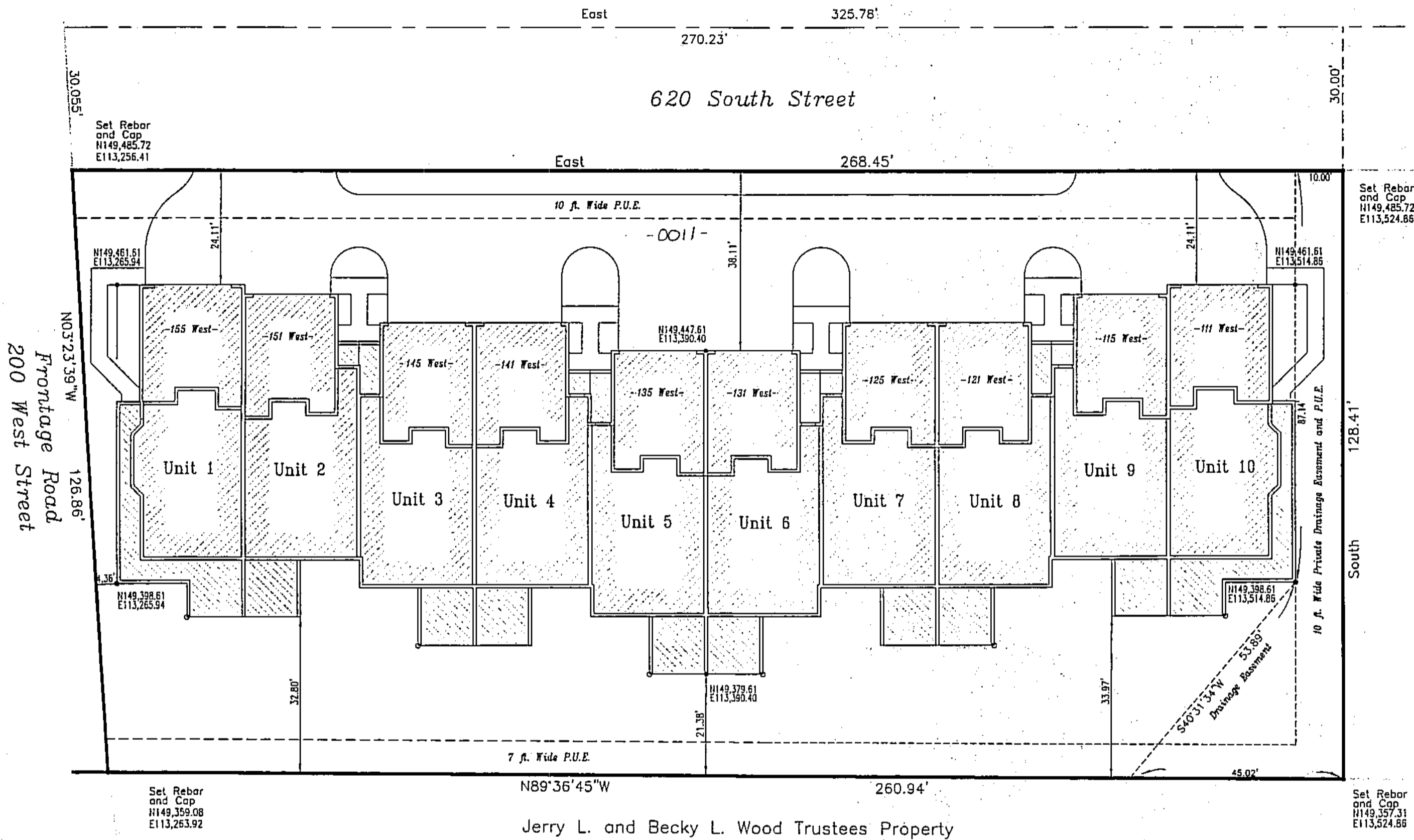


Kestrel Bay Townhomes

A Planned Unit Development Being a Part of the Northwest Quarter of Section 30, T.3N., R.1E., S.L.B. & M. Farmington City, Davis County, Utah

Kestrel Bay LLC Owns
All Lots Not Marked

LOTS 1 AND 2, KUM-LI MEADOWS SUBDIVISION



Jerry L. and Becky L. Wood Trustees Property

Notes

- All front yard easements are 10.0 ft. wide public utility easements unless noted otherwise. Dimensions of all other easements are as shown hereon.
- All coordinates are based on Davis County Surveyor's Office Datum.
- Many areas in Farmington have groundwater problems due to seasonally high (fluctuating) water table. Approval of this plat does not constitute representation by the city that building at any specified elevation will solve groundwater problems, if any. Solution of these problems, if any, is the sole responsibility of the permit applicant and the property owner. For information on sub-surface water conditions in this area, refer to "Soil and Groundwater Investigation, Kestrel Bay Townhomes", Prepared by George C. Toland, Dated March 28, 2013.
- All Common and Limited Common Areas are dedicated as Utility Easements for the use of the Kestrel Bay Townhomes Homeowner's Association.
- All sewer, culinary water and other utilities within the common and limited common ownership boundaries are to be owned and maintained by the Kestrel Bay Townhomes Homeowner's Association. The sewer lateral line within 620 South Street is to be maintained by said Homeowner's Association to the point of connection to the Central Davis Sewer District main sewer line.
- Spaces for storage of garbage and recycling cans are provided within the garage of each unit and are to be utilized and maintained by each unit owner.

Legend

- Subdivision Boundary
- Ownership Boundaries
- Road Centerline
- Easement Boundary
- Property Corner (Rebar) and Coordinate Points
- Existing Brass Monument
- Section Corner Brass Monument
- Private Ownership
- Limited Common Ownership
- Common Ownership

Balling Engineering
323 East Pages Lane
P.O. Box 805
Centerville, Utah 84014
Phone: (801) 295-7237
Fax: (801) 299-0419
Email: jscottballing@gmail.com

UNIT	OWNER	PID
1		0001
2		0002
3		0003
4		0004
5		0005
6		0006
7		0007
8		0008
9		0009
10		0010
Common Area	Kestrel Bay Townhomes Association Inc.	0011

PREFIX

07-307

LAST #

0011



SCALE:

1" = 20'

DEVELOPMENT: KESTREL BAY TOWNHOMES A PUD
CITY: FARMINGTON UNITS: 1-10 & COMMON AREA

NW 1/4 SEC. 30, T.3N., R.1E
S.L.M. DAVIS COUNTY, UTAH
LOTS 1 & 2 KUM-LI MEADOWS SUBD.

FILE #5547
R-07-08-15

307

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