

# Ford Canyon Estates Phase 4 Amended

Being an Amendment of Lots 417 and 418 of Ford Canyon Estates Phase 4  
 A Part of the Northeast Quarter of Section 6, T.2N., R.1E., S.L.B. & M.  
 Centerville City, Davis County, Utah

PREFIX  
02-214

LAST #  
0423

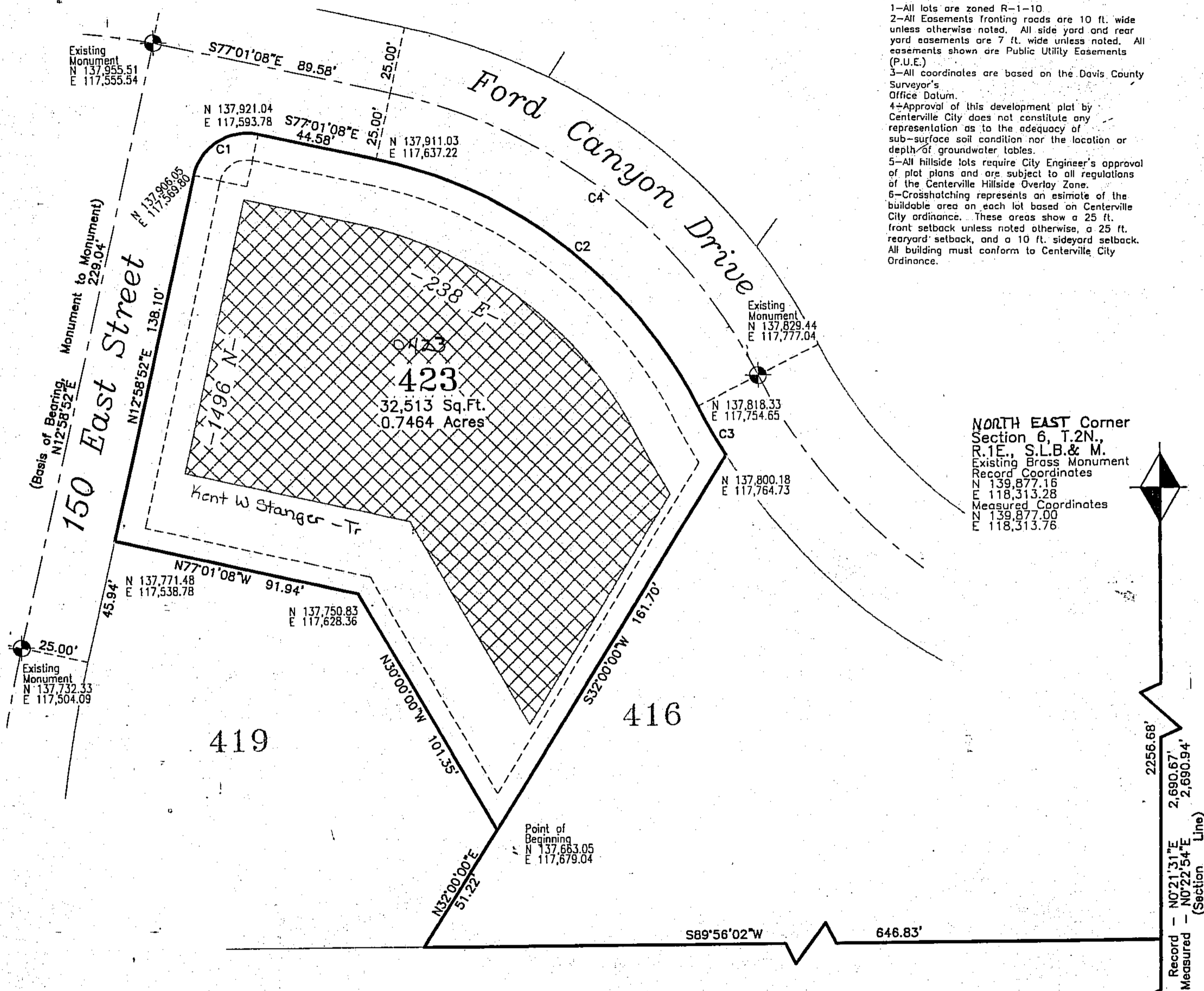
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SCALE:  
1" = 30'

### Notes

- 1-All lots are zoned R-1-10
- 2-All Easements fronting roads are 10 ft. wide unless otherwise noted. All side yard and rear yard easements are 7 ft. wide unless noted. All easements shown are Public Utility Easements (P.U.E.)
- 3-All coordinates are based on the Davis County Surveyor's Office Datum.
- 4-Approval of this development plat by Centerville City does not constitute any representation as to the adequacy of sub-surface soil condition nor the location or depth of groundwater tables.
- 5-All hillside lots require City Engineer's approval of plot plans and are subject to all regulations of the Centerville Hillside Overlay Zone.
- 6-Crosshatching represents an estimate of the buildable area on each lot based on Centerville City ordinance. These areas show a 25 ft. front setback unless noted otherwise, a 25 ft. rear yard setback, and a 10 ft. side yard setback. All building must conform to Centerville City Ordinance.



**NORTH EAST Corner**  
 Section 6, T.2N.,  
 R.1E., S.L.B. & M.  
 Existing Brass Monument  
 Record Coordinates  
 N 139,877.16  
 E 118,313.28  
 Measured Coordinates  
 N 139,877.00  
 E 118,313.76

**East Quarter Corner**  
 Section 6, T.2N.,  
 R.1E., S.L.B. & M.  
 Existing Brass Monument  
 Record Coordinates  
 N 137,186.55  
 E 118,296.45  
 Measured Coordinates  
 N 137,186.12  
 E 118,295.83

### Curve Information

Cur	Radius	Angle	Length	Chord	Chord Brg
C1	20.00'	90°00'00"	31.42'	28.28'	N57°58'52"E
C2	175.00'	50°36'45"	154.59'	149.61'	S51°42'44"E
C3	225.00'	05°17'11"	20.76'	20.75'	S29°02'55"E
C4	200.00'	50°36'48"	176.67'	170.99'	S51°42'44"E

**Ballinger Engineering**

DEVELOPMENT: FORD CANYON ESTATES PH. 4 AMENDED  
 CITY: CENTERVILLE LOT: 423

NE 1/4 SEC. 6 T.2N., R.1E.  
 LOTS 417 & 418 FORD CANYON EST.  
 S.L.M. DAVIS COUNTY, UTAH

FILE # 4525  
 R 09-29-06

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