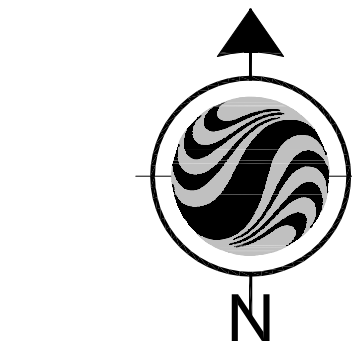
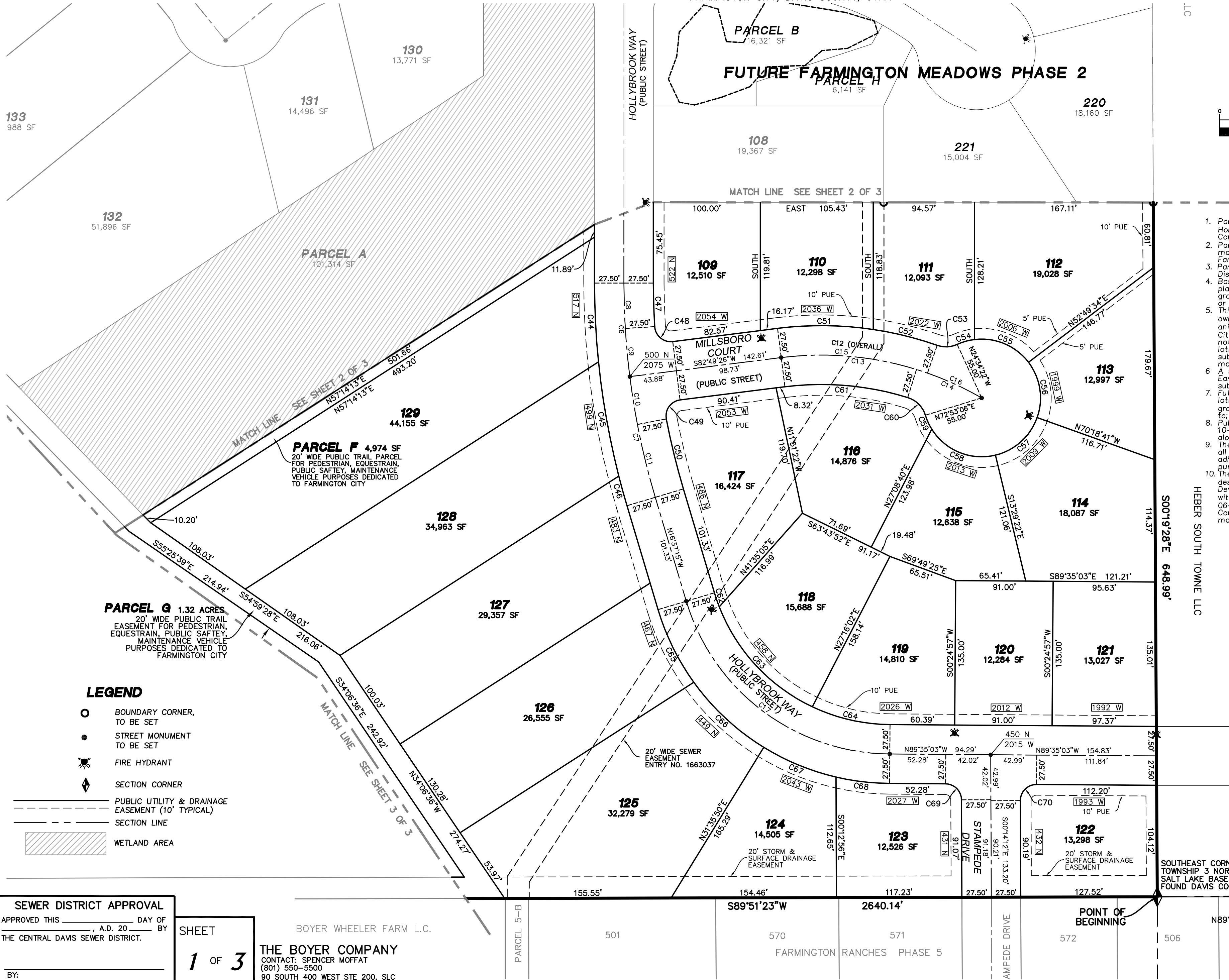


FARMINGTON MEADOWS PHASE 1 SUBDIVISION

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

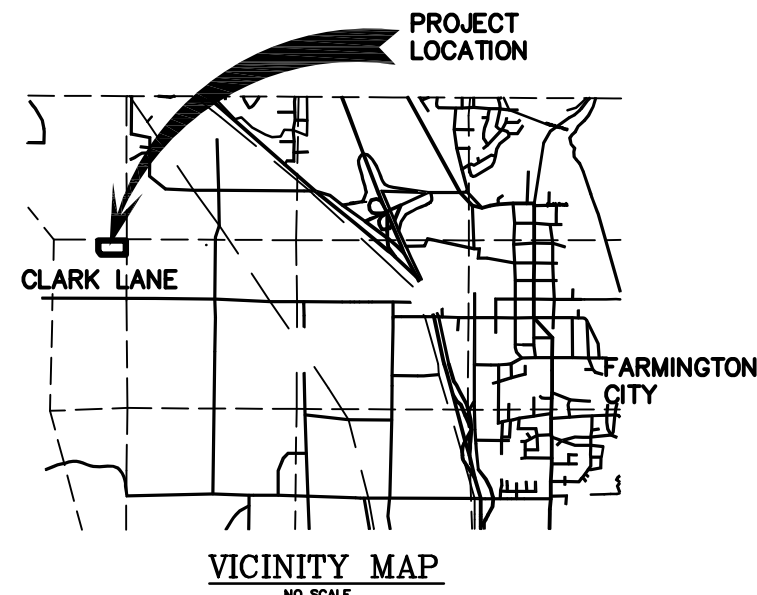


GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

GENERAL NOTE

- Parcel A is designated as common area, to be maintained by the Homeowner's Association, and covered under the Covenants, Conditions and Restrictions associated with the subdivision plat.
- Parcels E, F and G are public trails/pedestrian, public safety, maintenance and various utility parcels to be conveyed to Farmington City.
- Parcel C Sewer Lift Station to be conveyed to Central Davis Sewer District.
- Basements shall not be constructed on lots in this subdivision plot, due to shallow sewer depths resulting from potentially shallow ground water. Lowest level elevation shall be the higher of 4218.00 or top back of curb.
- This subdivision is located in an area where adjoining property owners have permission to keep and maintain large "Class B" animals on their properties (refer to Chapter 29 of Farmington City Zoning Ordinance). Buyers of lots in this subdivision agree to not oppose or limit such property rights. Additionally, buyers of lots in this subdivision should be aware that the area may be subject to odors, sounds, etc., related to keeping and maintenance of such animals.
- A soils report, dated August 6, 2004 has been prepared by Earthtec Testing & Engineering, Salt Lake City, Utah, and been submitted to Farmington City.
- Future lot owners are responsible for the finish grading of their lots, in compliance with the approved Farmington City overall grading plan (sheet O-2A through O-2C) including but not limited to: grading the lots elevations shown on the plan.
- Public Utility Easements shown on this subdivision plat are 10-foot wide along the front and rear lot lines, and 8-foot wide along the side yards, unless otherwise noted.
- The Storm Water Pollution Prevention Plan must be followed during all phases of construction. Buyers to take responsibility for adhering to SWPPP by contract with developer at the time of purchase.
- The property shown is located within an area having zone designation of "C" and "A" by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 490038-0160B, with a date of revision of October 10, 2006 (letter of map change 06-08-B188P-490038) for Community number 0038, in Davis County, State of Utah, which is the current flood insurance rate map on record with the Federal Emergency Management Agency.



HEBER SOUTH TOWNE LLC

LC

SEWER DISTRICT APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____ BY _____
THE CENTRAL DAVIS SEWER DISTRICT.

SHEET
1 OF 3

BOYER WHEELER FARM L.C.

THE BOYER COMPANY
CONTACT: SPENCER MOFFAT
(801) 550-5500
90 SOUTH 400 WEST STE 200, SLC



Stantec Consulting Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT
84107-2540
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

No.	Created	Revisions	By	Date
1	Created Parcel G		TEJ	7/5/07

Project Number 186301541	PM RQE
Filename 01541c-101pp	
Designed By RQE	Drawn By KFW
Checked By TEJ	Date 7-5-2007

WEBER BASIN WATER CONSERVANCY DISTRICT APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE WEBER BASIN WATER CONSERVANCY DISTRICT.
BY:

PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE FARMINGTON CITY PLANNING AND ZONING COMMISSION.
BY: CHAIRMAN

CITY ENGINEER APPROVAL APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE FARMINGTON CITY ENGINEER.
BY:

CITY ATTORNEY APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE FARMINGTON CITY ATTORNEY.
BY:

FARMINGTON CITY COUNCIL APPROVAL APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE FARMINGTON CITY COUNCIL.
MAYOR
CITY RECORDER

DAVIS COUNTY RECORDER RECORDED NO. _____ STATE OF UTAH, COUNTY OF DAVIS RECORDED AND FILED AT THE REQUEST OF _____ DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE(\$) _____ DAVIS COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, Tyler E. Jenkins, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 4938730, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as

FARMINGTON MEADOWS PHASE 1 SUBDIVISION

and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at the Southeast Corner of Section 15, Township 3 North, Range 1 West, Salt Lake Base and Meridian; and running thence S89°51'23"W 2640.14 feet along the Section Line to the South Quarter Corner of said Section 15; thence N00°01'03"W 1325.57 feet along the Section Line; thence N89°56'45"E 1518.17 feet; thence S00°03'52"E 191.40 feet; thence Southeasterly 12.47 feet along the arc of a 277.50 foot radius curve to the right, chord bears S58°53'39"E 12.47 feet; thence Northeasterly 34.44 feet along the arc of a 25.00 foot radius curve to the left, chord bears N82°55'28"E 31.78 feet; thence N43°27'21"E 15.99 feet; thence S46°32'39"E 55.00 feet; thence Northeasterly 91.26 feet along the arc of a 112.50 foot radius curve to the right, chord bears N66°41'45"E 88.78 feet; thence N89°56'08"E 33.36 feet; thence S00°03'52"E 135.00 feet; thence N89°56'08"E 391.75 feet; thence South 87.30 feet; thence East 55.00 feet; thence Southeasterly 23.48 feet along the arc of a 15.00 foot radius curve to the left, chord bears S45°12'55"E 21.16 feet; thence N89°56'08"E 5.00 feet; thence S00°02'07"W 55.00 feet; thence S89°56'08"W 5.00 feet; thence Southwesterly 23.55 feet along the arc of a 15.00 foot radius curve to the left, chord bears S44°58'04"W 21.20 feet; thence South 89.85 feet; thence East 215.20 feet; thence South 90.00 feet; thence East 251.91 feet to the Section Line; thence S00°19'28"E 648.99 feet along the Section Line to the point of beginning. Contains 69.128 Acres and 38 Lots

Date

Tyler E. Jenkins
P.L.S. No. 4938730

OWNER'S DEDICATION

Know all men by these presents that _____, the _____ undersigned owners of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as the

FARMINGTON MEADOWS PHASE 1 SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown of this plat as intended for Public use.

In witness whereof _____ have hereunto set _____ this _____ day of _____, A.D., 20____.

Boyer Farmington Meadows L.C.

In witness whereof _____ have hereunto set _____ this _____ day of _____, A.D., 20____.

Pleasant Valley Investments L.C.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH §S.S.

On the _____ day of _____, A.D., 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the State of _____, who after being duly sworn, acknowledged to me that _____, a Limited

Liability Company, that _____ signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH §S.S.

On the _____ day of _____, A.D., 20____ personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the State of _____, who after being duly sworn, acknowledged to me that _____, a Limited

Liability Company, that _____ signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

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NOTARY PUBLIC
RESIDING IN _____ COUNTY

FARMINGTON MEADOWS PHASE 1 SUBDIVISION

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN FARMINGTON CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

RECORDED NO. _____
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE(\$) _____ DAVIS COUNTY RECORDER