

NOTICE & AGENDA

REDEVELOPMENT AGENCY OF FARMINGTON

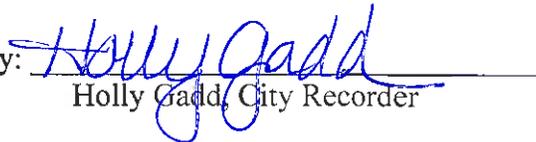
NOTICE IS HEREBY GIVEN that a meeting of the Governing Board of the Redevelopment Agency of Farmington City, Davis County, Utah, will be held at the second floor of **Farmington City Hall** located at 160 South Main, Farmington, Utah, on Tuesday, **June 21, 2016, at 7:05 p.m.** The agenda shall be as follows:

1. Roll Call
2. **Public Hearing:** Consideration of the Redevelopment Agency Budget for fiscal year ending June 30, 2017, and for amending the Redevelopment Agency Budget for fiscal year ending June 30, 2016 for the US89 and Station Park Project Areas.
3. Consideration and adoption of Agency Resolution adopting Amendment to Station Park Redevelopment Project Area Plan (amending the project area boundaries as requested by the County Auditor to avoid inconsistent property boundaries).

Motion to adjourn and reconvene the City Council meeting.

DATED this 16th day of June, 2016.

REDEVELOPMENT AGENCY

By: 
Holly Gadd, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting, should notify Holly Gadd, City Recorder, 451-2383 x 205, at least 24 hours prior to the meeting.



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BELTON
BRIGHAM N. MELLOR
CORY R. RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

Redevelopment Agency Staff Report

To: Mayor and City Council
From: Keith Johnson, Assistant City Manager
Date: June 15, 2016
Subject: **AMENDING AND ADOPTING OF THE RDA BUDGETS.**

RECOMMENDATIONS

1. Hold public hearing.
2. Approve the enclosed resolution which amends the budgets for fiscal year 2016, and adopts the RDA US 89 and Station Park project area budgets for fiscal year ending June 30, 2017.

BACKGROUND

A resolution for amending the fiscal year 2016 and adopting the June 30, 2017 budgets is before you. A public hearing is to be held for any public input or comments before the adoption of the resolution.

The main points of the RDA budgets is that the US 89 RDA is nearing it's end in a few more years. The Station Park RDA is accelerating in tax increment as a lot of the buildings are now complete.

Respectfully Submitted,



Keith Johnson,
Assistant City Manager

Review and Concur,

Dave Millheim,
City Manager

**REDEVELOPMENT AGENCY OF FARMINGTON CITY
RESOLUTION NO. 2016-_____**

RESOLUTION OF THE REDEVELOPMENT AGENCY OF FARMINGTON CITY CONSENTING TO AMENDING THE ANNUAL BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2016; AND ADOPTING THE ANNUAL BUDGET FOR ENTITLED "REDEVELOPMENT AGENCY OF FARMINGTON CITY OFFICIAL OPERATING AND CAPITAL BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2017". FOR THE US 89 AND STATION PARK PROJECT AREAS.

WHEREAS, the Utah Code Annotated, 1953, as amended, requires the Board of Directors of the Redevelopment Agency of Farmington City to adopt a budget for the ensuing fiscal year by Resolution; and

WHEREAS, the Board of Directors has prepared said budget and has submitted the same for public review and hearing; and

WHEREAS, the budget conforms to the requirements of the Utah Uniform Fiscal Procedures Act;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF FARMINGTON CITY, as follows:

That the document entitled:

REDEVELOPMENT AGENCY OF FARMINGTON CITY
FARMINGTON, UTAH
OFFICIAL BUDGET FOR FISCAL YEAR
ENDING JUNE 30, 2017.
FOR THE US 89 AND STATION PARK PROJECT AREAS.

be and is hereby adopted effective June 21, 2016.

ADOPTED this 21st day of June, 2016.

**REDEVELOPMENT AGENCY OF
FARMINGTON CITY**

H. James Talbot, Chair

ATTEST:

Dave Millheim
Secretary-Treasurer

FARMINGTON CITY CORPORATION BUDGET

RDA Budget

RDA #1 US 89 Area

	Adopted FYE 6-30-16 Budget	Revisions	Amended FYE 6-30-16 Budget	FY 2017 Approved Budget
	<hr/>			<hr/>
Revenues	292,000	-4,500	287,500	387,000
Appropriated Fund Balance	<u>26,900</u>	<u>3,500</u>	<u>30,400</u>	<u>72,800</u>
Total	318,900	-1,000	317,900	459,800
Expenditures	318,900	-1,000	317,900	459,800
Fund Balance increase	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	318,900	-1,000	317,900	459,800
Fund Totals	415,409		411,909	339,109

RDA
US 89 Area

FY 2016

Beginning Balance			442,309
<u>Revenues</u>			
Property Tax		285,000	
Interest		2,500	
GF Loan		0	
Bond Proceeds		0	
	Total Revenues	287,500	
<u>Expenses</u>			
General Administration		11,300	
School District Repayment		22,000	
Recreation - transfer Community Center Basement Bond		59,000	
Bond Payments		225,600	
Loan Payment to GF		0	
Purchase Land - Old Farm		0	
Shepard Ln Improvements		0	
	Total Expenses	317,900	
Fund Balance 6/30/16	Unreserved	-30,400	411,909

FY 2017

Beginning Balance			411,909
<u>Revenues</u>			
Property Tax		385,000	
Interest		2,000	
GF Loan		0	
Bond Proceeds		0	
	Total Revenues	387,000	
<u>Expenses</u>			
General Administration		12,400	
School District Repayment		22,000	
Recreation - transfer Community Center Basement Bond		59,000	
Bond Payments		226,400	
Loan Payment to GF		0	
Purchase Land - Old Farm		0	
1075 W improvements		140,000	
	Total Expenses	459,800	
Fund Balance 6/30/17	Unreserved	-72,800	339,109

Account Number	Account Title	2015-16 Approved Budget	07/15-06/16 Cur YTD Actual	2015-16 Modified Budget	2016-17 Requested Budget	2016-17 Recommend Budget	2016-17 Approved Budget
FARMINGTON RDA FUND							
TAXES							
20-310-100	PROPERTY TAX - CITY PORTION	290,000	284,857	60,000	280,000	80,000	80,000
20-310-150	TAX INCREMENT - OTHER ENTITIES	.00	.00	225,000	.00	305,000	305,000
20-310-200	DELINQUENT PRIOR YEARS TAXES	.00	.00	.00	.00	.00	.00
Total TAXES:		290,000	284,857	285,000	280,000	385,000	385,000
INTEREST							
20-360-100	INTEREST	2,000	2,268	2,500	2,000	2,000	2,000
Total INTEREST:		2,000	2,268	2,500	2,000	2,000	2,000
FUND BALANCE APPROPRIATION							
20-399-999	FUND BALANCE APPROPRIATION	26,900	.00	.00	.00	72,800	72,800
Total FUND BALANCE APPROPRIATION:		26,900	.00	.00	.00	72,800	72,800
EXPENDITURES							
20-400-100	BOARD SALARIES	3,600	3,300	3,600	3,600	3,600	3,600
20-400-111	ADMINISTRATIVE SALARIES	2,000	.00	2,000	10,000	2,000	2,000
20-400-130	PAYROLL TAXES	1,100	291	1,100	2,100	2,100	2,100
20-400-370	PROFESSIONAL/TECHNICAL RDA #1	3,200	3,060	3,200	3,200	3,200	3,200
20-400-419	INSURANCE	1,400	1,145	1,400	1,500	1,500	1,500
Total EXPENDITURES:		11,300	7,795	11,300	20,400	12,400	12,400
NON-ADMINISTRATIVE EXPENSES							
20-401-380	SCHOOL DIST. AGREE. #91-33	22,000	.00	22,000	.00	22,000	22,000
20-401-420	TRANSFERS TO OTHER FUNDS	60,000	.00	59,000	59,000	59,000	59,000
20-401-810	BOND PRINCIPAL RETIREMENT	213,000	213,000	213,000	219,000	219,000	219,000
20-401-820	BOND INTEREST	10,600	10,584	10,600	5,400	5,400	5,400
20-401-964	BOND ISSUANCE COSTS/RESERVES	2,000	1,500	2,000	2,000	2,000	2,000
Total NON-ADMINISTRATIVE EXPENSES:		307,600	225,084	306,600	285,400	307,400	307,400
CAPITAL PROJECTS							
20-470-540	CONSTRUCTION OF 1075 WEST STRE	.00	.00	.00	30,000	140,000	140,000
20-470-600	SHEPARD LANE IMPROVEMENTS	.00	.00	.00	100,000	.00	.00
Total CAPITAL PROJECTS:		.00	.00	.00	130,000	140,000	140,000
FARMINGTON RDA FUND Revenue Total:		318,900	287,125	287,500	282,000	459,800	459,800
FARMINGTON RDA FUND Expenditure Total:		318,900	232,879	317,900	435,800	459,800	459,800
Net Total FARMINGTON RDA FUND:		.00	54,246	30,400-	153,800-	.00	.00

FARMINGTON CITY CORPORATION BUDGET

RDA Budget

RDA #3 Station Park Area

	Adopted FYE 6-30-16 Budget	Revisions	Amended FYE 6-30-16 Budget	FY 2017 Approved Budget
Revenues	3,505,000	-600,000	2,905,000	3,809,000
Appropriated Fund Balance	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	3,505,000	-600,000	2,905,000	3,809,000
Expenditures	2,702,000	-234,000	2,468,000	2,400,000
Fund Balance increase	<u>803,000</u>	<u>-366,000</u>	<u>437,000</u>	<u>1,409,000</u>
Total	3,505,000	-600,000	2,905,000	3,809,000
Fund Totals	<u>1,851,015</u>		<u>1,485,015</u>	<u>2,894,015</u>

RDA Station Park

FY 2016

Beginning Balance		1,048,015
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Revenues

Property Taxes- Tax Increment	2,897,000	
Interest	8,000	
GF Loan	0	
Contributions	0	
Total Revenues	<u>2,905,000</u>	

Expenses

General Administration	0	
Professional & Technical	0	
Developer	2,320,000	
Transfer to General Fund	148,000	
Loan Payments to GF	0	
Total Expenses	<u>2,468,000</u>	

Fund Balance 6/30/16	437,000	<u>1,485,015</u>
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FY 2017

Beginning Balance		1,485,015
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Revenues

Property Taxes- Tax Increment	3,800,000	
Interest	9,000	
GF Loan	0	
Contributions	0	
Total Revenues	<u>3,809,000</u>	

Expenses

General Administration	0	
Professional & Technical	0	
Developer	2,400,000	
Transfer to General Fund	0	
Loan Payments to GF	0	
Total Expenses	<u>2,400,000</u>	

Fund Balance 6/30/17	1,409,000	<u>2,894,015</u>
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Account Number	Account Title	2015-16 Approved Budget	07/15-06/16 Cur YTD Actual	2015-16 Modified Budget	2016-17 Requested Budget	2016-17 Recommend Budget	2016-17 Approved Budget
FARMINGTON STATION PARK RDA							
TAXES							
22-310-100	PROPERTY TAX - CITY PORTION	3,500,000	2,896,536	475,000	3,000,000	608,000	608,000
22-310-150	TAX INCREMENT - OTHER ENTITIES	.00	.00	2,422,000	00	3,192,000	3,192,000
Total TAXES:		3,500,000	2,896,536	2,897,000	3,000,000	3,800,000	3,800,000
INTEREST							
22-360-100	INTEREST	5,000	7,149	8,000	.00	9,000	9,000
Total INTEREST:		5,000	7,149	8,000	.00	9,000	9,000
EXPENDITURES							
22-400-370	PROFESSIONAL/TECHNICAL	2,000	.00	.00	.00	.00	.00
Total EXPENDITURES:		2,000	.00	.00	.00	.00	.00
NON-ADMINISTRATIVE EXPENSES							
22-401-420	TRANSFER TO OTHER FUNDS	.00	.00	148,000	.00	.00	.00
Total NON-ADMINISTRATIVE EXPENSES:		.00	.00	148,000	.00	.00	.00
CAPITAL PROJECTS							
22-470-965	DEVELOPER REIMBURSEMENT	2,700,000	.00	2,320,000	2,400,000	2,400,000	2,400,000
Total CAPITAL PROJECTS:		2,700,000	.00	2,320,000	2,400,000	2,400,000	2,400,000
FUND BALANCE INCREASE							
22-999-999	FUND BALANCE INCREASE	803,000	.00	.00	.00	1,409,000	1,409,000
Total FUND BALANCE INCREASE:		803,000	.00	.00	.00	1,409,000	1,409,000
FARMINGTON STATION PARK RDA Revenue Total:		3,505,000	2,903,685	2,905,000	3,000,000	3,809,000	3,809,000
FARMINGTON STATION PARK RDA Expenditure Total:		3,505,000	.00	2,468,000	2,400,000	3,809,000	3,809,000
Net Total FARMINGTON STATION PARK RDA:		.00	2,903,685	437,000	600,000	.00	.00



FARMINGTON CITY

H. JAMES TALBOT
MAYOR

BRETT ANDERSON
DOUG ANDERSON
JOHN BILTON
BRIGHAM N. MELLOR
CORY R. RITZ
CITY COUNCIL

DAVE MILLHEIM
CITY MANAGER

Redevelopment Agency Staff Report

To: Mayor and City Council

From: Keith Johnson, Assistant City Manager

Date: June 15, 2016

Subject: **RESOLUTION ADOPTING AMENDMENT TO THE STATION PARK
RDA PROJECT PLAN - AMENDING THE PROJECT BOUNDARIES.**

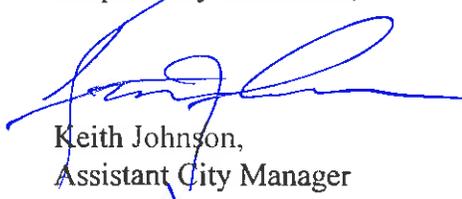
RECOMMENDATIONS

Approve the enclosed resolution which amends the boundaries to the Station Park RDA Project Area Plan.

BACKGROUND

When Station Park RDA was formed and the project boundaries were set in 2005, the boundaries were on property lines. A few changes have been made in property lines since then and some are now being divided by the RDA boundaries. In order to make it more precise and consistent for tax purposes the County has asked (see enclosed letter) that the RDA agency adjust the boundaries to be on the current property lines. We have set the boundaries along the street right of ways and the current property lines, which should not change any more. The County will make this retroactive to January 1, 2016.

Respectfully Submitted,



Keith Johnson,
Assistant City Manager

Review and Concur,

Dave Millheim,
City Manager



Davis
COUNTY

Clerk / Auditor

Davis County Administration Building - P.O. Box 618 - Farmington Utah 84025
Telephone: (801) 451-3213 – Fax: (801) 451-3421

Curtis Koch, MBA, CGFM
Clerk/Auditor

Heidi Voordeckers, MPA
Chief Deputy Audit/Finance

June 7, 2016

Jim Talbot
Chairman
Redevelopment Agency of Farmington City
PO Box 160
Farmington, UT 84025

Chairman Talbot,

Per Utah Code Annotated 17C-2-110 4, the County Auditor may request a redevelopment project area plan be amended without notice and public hearing and without obtaining taxing entity committee approval. This provision is granted so that minor adjustment can be made to boundary descriptions in order to avoid inconsistent property boundary lines. Over the past few months, my office has worked in conjunction with Farmington City Assistant City Manager Keith Johnson to identify several parcels in the Farmington 3 Redevelopment Project Area that create inconsistent property boundary lines. As such, I am requesting that the project area plan be amended (in particular the legal description of the RDA) to include all of the following 9 parcels:

08-486-0117	08-486-0115	08-552-0202	08-075-0089	08-072-0039
08-486-0109	08-552-0201	08-486-0102	08-075-0088	

U.A.C. 17C-2-110 4 also allows for the Auditor to request that parcels be removed if they are no longer necessary or desirable to the project area. As such, I am requesting that the following parcel be removed from the RDA as it is a split parcel and a tax-exempt property owned by Utah Department of Transportation:

08-075-0068

These boundary changes will be retroactive to January 1, 2016 and are based on parcel numbers as of that date. If you have any questions regarding this matter, please don't hesitate to call.

Respectfully,

Curtis Koch
Davis County Clerk/Auditor

Cc: Davis County Commission, Keith Johnson

Enclosure: Utah Annotated Code 17C-2-110

RESOLUTION NO. _____

DATE: June 21, 2016

RESOLUTION OF THE REDEVELOPMENT AGENCY OF FARMINGTON CITY
ADOPTING THE “AMENDMENT TO STATION PARK REDEVELOPMENT PROJECT
AREA PLAN” (ORIGINAL PLAN DATED APRIL 1, 2005 AND ADOPTED JUNE 1, 2005;
AMENDMENT TO PLAN DATED JUNE 14, 2016 AND ADOPTED JUNE 21, 2016)

WHEREAS, the Redevelopment Agency of Farmington City (the “Agency”) is a community reinvestment agency operating under the provisions of the Limited Purpose Local Government Entities – Community Reinvestment Agency Act, Title 17C, Chapters 1 through 5, Utah Code Annotated (the “Act”), and is authorized and empowered thereunder to undertake various activities and actions pursuant to the Act; and

WHEREAS, Farmington City has a planning commission and has adopted a general plan pursuant to applicable law; and

WHEREAS, the Agency has previously adopted on June 1, 2005 the Station Park Redevelopment Project Area (the “Project Area”) by adoption of the Station Park Redevelopment Project Area Plan (the Original Plan) dated April 1, 2005, through adoption of its Resolution No. 2005-08; and

WHEREAS, it has become necessary to amend the Project Area and Original Plan legal description pursuant to request of the Davis County Auditor under and pursuant to Section 17C-2-110(4)(a) of the Act to make “a minor adjustment in the legal description of [the] project area boundary requested by a county assessor or county auditor to avoid inconsistent property boundary lines;” and

WHEREAS, it has become necessary and desirable for the Agency and Farmington City to amend the legal description of the Project Area to make the requested adjustment in the legal description of the Project Area and to adopt the “Amendment to Station Park Redevelopment Project Area Plan” (the “Amendment to Plan”).

NOW, THEREFORE, BE IT RESOLVED by the Redevelopment Agency of Farmington City:

Section 1. Reason for Adoption of Amendment to Plan. It has become necessary and desirable to amend the Project Area and related Original Plan by making minor adjustments to the legal description and map of the Project Area set forth in the Original Plan, as requested by the Davis County Auditor pursuant to Section 17C-2-110(4)(a) of the Act to avoid inconsistent boundary lines, and to adopt by resolution, as required by the Act, the Amendment to Plan

containing the modified Project Area legal description and map.

Section 2. Findings. The Agency has reviewed the request letter received from the Davis County Auditor's Office dated June 7, 2016 and finds that the Davis County Auditor has requested the subject minor adjustments to the Project Area legal description and map to avoid inconsistent property boundary lines.

Section 3. Adoption and Official Designation of Amendment to Plan. The Original Plan, as amended by the Amendment to Plan, is hereby designated as the official project area plan for the Station Park Redevelopment Project Area and supersedes and replaces the Original Plan. The Agency hereby officially adopts the Amendment to Plan by this Resolution, in accordance with the provisions of the Act, with the result that the legal description and map of the Project Area are modified and amended. The Agency shall submit the Amendment to Plan, together with a copy of this Resolution, to the City Council of Farmington City requesting that the Amendment to Plan be adopted by ordinance of the legislative body of Farmington City in accordance with the provisions of the Act.

Section 3. Amended Project Area Boundaries. The legal description of the boundaries of the Station Park Redevelopment Project Area, as amended and as described in the Amendment to Station Park Redevelopment Project Area Plan is as follows, to-wit:

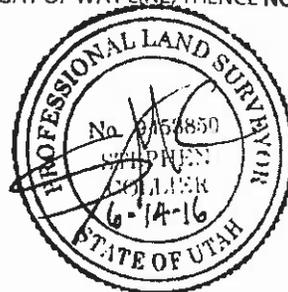
FARMINGTON CITY RDA BOUNDARY
DESCRIPTION

PART OF THE NORTH 1 / 2 OF SECTION 24, THE NORTHEAST 1 / 4 OF SECTION 23, THE SOUTHEAST 1/4 OF SECTION 14 AND THE SOUTHWEST 1 / 4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 650 WEST STREET AND THE SOUTH RIGHT OF WAY LINE OF CLARK LANE, A 100 FOOT WIDE STREET AS DESCRIBED IN THAT CERTAIN ROAD DEDICATION PLAT, ENTRY NUMBER 2041354 IN BOOK 3694, AT PAGE 1209, DATED THE 28TH DAY OF DECEMBER 2004 BY MAX ELLIOT IN THE DAVIS COUNTY RECORDER'S OFFICE, POINT OF BEGINNING BEING 98.85 FEET NORTH 00° 07' 40" WEST FROM THE CENTER OF SAID SECTION 24, (BASIS OF BEARINGS IS SOUTH 89° 52' 28" WEST BETWEEN THE CENTER OF SECTION 24 AND THE WEST 1 / 4 CORNER OF SECTION 24, DAVIS COUNTY TOWNSHIP REFERENCE PLAT); AND RUNNING THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CLARK LANE FIVE (5) COURSES AS FOLLOWS: (1) NORTH 89° 34' 39" WEST 20.75 FEET TO THE POINT OF CURVATURE OF A 450.00 FOOT RADIUS CURVE TO THE RIGHT, (2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 350.13 FEET WITH A CENTRAL ANGLE OF 44° 34' 49" (LONG CHORD BEARS NORTH 67° 17' 24" WEST 341.37 FEET) TO THE POINT OF TANGENCY, (3) NORTH 45° 00' 00" WEST 444.45 FEET TO THE POINT OF CURVATURE OF A 350.00 FOOT RADIUS CURVE TO THE LEFT (4) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 274.89 FEET WITH A CENTRAL ANGLE OF 45° 00' 00" (LONG CHORD BEARS NORTH 67° 30' 00" WEST 267.88 FEET) TO THE POINT OF TANGENCY, (5) WEST 1647.35 FEET, MORE OR LESS; THENCE NORTH 100.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CLARK LANE AND THE EASTERLY RIGHT OF WAY LINE OF 1100 WEST STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY OF 1100 WEST STREET FIVE (5) COURSES AS FOLLOWS: (1) NORTHWESTERLY ALONG THE ARC OF A 80.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 48.98 FEET WITH A CENTRAL ANGLE OF 34° 51' 50" (LONG CHORD BEARS NORTH 53° 03' 56" WEST 48.23 FEET AND CENTER BEARS NORTH 19° 30' 10" EAST) TO A POINT OF REVERSE CURVATURE, (2) NORTHWESTERLY ALONG THE ARC OF A 109.50 FOOT RADIUS CURVE TO THE LEFT 23.31 FEET WITH A CENTRAL ANGLE OF 12° 11' 56" (LONG CHORD BEARS NORTH 41° 43' 59" WEST 23.27 FEET) TO A POINT OF REVERSE CURVATURE, (3) NORTHWESTERLY ALONG THE ARC OF A 80.50 FOOT RADIUS TO THE RIGHT 19.84 FEET WITH A CENTRAL ANGLE OF 14° 07' 05" (LONG CHORD BEARS NORTH 40° 46' 25" WEST 19.79 FEET) TO A POINT OF REVERSE CURVATURE, (4) NORTHWESTERLY ALONG THE ARC OF A 560.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 468.47 FEET WITH A CENTRAL ANGLE OF 47° 55' 50" (LONG CHORD BEARS NORTH 25° 11' 43" WEST 454.92 FEET AND CENTER BEARS SOUTH 88° 46' 13" WEST) TO THE POINT OF TANGENCY, (5) NORTH 49° 09' 37" WEST 68.52 FEET TO THE POINT OF CURVATURE OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID ARC 40.57 FEET WITH A CENTRAL ANGLE OF 89° 24' 45" (LONG CHORD BEARS NORTH 04° 27' 15" WEST 36.58 FEET) TO THE POINT OF TANGENCY AND THE SOUTHERLY RIGHT OF WAY LINE OF PARK LANE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE TWO (2) COURSES AS FOLLOWS: (1) NORTH 40° 15' 08" EAST 293.10 FEET, (2) NORTH 43° 35' 30" EAST 192.39 FEET, MORE OR LESS, TO THE PROJECTED EAST LINE OF PARK LANE SUBDIVISION (YET TO BE RECORDED), THENCE NORTH 00° 03' 38" EAST 401.49 FEET, MORE OR LESS, ALONG SAID EAST LINE PROJECTED AND EAST LINE TO THE SOUTH LINE OF PARK LANE COMMONS SUBDIVISION RECORDED AS ENTRY 32863550 ON APRIL 29, 2015 IN BOOK 6256, AT PAGE 794, IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE NORTH 89° 34' 55" WEST 513.36 FEET TO THE EAST RIGHT OF WAY LINE OF MARKET STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00° 07' 05" EAST 668.31 FEET TO THE NORTH LINE OF PARK LANE COMMONS SUBDIVISION; THENCE ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION THREE (3) COURSES AS FOLLOWS: (1) SOUTH 89° 20' 54" EAST 222.58 FEET TO A POINT OF CURVATURE, (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 108.00 FOOT RADIUS CURVE TO THE LEFT 92.18 FEET WITH A CENTRAL ANGLE OF 48° 54' 10" (LONG CHORD BEARS NORTH 66° 12' 01" EAST 89.41 FEET) TO THE POINT OF TANGENCY, (3) NORTH 41° 44' 56" EAST 112.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATION PARKWAY STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THREE (3) COURSES AS FOLLOWS: NORTH

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THENCE NORTH 89° 40' 30" WEST 53.23 FEET, MORE OR LESS, TO THE WESTERLY LINE OF PARCEL G, PARK LANE COMMONS SUBDIVISION RECORDED AS ENTRY NO. 2598621 ON THE 12TH DAY OF MAY, 2011 IN BOOK 5272, AT PAGE 657, IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID WESTERLY LINE FIVE (5) COURSES AS FOLLOWS: (1) SOUTH 50° 36' 35" EAST 260.79 FEET, (2) SOUTH 50° 50' 56" EAST 327.80 FEET, (3) SOUTH 39° 23' 25" WEST 26.87 FEET, (4) SOUTH 50° 41' 22" EAST 665.38 FEET TO A POINT OF CURVATURE, (4) SOUTHEASTERLY ALONG THE ARC OF A 135.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 153.14 FEET WITH A CENTRAL ANGLE OF 64° 59' 35" (LONG CHORD BEARS SOUTH 15° 44' 39" EAST 145.06 FEET AND CENTER BEARS SOUTH 73° 14' 53" EAST) TO THE NORTHERLY RIGHT OF WAY LINE OF PARK LANE AND POINT OF TANGENCY; THENCE NORTH 41° 45' 29" EAST 140.69 FEET, MORE OR LESS, ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE WESTERLY RIGHT OF WAY LINE OF THE UTAH TRANSIT AUTHORITY COMMUTER RAIL CORRIDOR AS DESCRIBED IN SAID SURVEY #5910; THENCE SOUTH 50° 35' 23" EAST 726.18 FEET, MORE OR LESS, ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 88° 54' 00" WEST 82.77 FEET, MORE OR LESS; THENCE SOUTH 52° 07' 03" EAST 212.03 FEET, MORE OR LESS; THENCE SOUTH 38° 46' 49" WEST 24.04 FEET, MORE OR LESS, TO A POINT OF CURVATURE ON THE BOUNDARY LINE OF STATION PARK SUBDIVISION RECORDED AS ENTRY 2589654 ON THE 17TH DAY OF MARCH 2011 IN BOOK 5232, AT PAGE 39, IN THE DAVIS COUNTY RECORDERS OFFICE; THENCE ALONG SAID BOUNDARY LINE SEVEN (7) COURSES AS FOLLOWS: (1) SOUTHEASTERLY ALONG THE ARC OF A 31.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 11.84 FEET WITH A CENTRAL ANGLE OF 21° 32' 07" (LONG CHORD BEARS SOUTH 61°10' 03" EAST 11.77 FEET AND CENTER BEARS SOUTH 18° 03' 54" WEST) TO THE POINT OF TANGENCY, (2) SOUTH 50° 23' 54" EAST 87.46 FEET TO A POINT OF CURVATURE, (3) SOUTHEASTERLY ALONG THE ARC OF A 94.83 FOOT RADIUS CURVE TO THE LEFT 29.34 FEET WITH A CENTRAL ANGLE OF 17° 43' 31" (LONG CHORD BEARS SOUTH 59° 15' 43" EAST 29.22 FEET) TO THE POINT OF TANGENCY, (4) SOUTH 67° 44' 58" EAST 53.88 FEET TO A POINT OF CURVATURE, (5) SOUTHEASTERLY ALONG THE ARC OF A 101.50 FOOT RADIUS CURVE TO THE RIGHT 30.16 FEET WITH A CENTRAL ANGLE OF 17° 01' 32" (LONG CHORD BEARS SOUTH 59° 14' 14" EAST 30.05 FEET) TO THE POINT OF TANGENCY, (6) SOUTH 50° 43' 29" EAST 484.99 FEET TO A POINT OF CURVATURE, (7) SOUTHEASTERLY ALONG THE ARC OF A 2009.43 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 1000.47 FEET WITH A CENTRAL ANGLE OF 28° 31' 37" (LONG CHORD BEARS SOUTH 11° 22' 36" EAST 990.17 FEET AND CENTER BEARS 87° 06' 48" EAST) TO A POINT ON CURVE AT THE INTERSECTION OF THE EASTERLY BOUNDARY LINE OF SAID STATION PARK SUBDIVISION AND THE EASTERLY BOUNDARY LINE OF THE FARMINGTON CITY PUBLIC WORKS PROPERTY AS DESCRIBED IN AN ALTA / ACSM LAND TITLE SURVEY DATED 4 MARCH, 2014 AND FILED AS SURVEY #6582 ON 09/15/14 IN THE OFFICE OF THE DAVIS COUNTY SURVEYOR; THENCE ALONG SAID EASTERLY LINE FOUR (4) COURSES AS FOLLOWS: (1) CONTINUING SOUTHEASTERLY ALONG THE ARC OF A 2009.43 FOOT RADIUS CURVE TO THE LEFT 157.50 FEET WITH A CENTRAL ANGLE OF 04° 29' 27" (LONG CHORD BEARS SOUTH 27° 53' 08" EAST 157.46 FEET AND CENTER BEARS NORTH 64° 21' 36" EAST) TO THE POINT OF TANGENCY, (2) SOUTH 00° 39' 11" EAST 0.19 FEET, (3) SOUTH 30° 18' 39" EAST 137.95 FEET, (4) SOUTH 00° 12' 24" WEST 125.98 FEET, MORE OR LESS; SOUTH 89° 53' 00" EAST 58.43 FEET, MORE OF LESS, THENCE SOUTH 00° 12' 00" WEST 48.90 FEET, THENCE SOUTH 89° 53' 00" EAST 17.00 FEET; THENCE SOUTH 00° 12' 00" WEST 106.89 FEET, MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY LINE OF CLARK LANE ; THENCE NORTH 89° 53' 00" WEST 38.76 FEET, MORE OR LESS, ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF 650 WEST STREET; THENCE SOUTH 00° 18' 42" WEST 581.59 FEET, MORE OR LESS, ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 89° 34' 39" WEST 90.00 FEET TO THE POINT OF BEGINNING.

CALCULATED AREA CONTAINS APPROXIMATELY 170.56 ACRES.



The amended map of the Project Area is attached hereto as Exhibit "A."

Section 4. Amendment to Plan Incorporated by Reference. The Amendment to Plan is incorporated herein by reference, and made a part of this Resolution. Copies of the Amendment to Plan shall be filed and maintained in the office of the Agency for public inspection.

Section 5. Effective Date and Time. This Resolution shall take effect immediately upon adoption. Pursuant to the provisions of the Act, the Amendment to Plan shall become effective at the time of the first publication of a summary of the Farmington City ordinance adopting the Amendment to Plan.

IN WITNESS WHEREOF, the Redevelopment Agency of Farmington City has approved, passed and adopted this Resolution this 21st day of June 2016.

_____, Chairperson

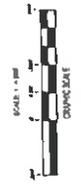
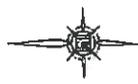
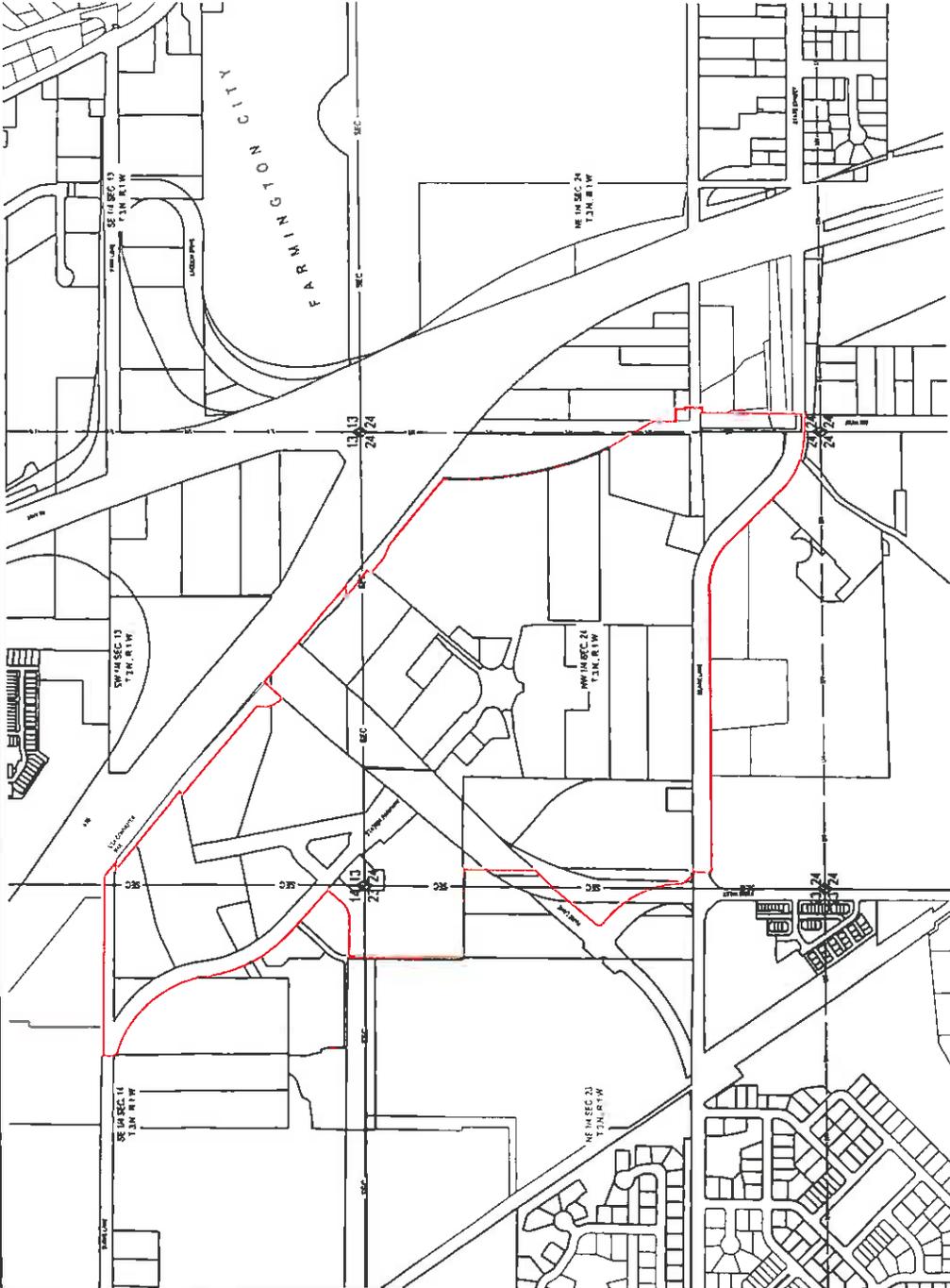
ATTEST:

_____, Executive Director

RECORD OF VOTE:	YES	NO	ABSENT
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

EXHIBIT "A"
AMENDED MAP OF THE STATION PARK REDEVELOPMENT PROJECT AREA

FARMINGTON CITY
RDA BOUNDARY EXHIBIT
 JUNE 2016



LEGEND:
 - - - - - RDA BOUNDARY
 - - - - - GR PARCELS

THE PURPOSE OF THIS EXHIBIT:
 THE PURPOSE OF THIS EXHIBIT IS TO DEFINE THE RDA BOUNDARY FOR FARMINGTON CITY, DAVIS COUNTY, UTAH. IT IS TO BE USED FOR THE PURPOSES OF LOCAL GOVERNMENT ONLY.

RECORDED IN: STATE OF UTAH COUNTY OF DAVIS RECORD AND PUBLIC RECORDS OFFICE
 TIME: _____ PAGE: _____ DATE: _____

FILE # _____ DATE COURT RECORDED: _____

UTAH
 V-1.0
 DECEMBER 2011

RDA BOUNDARY EXHIBIT
 FARMINGTON CITY CORPORATION
 JUNE 2016
 FARMINGTON CITY, DAVIS COUNTY, UTAH

C S CALDWELL RICHARDS SORENSEN
 ANSWERS TO INFRASTRUCTURE
 SALT LAKE CITY OFFICE
 200 EAST 100 SOUTH
 SALT LAKE CITY, UTAH 84111
 PHONE: 801.462.1000
 FAX: 801.462.1001
 WWW.CALDWELLRICHARDS.COM

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 TITLE: _____

THIS EXHIBIT IS A PART OF THE RDA BOUNDARY EXHIBIT FOR FARMINGTON CITY, DAVIS COUNTY, UTAH. IT IS TO BE USED FOR THE PURPOSES OF LOCAL GOVERNMENT ONLY.

UTAH
 V-1.0
 DECEMBER 2011

AMENDMENT TO STATION PARK REDEVELOPMENT PROJECT AREA PLAN
("Amendment to Plan")

Original Station Park Redevelopment Project Area Dated April 1, 2005
And Adopted by the Redevelopment Agency
of Farmington City on June 1, 2005

This Amendment to Station Park Redevelopment Project Area Plan Dated June 14, 2016
And Adopted by the Redevelopment Agency of Farmington City on June 21, 2016

Redevelopment Agency of Farmington City

I. Background Information Regarding This Amendment to Plan.

- a. The Station Park Redevelopment Project Area Plan (the “Original Plan”) was adopted on June 1, 2005 by the Redevelopment Agency of Farmington City (the “Agency”) by its Resolution No. 2005-08, and on June 1, 2005 by Farmington City by its Ordinance No. 2005-19.
- b. Section 17C-2-110(4)(a) of the Limited Purpose Local Government Entities - Community Reinvestment Agency Act provides:

“An urban renewal project area plan may be amended without complying with the notice and public hearing requirements of Subsections (2)(a) and (3)(a) and (b) and without obtaining taxing entity committee approval under Subsection (3)(c) if the amendment:

(i) makes a minor adjustment in the boundary description of a project area boundary requested by a county assessor or county auditor to avoid inconsistent property boundary lines; . . .”

- c. By its letter to the Agency dated June 7, 2016, and for the purpose of avoiding inconsistent property boundary lines, the Davis County Auditor’s Office has requested minor adjustments in the boundary description of the Station Park Redevelopment Project Area (the “Project Area”).

II. Scope and Effect of this Amendment to Plan; Project Area Boundary Changed.

The provisions of the Original Plan that conflict with the provisions of this Amendment to Plan shall be deemed to be amended to be consistent with the provisions of this Amendment to Plan. All other provisions of the Original Plan shall continue in effect except as they have been modified pursuant to amendments to applicable provisions of law. The effect of this Amendment to Plan is that the Station Park Redevelopment Project Area boundary description and project area map are changed by this Amendment to Plan.

III. Specific Amendments to Original Plan Provisions. The Original Plan is hereby amended as follows:

a. Amendment to Description of the Redevelopment Project Area.

The description of the Project Area set forth in Section 2. of the Original Plan is hereby amended and restated in its entirety to read as follows:

Section 2. Description of the Redevelopment Project Area.

The Station Park Redevelopment Project Area, referred to as the Redevelopment Project Area or Project Area, is enclosed within the following boundaries:

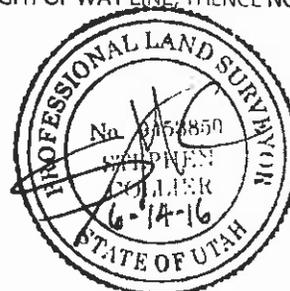
FARMINGTON CITY RDA BOUNDARY
DESCRIPTION

PART OF THE NORTH 1 / 2 OF SECTION 24, THE NORTHEAST 1 / 4 OF SECTION 23, THE SOUTHEAST 1 / 4 OF SECTION 14 AND THE SOUTHWEST 1 / 4 OF SECTION 13, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 650 WEST STREET AND THE SOUTH RIGHT OF WAY LINE OF CLARK LANE, A 100 FOOT WIDE STREET AS DESCRIBED IN THAT CERTAIN ROAD DEDICATION PLAT, ENTRY NUMBER 2041354 IN BOOK 3694, AT PAGE 1209, DATED THE 28TH DAY OF DECEMBER 2004 BY MAX ELLIOT IN THE DAVIS COUNTY RECORDER'S OFFICE, POINT OF BEGINNING BEING 98.85 FEET NORTH 00° 07' 40" WEST FROM THE CENTER OF SAID SECTION 24, (BASIS OF BEARINGS IS SOUTH 89° 52' 28" WEST BETWEEN THE CENTER OF SECTION 24 AND THE WEST 1 / 4 CORNER OF SECTION 24, DAVIS COUNTY TOWNSHIP REFERENCE PLAT); AND RUNNING THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF CLARK LANE FIVE (5) COURSES AS FOLLOWS: (1) NORTH 89° 34' 39" WEST 20.75 FEET TO THE POINT OF CURVATURE OF A 450.00 FOOT RADIUS CURVE TO THE RIGHT, (2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 350.13 FEET WITH A CENTRAL ANGLE OF 44° 34' 49" (LONG CHORD BEARS NORTH 67° 17' 24" WEST 341.37 FEET) TO THE POINT OF TANGENCY, (3) NORTH 45° 00' 00" WEST 444.45 FEET TO THE POINT OF CURVATURE OF A 350.00 FOOT RADIUS CURVE TO THE LEFT (4) NORTHWESTERLY ALONG THE ARC OF SAID CURVE 274.89 FEET WITH A CENTRAL ANGLE OF 45° 00' 00" (LONG CHORD BEARS NORTH 67° 30' 00" WEST 267.88 FEET) TO THE POINT OF TANGENCY, (5) WEST 1647.35 FEET, MORE OR LESS; THENCE NORTH 100.00 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CLARK LANE AND THE EASTERLY RIGHT OF WAY LINE OF 1100 WEST STREET; THENCE ALONG THE EASTERLY RIGHT OF WAY OF 1100 WEST STREET FIVE (5) COURSES AS FOLLOWS: (1) NORTHWESTERLY ALONG THE ARC OF A 80.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 48.98 FEET WITH A CENTRAL ANGLE OF 34° 51' 50" (LONG CHORD BEARS NORTH 53° 03' 56" WEST 48.23 FEET AND CENTER BEARS NORTH 19° 30' 10" EAST) TO A POINT OF REVERSE CURVATURE, (2) NORTHWESTERLY ALONG THE ARC OF A 109.50 FOOT RADIUS CURVE TO THE LEFT 23.31 FEET WITH A CENTRAL ANGLE OF 12° 11' 56" (LONG CHORD BEARS NORTH 41° 43' 59" WEST 23.27 FEET) TO A POINT OF REVERSE CURVATURE, (3) NORTHWESTERLY ALONG THE ARC OF A 80.50 FOOT RADIUS TO THE RIGHT 19.84 FEET WITH A CENTRAL ANGLE OF 14° 07' 05" (LONG CHORD BEARS NORTH 40° 46' 25" WEST 19.79 FEET) TO A POINT OF REVERSE CURVATURE, (4) NORTHWESTERLY ALONG THE ARC OF A 560.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 468.47 FEET WITH A CENTRAL ANGLE OF 47° 55' 50" (LONG CHORD BEARS NORTH 25° 11' 43" WEST 454.92 FEET AND CENTER BEARS SOUTH 88° 46' 13" WEST) TO THE POINT OF TANGENCY, (5) NORTH 49° 09' 37" WEST 68.52 FEET TO THE POINT OF CURVATURE OF A 26.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID ARC 40.57 FEET WITH A CENTRAL ANGLE OF 89° 24' 45" (LONG CHORD BEARS NORTH 04° 27' 15" WEST 36.58 FEET) TO THE POINT OF TANGENCY AND THE SOUTHERLY RIGHT OF WAY LINE OF PARK LANE; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE TWO (2) COURSES AS FOLLOWS: (1) NORTH 40° 15' 08" EAST 293.10 FEET, (2) NORTH 43° 35' 30" EAST 192.39 FEET, MORE OR LESS, TO THE PROJECTED EAST LINE OF PARK LANE SUBDIVISION (YET TO BE RECORDED), THENCE NORTH 00° 03' 38" EAST 401.49 FEET, MORE OR LESS, ALONG SAID EAST LINE PROJECTED AND EAST LINE TO THE SOUTH LINE OF PARK LANE COMMONS SUBDIVISION RECORDED AS ENTRY 32863550 ON APRIL 29, 2015 IN BOOK 6256, AT PAGE 794, IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE NORTH 89° 34' 55" WEST 513.36 FEET TO THE EAST RIGHT OF WAY LINE OF MARKET STREET; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00° 07' 05" EAST 668.31 FEET TO THE NORTH LINE OF PARK LANE COMMONS SUBDIVISION; THENCE ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION THREE (3) COURSES AS FOLLOWS: (1) SOUTH 89° 20' 54" EAST 222.58 FEET TO A POINT OF CURVATURE, (2) THENCE NORTHEASTERLY ALONG THE ARC OF A 108.00 FOOT RADIUS CURVE TO THE LEFT 92.18 FEET WITH A CENTRAL ANGLE OF 48° 54' 10" (LONG CHORD BEARS NORTH 66° 12' 01" EAST 89.41 FEET) TO THE POINT OF TANGENCY, (3) NORTH 41° 44' 56" EAST 112.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATION PARKWAY STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THREE (3) COURSES AS FOLLOWS: NORTH

48° 12' 56" WEST 311.93 FEET TO A POINT OF CURVATURE, (2) NORTHWESTERLY ALONG THE ARC OF A 810.00 FOOT RADIUS CURVE TO THE RIGHT 570.73 FEET WITH A CENTRAL ANGLE OF 40° 22' 16" (LONG CHORD BEARS NORTH 28° 01' 48" WEST 559.00 FEET) TO A POINT OF REVERSE CURVATURE, (3) NORTHWESTERLY ALONG THE ARC OF A 610.00 FOOT RADIUS NON-TANGENT CURVE TO LEFT 706.70 FEET WITH A CENTRAL ANGLE OF 66° 22' 41" (LONG CHORD BEARS NORTH 40° 55' 54" WEST 667.83 FEET AND CENTER BEARS SOUTH 82° 15' 27" WEST); THENCE NORTH 00° 19' 33" WEST 81.09 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF BURKE LANE; THENCE SOUTH 89° 40' 30" EAST 1023.66 FEET, MORE OR LESS, ALONG SAID NORTH RIGHT OF WAY LINE TO THE WESTERLY RIGHT OF WAY LINE OF THE UTAH TRANSIT AUTHORITY COMMUTER RAIL CORRIDOR AS DESCRIBED IN THAT CERTAIN UTAH TRANSIT AUTHORITY COMMUTER RAIL RIGHT OF WAY SURVEY DATED 09-08-10 AND RECORDED SEPTEMBER 08, 2010 AS SURVEY #5910 IN THE DAVIS COUNTY SURVEYOR'S OFFICE; THENCE SOUTH 50° 35' 23" EAST 104.68 FEET, MORE OR LESS, ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTH RIGHT OF WAY LINE OF BURKE LANE; THENCE NORTH 89° 40' 30" WEST 53.23 FEET, MORE OR LESS, TO THE WESTERLY LINE OF PARCEL G, PARK LANE COMMONS SUBDIVISION RECORDED AS ENTRY NO. 2598621 ON THE 12TH DAY OF MAY, 2011 IN BOOK 5272, AT PAGE 657, IN THE DAVIS COUNTY RECORDER'S OFFICE; THENCE ALONG SAID WESTERLY LINE FIVE (5) COURSES AS FOLLOWS: (1) SOUTH 50° 36' 35" EAST 260.79 FEET, (2) SOUTH 50° 50' 56" EAST 327.80 FEET, (3) SOUTH 39° 23' 25" WEST 26.87 FEET, (4) SOUTH 50° 41' 22" EAST 665.38 FEET TO A POINT OF CURVATURE, (4) SOUTHEASTERLY ALONG THE ARC OF A 135.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 153.14 FEET WITH A CENTRAL ANGLE OF 64° 59' 35" (LONG CHORD BEARS SOUTH 15° 44' 39" EAST 145.06 FEET AND CENTER BEARS SOUTH 73° 14' 53" EAST) TO THE NORTHERLY RIGHT OF WAY LINE OF PARK LANE AND POINT OF TANGENCY; THENCE NORTH 41° 45' 29" EAST 140.69 FEET, MORE OR LESS, ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE WESTERLY RIGHT OF WAY LINE OF THE UTAH TRANSIT AUTHORITY COMMUTER RAIL CORRIDOR AS DESCRIBED IN SAID SURVEY #5910; THENCE SOUTH 50° 35' 23" EAST 726.18 FEET, MORE OR LESS, ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 88° 54' 00" WEST 82.77 FEET, MORE OR LESS; THENCE SOUTH 52° 07' 03" EAST 212.03 FEET, MORE OR LESS; THENCE SOUTH 38° 46' 49" WEST 24.04 FEET, MORE OR LESS, TO A POINT OF CURVATURE ON THE BOUNDARY LINE OF STATION PARK SUBDIVISION RECORDED AS ENTRY 2589654 ON THE 17TH DAY OF MARCH 2011 IN BOOK 5232, AT PAGE 39, IN THE DAVIS COUNTY RECORDERS OFFICE; THENCE ALONG SAID BOUNDARY LINE SEVEN (7) COURSES AS FOLLOWS: (1) SOUTHEASTERLY ALONG THE ARC OF A 31.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT 11.84 FEET WITH A CENTRAL ANGLE OF 21° 32' 07" (LONG CHORD BEARS SOUTH 61° 10' 03" EAST 11.77 FEET AND CENTER BEARS SOUTH 18° 03' 54" WEST) TO THE POINT OF TANGENCY, (2) SOUTH 50° 23' 54" EAST 87.46 FEET TO A POINT OF CURVATURE, (3) SOUTHEASTERLY ALONG THE ARC OF A 94.83 FOOT RADIUS CURVE TO THE LEFT 29.34 FEET WITH A CENTRAL ANGLE OF 17° 43' 31" (LONG CHORD BEARS SOUTH 59° 15' 43" EAST 29.22 FEET) TO THE POINT OF TANGENCY, (4) SOUTH 67° 44' 58" EAST 53.88 FEET TO A POINT OF CURVATURE, (5) SOUTHEASTERLY ALONG THE ARC OF A 101.50 FOOT RADIUS CURVE TO THE RIGHT 30.16 FEET WITH A CENTRAL ANGLE OF 17° 01' 32" (LONG CHORD BEARS SOUTH 59° 14' 14" EAST 30.05 FEET) TO THE POINT OF TANGENCY, (6) SOUTH 50° 43' 29" EAST 484.99 FEET TO A POINT OF CURVATURE, (7) SOUTHEASTERLY ALONG THE ARC OF A 2009.43 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 1000.47 FEET WITH A CENTRAL ANGLE OF 28° 31' 37" (LONG CHORD BEARS SOUTH 11° 22' 36" EAST 990.17 FEET AND CENTER BEARS 87° 06' 48" EAST) TO A POINT ON CURVE AT THE INTERSECTION OF THE EASTERLY BOUNDARY LINE OF SAID STATION PARK SUBDIVISION AND THE EASTERLY BOUNDARY LINE OF THE FARMINGTON CITY PUBLIC WORKS PROPERTY AS DESCRIBED IN AN ALTA / ACSM LAND TITLE SURVEY DATED 4 MARCH, 2014 AND FILED AS SURVEY #6582 ON 09/15/14 IN THE OFFICE OF THE DAVIS COUNTY SURVEYOR; THENCE ALONG SAID EASTERLY LINE FOUR (4) COURSES AS FOLLOWS: (1) CONTINUING SOUTHEASTERLY ALONG THE ARC OF A 2009.43 FOOT RADIUS CURVE TO THE LEFT 157.50 FEET WITH A CENTRAL ANGLE OF 04° 29' 27" (LONG CHORD BEARS SOUTH 27° 53' 08" EAST 157.46 FEET AND CENTER BEARS NORTH 64° 21' 36" EAST) TO THE POINT OF TANGENCY, (2) SOUTH 00° 39' 11" EAST 0.19 FEET, (3) SOUTH 30° 18' 39" EAST 137.95 FEET, (4) SOUTH 00° 12' 24" WEST 125.98 FEET, MORE OR LESS; SOUTH 89° 53' 00" EAST 58.43 FEET, MORE OF LESS, THENCE SOUTH 00° 12' 00" WEST 48.90 FEET, THENCE SOUTH 89° 53' 00" EAST 17.00 FEET; THENCE SOUTH 00° 12' 00" WEST 106.89 FEET, MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY LINE OF CLARK LANE; THENCE NORTH 89° 53' 00" WEST 38.76 FEET, MORE OR LESS, ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EASTERLY RIGHT OF WAY LINE OF 650 WEST STREET; THENCE SOUTH 00° 18' 42" WEST 581.59 FEET, MORE OR LESS, ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 89° 34' 39" WEST 90.00 FEET TO THE POINT OF BEGINNING.

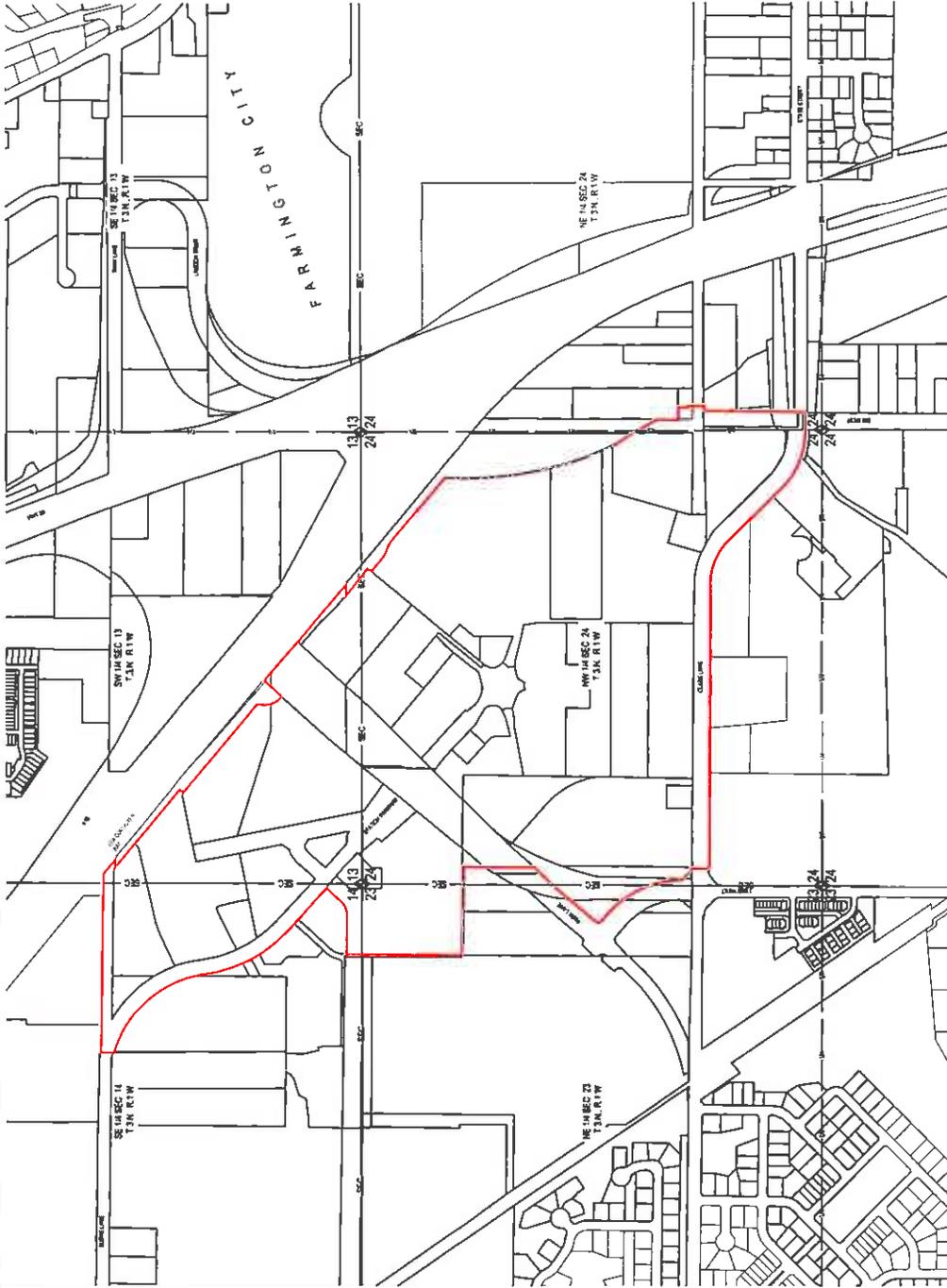
CALCULATED AREA CONTAINS APPROXIMATELY 170.56 ACRES.



b. Amendment to Map of the Redevelopment Project Area.

The Project Area Map referred to in Section 3 of the Original Plan and attached to the Original Plan as Exhibit "A" is hereby amended by substituting the following map in its place as the official Project Area Map.

FARMINGTON CITY
RDA BOUNDARY EXHIBIT
 JUNE 2016



LEGEND
 — RDA BOUNDARY
 - - - CBS PARCELS

THE PURPOSE OF THIS EXHIBIT
 THE PURPOSE OF THIS EXHIBIT IS TO DEFINE THE UPDATED RDA BOUNDARY FOR FARMINGTON CITY, DAVIS COUNTY, UTAH. THIS INFORMATION IS FOR REFERENCE ONLY. THE INFORMATION IS SUBJECT TO CHANGE.

RECORDED # _____ DATE _____
 TIME _____ BOOK _____ PAGE _____
 DAVIS COUNTY RECORDER

156622 1/2
V-1.0
 06-14-2016

RDA BOUNDARY EXHIBIT
 FARMINGTON CITY CORPORATION
 JUNE 2016
 FARMINGTON CITY, DAVIS COUNTY, UTAH

C S R
CALDWELL RICHARDS SORENSEN
 ANSWERS TO LIFE'S PLACEDURE

Soil Survey Data, Aerial Photos, and Other Data
 2008 Survey of 20 Acres
 Project No. 100-1000
 Reg. No. 100-1000
 4000 South Main Street, Suite 100
 Provo, UT 84601

PLAT NO. _____
 DATE _____
 BY _____
 FOR _____

PLAT NO. _____
 DATE _____
 BY _____
 FOR _____