

08 557

KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 16C

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 9 AND THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH

PREFIX

08-557

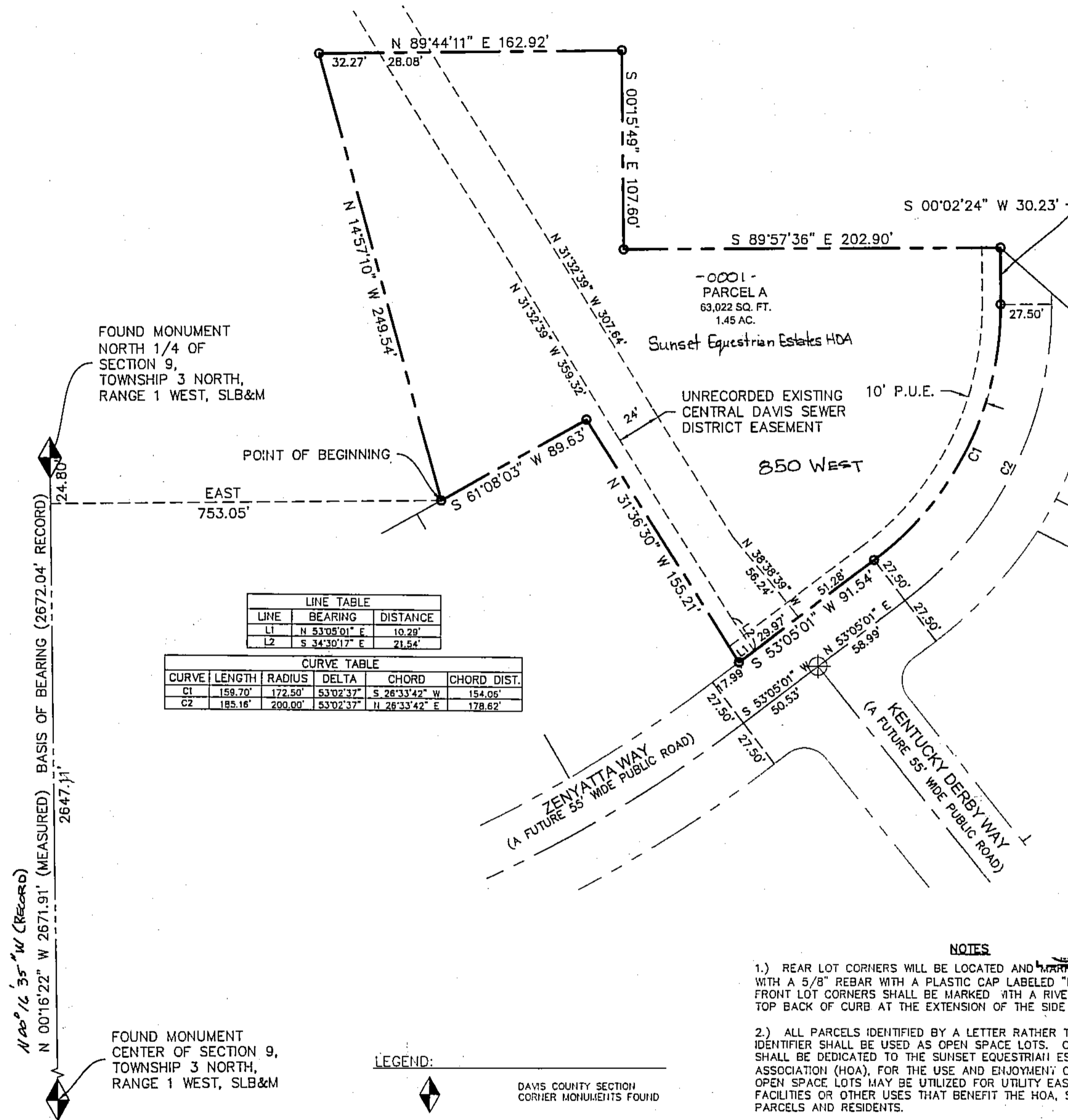
LAST #

0001



SCALE:

1" = 50'



FOUND MONUMENT
NORTH 1/4 OF
SECTION 9,
TOWNSHIP 3 NORTH,
RANGE 1 WEST, SLB&M

POINT OF BEGINNING

EAST
753.05'

LINE	BEARING	DISTANCE
L1	N 53°05'01" E	10.29'
L2	S 34°30'17" E	21.54'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIST.
C1	159.70'	172.50'	53°02'37"	S 26°33'42" W	154.06'
C2	185.16'	200.00'	53°02'37"	N 26°33'42" E	178.62'

LEGEND:

- DAVIS COUNTY SECTION CORNER MONUMENTS FOUND
- STREET MONUMENT TO BE SET
- FUTURE STREET MONUMENT
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- LOT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE

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 TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.
- 2.) ALL PARCELS IDENTIFIED BY A LETTER RATHER THAN A NUMERIC IDENTIFIER SHALL BE USED AS OPEN SPACE LOTS. OPEN SPACE LOTS SHALL BE DEDICATED TO THE 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.
- 3.) ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE 10.00 FEET WIDE UNLESS OTHERWISE NOTED.
- 4.) 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.

BINGHAM ENGINEERING
5160 Willy Post Way, Salt Lake City, UT 84116
(801) 532-2520 www.binghamnet.com

DEVELOPMENT: KAYSVILLE SUNSET EQUESTRIAN ESTATE PLAT 16C
CITY: KAYSVILLE LOTS: PARCELA

NE 1/4 SEC. 9, T3N, R1W
SE 1/4 SEC. 4, T3N, R1W
S.L.M. DAVIS COUNTY, UTAH

FILE #5529
R-05-26-15