARCEL H | 482 sq. ft. |
| PARCEL I | 482 sq. ft. |
| PARCEL J | 482 sq. ft. |
| PARCEL K | 482 sq. ft. |
| PARCEL L | 482 sq. ft. |
| PARCEL M | 482 sq. ft. |
| PARCEL N | 482 sq. ft. |
| PARCEL O | 482 sq. ft. |
| PARCEL P | 482 sq. ft. |
| PARCEL Q | 482 sq. ft. |
| PARCEL R | 482 sq. ft. |
| PARCEL S | 482 sq. ft. |
| PARCEL T | 482 sq. ft. |

ENSIGN
LAYTON
1445 West 9000th Rd
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.543.6113
www.ensign.com

SALT LAKE CITY
Phone: 801.223.0229
TOOBYLE
Phone: 435.513.3500
CEDAR CITY
Phone: 435.866.1423
RICHFIELD
Phone: 435.590.0187

PREFIX 18
07-319
LAST #
0110
N
SCALE:
1" = 50'

MEADOWS AT CITY PARK PHASE 1, A PLANNED UNIT DEVELOPMENT, DEVELOPMENT (P.U.D.) - FARMINGTON CITY
BUILDING A, UNITS 101-103, BUILDING B, UNITS 104-106, BUILDING C, UNITS 107-109, COMMON AREAS (PARCELS A-J) & (PARCELS K-T)
CITY: FARMINGTON

SW 1/4 OF SEC. 19, T.3N, R.1E
S.L.M. DAVIS COUNTY, UTAH
PART OF LOTS 3 & 6, BLOCK 4, PLAT A
FARMINGTON TOWNSITE SURVEY
FILE #5789
R-06-29-17

319

07