

**BELL ESTATES FIRST AMENDED
A CONSERVATION SUBDIVISION**

AMENDING LOT 1, BELL ESTATES SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 25
TOWNSHIP 3 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
FARMINGTON CITY, DAVIS COUNTY, UTAH

PREFIX
08-542

LAST #
0102



SCALE:
1" = 30'

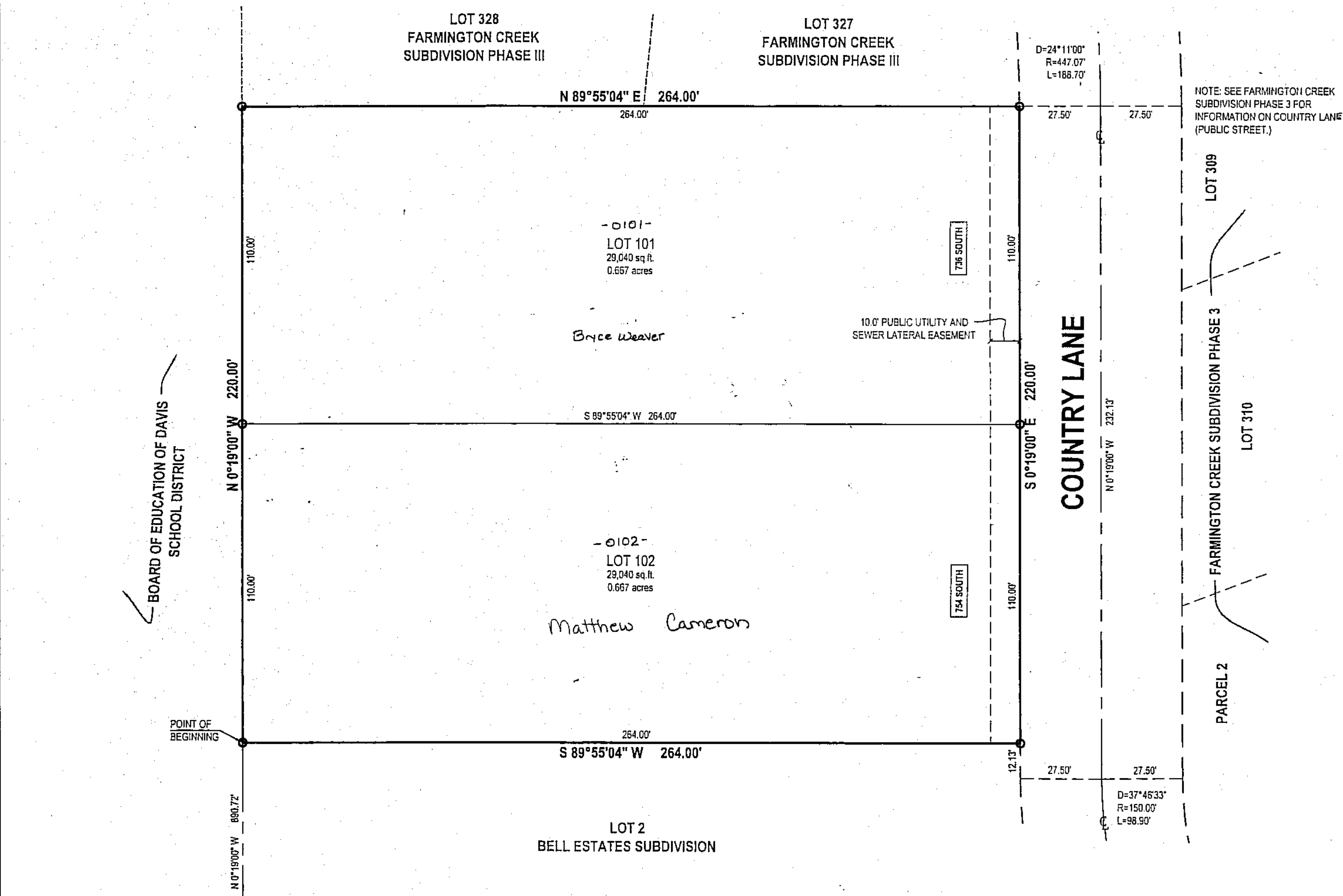
BELL ESTATES FIRST AMENDED
DEVELOPMENT, (A CONSERVATION SUBDIVISION)
CITY: FARMINGTON LOTS: 101 THRU 102

NW 1/4 SEC. 25, T3N, R1W
S.L.M. DAVIS COUNTY, UTAH
(AMENDING LOT 1, BELL ESTATES SUBD.)

FILE #5452
R-10-16-14

542

08



NOTE: SEE FARMINGTON CREEK SUBDIVISION PHASE 3 FOR INFORMATION ON COUNTRY LANE (PUBLIC STREET.)

10.0' PUBLIC UTILITY AND SEWER LATERAL EASEMENT

COUNTRY LANE

LOT 2
BELL ESTATES SUBDIVISION

GENERAL NOTES:

- PROPERTY IS ZONED AE
 - FRONT YARD SETBACK IS 20' MINIMUM IF GARAGE IS FLUSH OR BEHIND PLANE OF HOUSE OR 30' IF GARAGE PROTRUDES OUT FROM FRONT PLANE OF HOUSE.
 - REAR YARD SETBACK IS 30'.
 - SIDE YARD SETBACK IS 10' MINIMUM EACH SIDE.
- ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10' FRONT.
- THE SOILS REPORT FOR THIS PROPERTY HAS BEEN PREPARED AND SUBMITTED TO FARMINGTON CITY AS PART OF THE FARMINGTON CREEK ESTATES PHASE 3 SUBDIVISION.
- 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. 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.

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
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- P.U.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS

WEST QUARTER CORNER SECTION 25 T3N, R1W SLB&M (NOT FOUND)

WITNESS CORNER (EXISTING BRASS MONUMENT)

POINT OF BEGINNING

BOARD OF EDUCATION OF DAVIS SCHOOL DISTRICT

1329.43' N 0°19'00\"/>

1329.43' N 89°48'16\"/>

2658.86' (RECORD)

1329.43' CENTER SECTION 25 T3N, R1W SLB&M (NOT FOUND)



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