

551 / 08

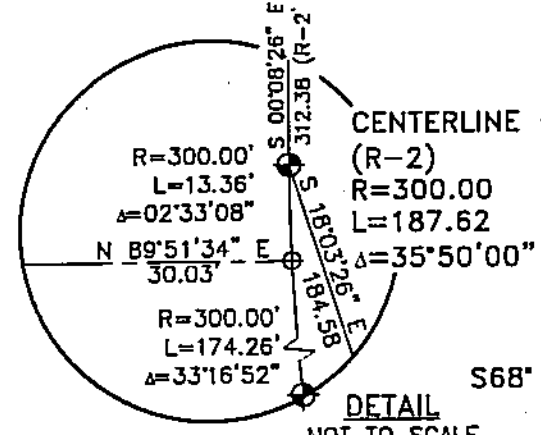
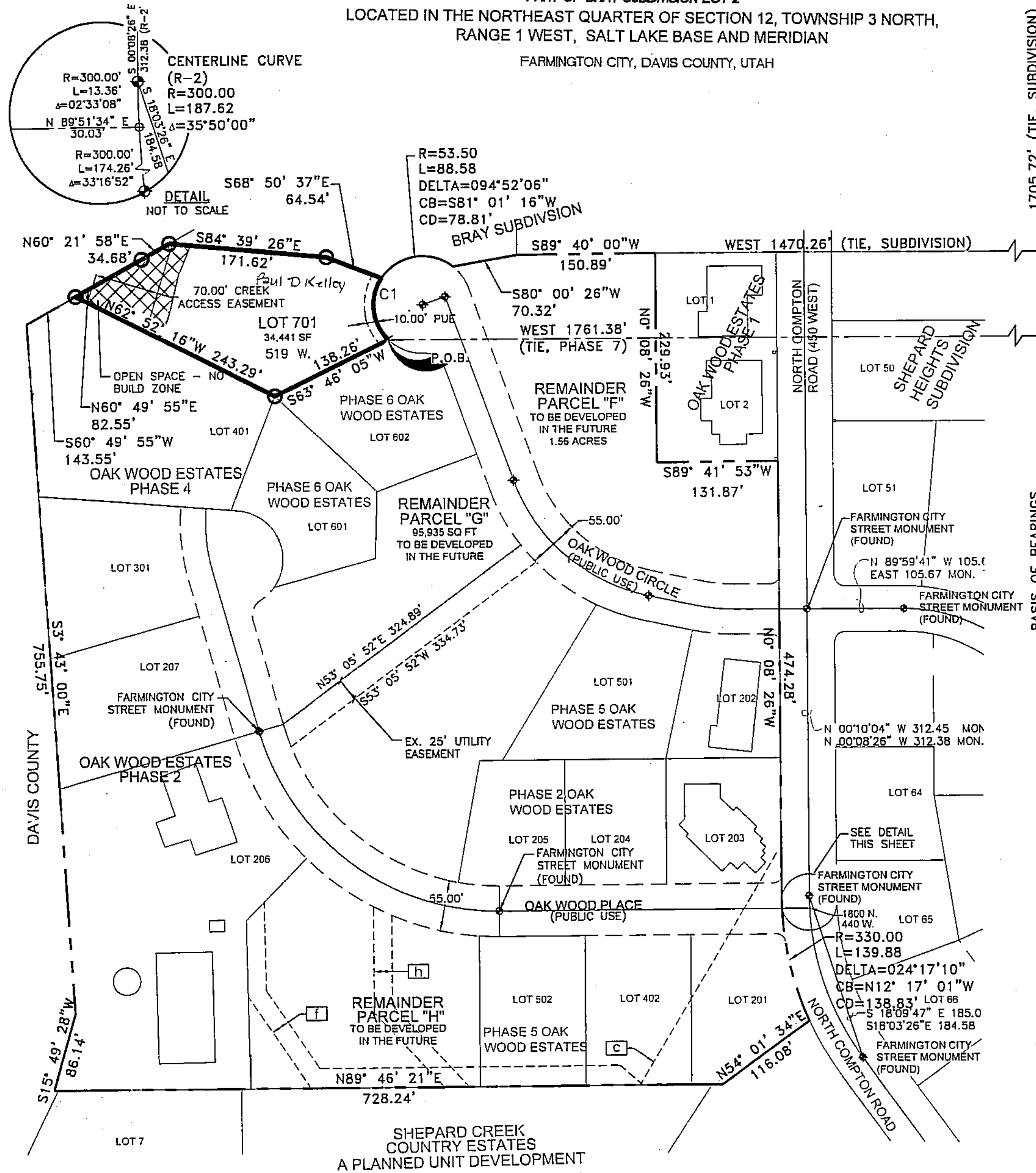
# OAK WOOD ESTATES, PHASE 7

A CONSERVATION SUBDIVISION

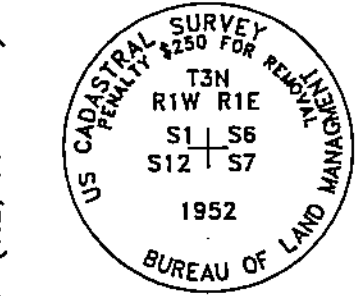
PART OF PARCEL G OF OAK WOOD ESTATES PHASE 4, A CONSERVATION SUBDIVISION  
PART OF BRAY SUBDIVISION LOT 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH,  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

FARMINGTON CITY, DAVIS COUNTY, UTAH

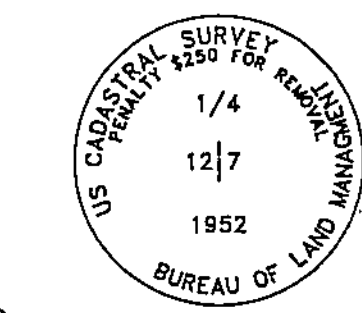


NORTHEAST CORNER OF SECTION 12, TOWNSHIP 3 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. (FOUND)



BASIS OF BEARINGS  
S 00°14'09\"/>

EAST 1/4 CORNER OF SECTION 12, TOWNSHIP 3 NORTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. (FOUND)



PREFIX  
08-551  
LAST #  
0701



SCALE:  
1" = 100'

DEVELOPMENT, OAK WOOD ESTATES PHASE 7  
A CONSERVATION SUBDIVISION  
CITY: FARMINGTON LOTS: 701

- ITEM [C] AN EASEMENT IN FAVOR OF UTAH POWER & LIGHT RECORDED SEPTEMBER 24, 1958 AS ENTRY NO. 181184 IN BOOK 149 AT PAGE 685 OF OFFICIAL RECORDS.
- ITEM [D] A DRAINAGE EASEMENT RECORDED OCTOBER 15, 1998 AS ENTRY NO. 148313 IN BOOK 2373 PAGE 429.
- ITEM [E] A 20 FOOT SEWER OUTFALL EASEMENT IN FAVOR OF CENTRAL DAVIS SEWER DISTRICT FOR THE INSTALLATION AND MAINTENANCE OF A SANITARY SEWER.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	74.10	53.50	79°21'09"	S06° 05' 22"E	68.31

- NOTES:**
- LOT OWNER SHALL BE REQUIRED TO SUBMIT A DRIVEWAY DESIGN, THE SLOPE OF WHICH MAY NOT EXCEED 12%.
  - A SOILS REPORT HAS BEEN PREPARED FOR THIS SUBDIVISION AND IS ON FILE IN THE FARMINGTON CITY OFFICES.
  - FEMA MAP NUMBER 49011C0244E SHOWS PROPERTY IS LOCATED IN ZONE X. THERE IS A NOTE STATING 0.2% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CHANNEL.

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1688 N CANYON CIR  
FARMINGTON, UT 84025

**LEGEND AND ABBREVIATIONS**

- SECTION LINE
- FOUND SECTION CORNER
- FOUND REBAR AND CAP ON PROPERTY BOUNDARY
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING) (PROPERTY BOUNDARY)
- ◆ FOUND STREET MONUMENT

(R-1) OAK WOOD PHASE 1 ENTRY #1516069, BOOK 2502, PAGE 389, DAVIS COUNTY RECORDS.

PREPARED BY:

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NE 1/4 SEC. 12, T.3N, R.1W  
S.L.M., DAVIS COUNTY, UTAH  
PART OF PARCEL G OF OAK WOOD ESTATES  
PH. 4, A CONSERVATION SUBDIVISION  
PART OF BRAY SUBDIVISION LOT 2

FILE #5502  
R-03-31-15