

KAYSVILLE SUNSET EQUESTRIAN ESTATES
PLAT 17A

A SUBDIVISION LOCATED IN THE SOUTH EAST QUARTER OF SECTION 4,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
KAYSVILLE CITY, DAVIS COUNTY, UTAH, AND AMENDING PARCEL K OF
KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 8

PREFIX 17
08-450

LAST #
0007

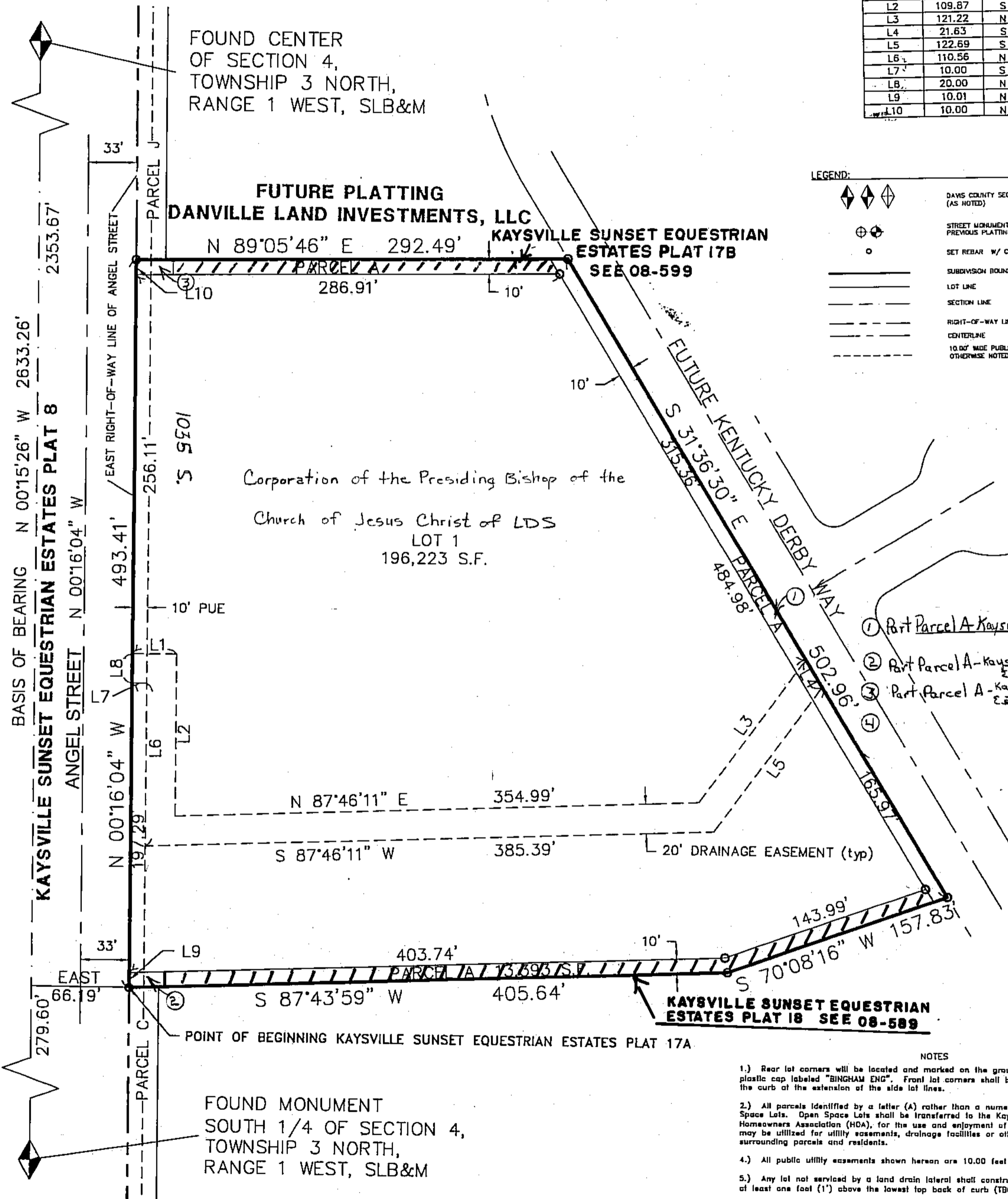


SCALE:
1" = 60'

LINE	LENGTH	BEARING
L1	30.00	N 89°43'56" E
L2	109.87	S 00°16'04" E
L3	121.22	N 36°00'31" E
L4	21.63	S 31°36'30" E
L5	122.69	S 36°00'31" W
L6	110.56	N 00°16'04" W
L7	10.00	S 89°43'56" W
L8	20.00	N 00°16'04" W
L9	10.01	N 00°16'04" W
L10	10.00	N 00°16'04" W

LEGEND:

- DAVIS COUNTY SECTION CORNER MONUMENTS FOUND (AS NOTED)
- STREET MONUMENT TO BE SET / MONUMENT FROM PREVIOUS PLATTING
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- 10.00' WIDE PUBLIC UTILITY EASEMENT LINE (UNLESS OTHERWISE NOTED)



- ① Part Parcel A - Kaysville Sunset Equestrian Estates HOA 0003
- ② Part Parcel A - Kaysville Sunset Equestrian Estates HOA 0004
- ③ Part Parcel A - Kaysville Sunset Equestrian Estates HOA 0005
- ④

- NOTES
- 1.) Rear lot corners will be located and marked on the ground with a 5/8" rebar with a plastic cap labeled "BINGHAM ENG". Front lot corners shall be marked with a rivet installed in the curb at the extension of the side lot lines.
 - 2.) All parcels identified by a letter (A) rather than a numeric identifier shall be used as Open Space Lots. Open Space Lots shall be transferred to the Kaysville Sunset Equestrian Estates Homeowners Association (HOA), for the use and enjoyment of all residents. Open Space Lots may be utilized for utility easements, drainage facilities or other uses that benefit the HOA, surrounding parcels and residents.
 - 4.) All public utility easements shown hereon are 10.00 feet wide unless otherwise noted.
 - 5.) Any lot not serviced by a land drain lateral shall construct the lowest floor elevation to be at least one foot (1') above the lowest top back of curb (TBC) elevation within the lot frontage.
 - 6.) Approval of this development plat by Kaysville City does not constitute any representation as to the adequacy of subsurface soil condition nor the location or depth of groundwater tables.
 - 7.) Parcel A is to be used as a trail corridor. This Parcel in its entirety shall be covered by a Public Access Easement. The Easement shall be created by this reference.
 - 8.) The 20-foot-wide drainage easement as shown on this plat shall be retained by Woodside Sunset Farms LLC for installation and maintenance of a drainage system servicing the parcel east of this plat. Woodside will coordinate installation of the system within the easement concurrent with the development of Lot 1 of this plat. Upon development of the future plat and Kentucky Derby Way, the 20-foot-wide drainage easement shall be conveyed to Kaysville City for the perpetual operation and maintenance of the drainage system.



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DEVELOPMENT: KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 17A
CITY: KAYSVILLE LOTS: 1 AND PARCEL A

SE 1/4 SEC. 4, T.3N, R.1W
PARCEL K KAYSVILLE SUNSET
EQUESTRIAN ESTATES PLAT 8
S.L.M. DAVIS COUNTY, UTAH
FILE # 4848
R 07-08-08