

East Brentwood Estates A Conservation Subdivision

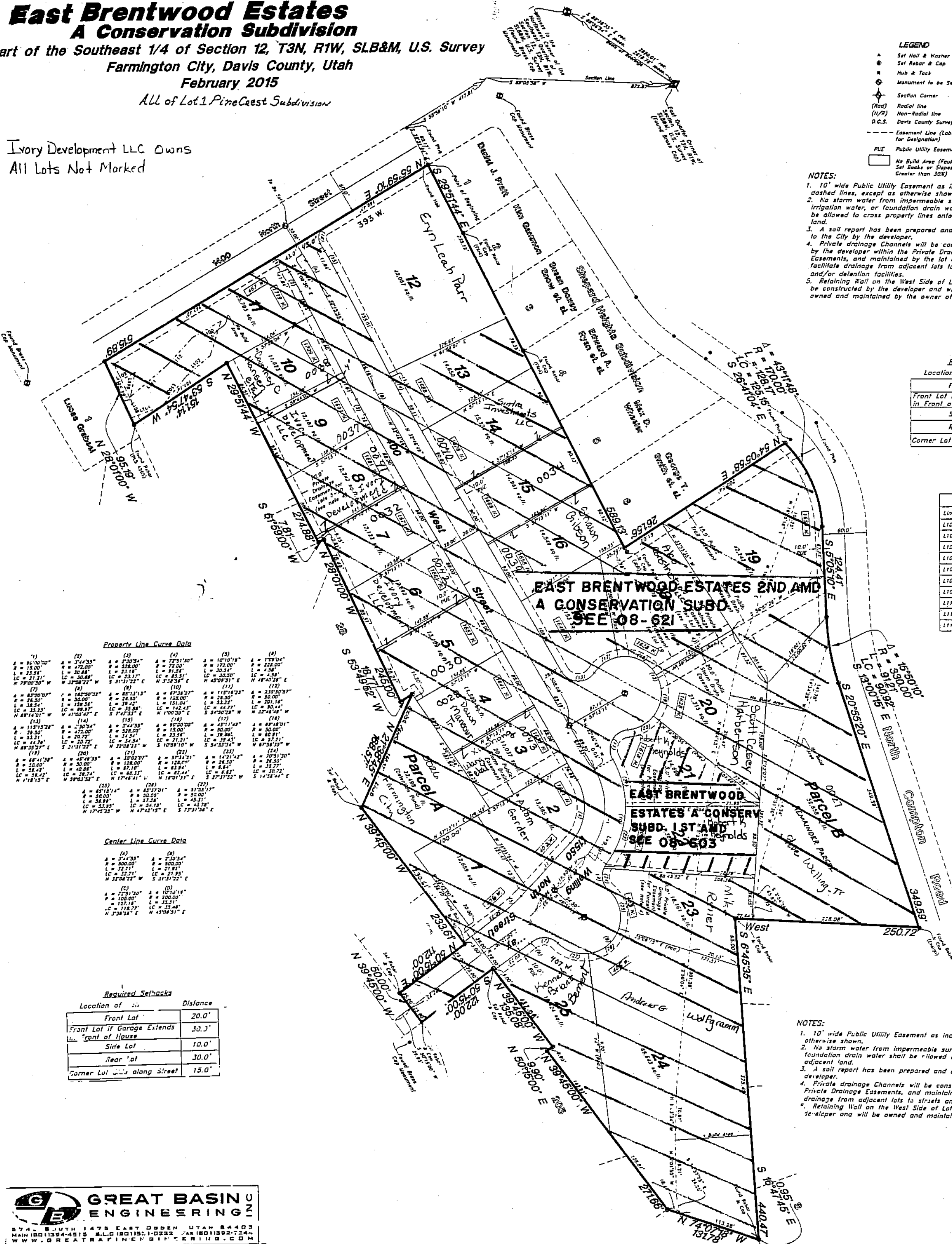
A part of the Southeast 1/4 of Section 12, T3N, R1W, SLB&M, U.S. Survey

Farmington City, Davis County, Utah

February 2015

All of Lot 1 Pinecrest Subdivision

Ivory Development LLC Owns
All Lots Not Marked



LEGEND

- ▲ Set Nail & Washer
- Set Rebar & Cap
- ⊙ Hub & Tack
- ⊕ Monument to be Set
- ⊠ Section Corner
- (Road) Radial line
- (N/R) Non-Radial line
- D.C.S. Davis County Survey
- - - Easement Line (Labeled for Designation)
- PUE Public Utility Easement
- No Build Area (Fault Line, Set Backs or Slopes Greater than 33%)

- NOTES:**
1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
 2. No storm water from impermeable surfaces, irrigation water, or foundation drain water shall be allowed to cross property lines onto adjacent land.
 3. A soil report has been prepared and submitted to the City by the developer.
 4. Private drainage Channels will be constructed by the developer within the Private Drainage Easements, and maintained by the lot owner to facilitate drainage from adjacent lots to streets and/or detention facilities.
 5. Retaining Wall on the West Side of Lot 12, will be constructed by the developer and will be owned and maintained by the owner of Lot 12.

Required Setbacks

Location of Setback	Distance
Front Lot	20.0'
Front Lot if Garage Extends in Front of House	30.0'
Side Lot	10.0'
Rear Lot	30.0'
Corner Lot Side along Street	15.0'

No Build Data

Line	Length	Bearing
L100	45.05'	S 56°46'24" W
L101	49.56'	N 13°57'57" E
L102	42.95'	N 46°34'15" E
L103	52.49'	N 38°46'26" E
L104	42.08'	N 66°15'42" E
L105	31.31'	S 28°01'00" E
L109	31.81'	S 37°16'58" W
L110	34.37'	N 8°10'25" E
L111	65.66'	S 46°37'28" W
L112	51.28'	S 38°39'25" W

Property Line Curve Data

(1)	(2)	(3)	(4)	(5)	(6)
A = 96°30'00"	A = 74°25'30"	A = 73°13'30"	A = 107°10'18"	A = 172°04'	A = 172°04'
R = 18.00'	R = 37.00'	R = 37.00'	R = 72.00'	R = 174.00'	R = 174.00'
L = 23.54'	L = 30.88'	L = 31.17'	L = 61.84'	L = 30.54'	L = 4.58'
LC = 31.31'	LC = 30.88'	LC = 31.17'	LC = 61.84'	LC = 30.54'	LC = 4.58'
N = 79°00'30" W	N = 37°04'24" W	N = 37°04'24" W	N = 31°57'25" E	N = 43°09'51" E	N = 43°09'51" E

Center Line Curve Data

(1)	(2)	(3)	(4)	(5)	(6)
A = 3°44'20"	A = 3°44'20"	A = 3°44'20"	A = 3°44'20"	A = 3°44'20"	A = 3°44'20"
R = 500.00'	R = 500.00'	R = 500.00'	R = 500.00'	R = 500.00'	R = 500.00'
L = 31.71'	L = 31.71'	L = 31.71'	L = 31.71'	L = 31.71'	L = 31.71'
LC = 31.71'	LC = 31.71'	LC = 31.71'	LC = 31.71'	LC = 31.71'	LC = 31.71'
N = 37°04'24" W	N = 37°04'24" W	N = 37°04'24" W	N = 37°04'24" W	N = 37°04'24" W	N = 37°04'24" W

Required Setbacks

Location of	Distance
Front Lot	20.0'
Front Lot if Garage Extends in Front of House	30.0'
Side Lot	10.0'
Rear Lot	30.0'
Corner Lot Side along Street	15.0'

PREFIX 19

08-553

LAST #
0043



SCALE:
1" = 100'

**EAST BRENTWOOD ESTATES
DEVELOPMENT, A CONSERVATION SUBDIVISION
CITY: FARMINGTON LOTS: 1 - 25 & PARCELS A - B**

SE 1/4 SEC. 12, T3N, R1W
S1, M. DAVIS COUNTY, UTAH
ALL OF LOT 1, PINECREST SUBD.

FILE #5520
R-05-12-15

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