

Residences At Farmington Hills LLC
Owns All Lots Not Marked

RESIDENCES AT FARMINGTON HILLS PHASE 2

PREFIX 18

07-326

LAST #

EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
EC1	28.00'	43.89'	89°48'13"	N45°04'52"W	39.53'
EC2	28.00'	25.70'	51°31'59"	N63°18'01"E	23.90'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
EL1	S0°10'46"E	246.34'
EL2	N69°58'59"W	20.00'
EL3	S0°10'46"E	27.10'
EL4	S89°58'59"E	16.03'
EL5	S0°10'46"E	20.00'
EL6	S89°59'10"E	16.55'
EL7	S0°10'46"E	160.50'

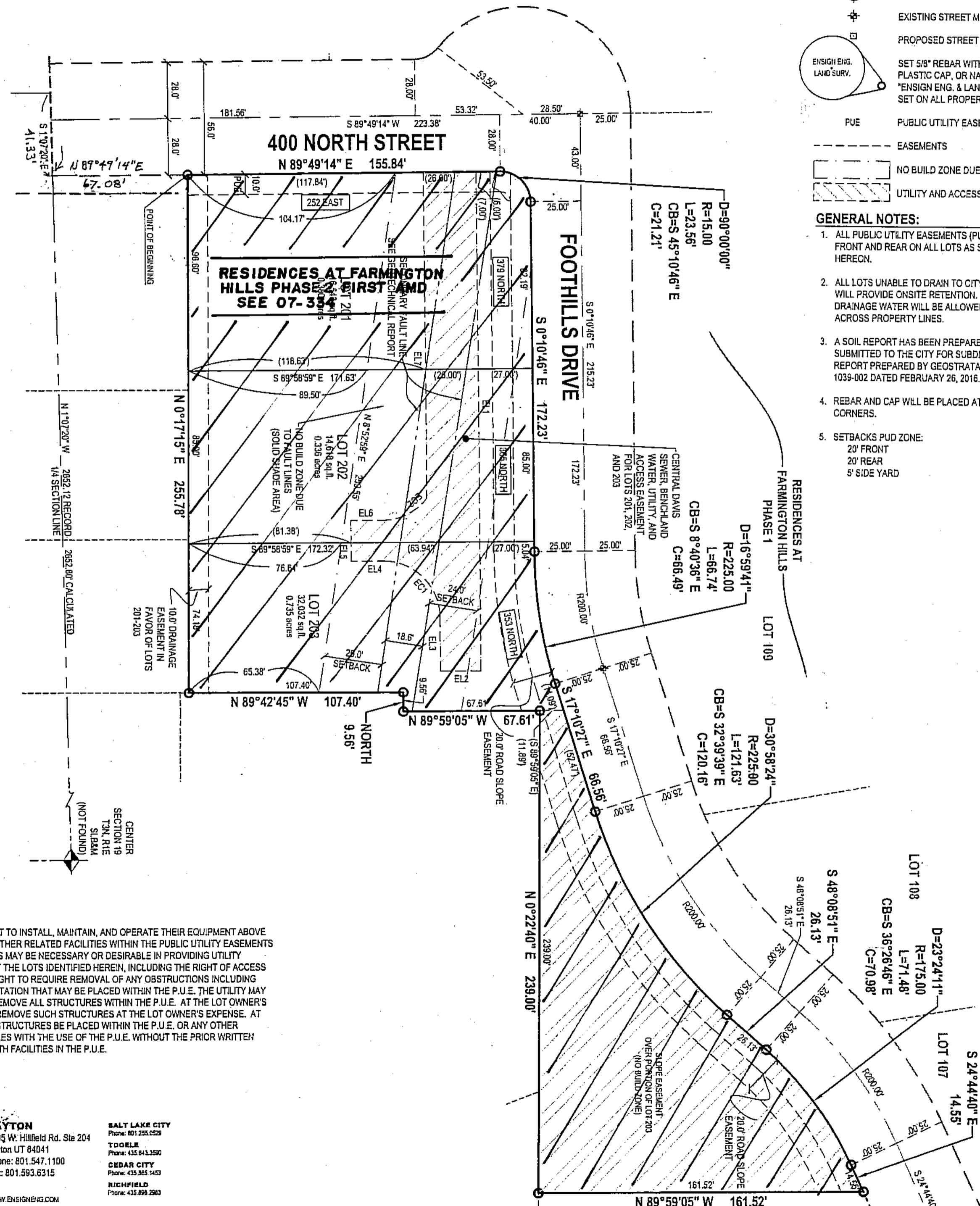
LOCATED IN THE ^{NORTHEAST} QUARTER
OF SECTION 19
TOWNSHIP 3 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

LEGEND

- SECTION CORNER
- WITNESS CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV.
- PUE PUBLIC UTILITY EASEMENT
- EASEMENTS
- NO BUILD ZONE DUE TO FAULT LINES
- UTILITY AND ACCESS EASEMENT

GENERAL NOTES:

1. ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10' FRONT AND REAR ON ALL LOTS AS SHOWN HEREON.
2. ALL LOTS UNABLE TO DRAIN TO CITY RIGHT-OF-WAY WILL PROVIDE ONSITE RETENTION. NO STORM DRAINAGE WATER WILL BE ALLOWED TO DRAIN ACROSS PROPERTY LINES.
3. A SOIL REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR SUBDIVISION. SEE REPORT PREPARED BY GEOSTRATA JOB NO 1039-002 DATED FEBRUARY 26, 2016.
4. REBAR AND CAP WILL BE PLACED AT ALL LOT CORNERS.
5. SETBACKS PUD ZONE:
20' FRONT
20' REAR
5' SIDE YARD



NOTE:
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 IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF 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.

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DEVELOPMENT, RESIDENCES AT FARMINGTON HILLS PHASE 2
CITY: FARMINGTON LOTS: 201 THRU 203

NE OF SEC. 19, T3N, R1E
 S.L.M. DAVIS COUNTY, UTAH

FILE #5856
R-01-09-18

326

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