

558  
08

# McOMBER SUBDIVISION AMENDED

AMENDING PARCEL A OF McOMBER SUBDIVISION AND  
 PART OF PARCEL A OF VAN ZWEDEN SUBDIVISION  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 23,  
 TOWNSHIP 3 NORTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 FARMINGTON CITY, DAVIS COUNTY, UTAH

PREFIX

08-558

LAST #  
0201



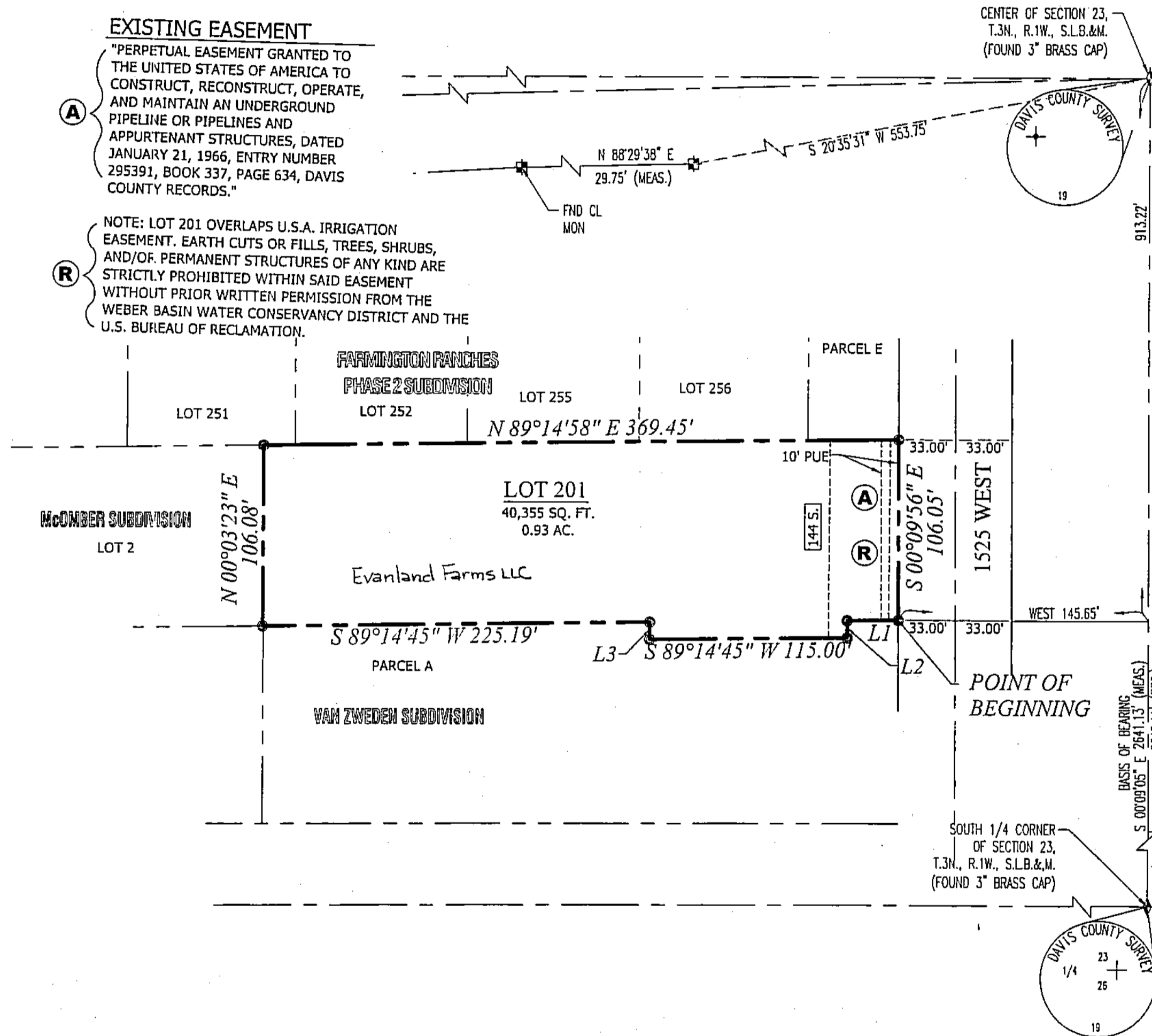
SCALE:  
1" = 60'

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.67	S89°14'45"W
L2	10.00	SOUTH
L3	10.00	NORTH

**EXISTING EASEMENT**

"PERPETUAL EASEMENT GRANTED TO THE UNITED STATES OF AMERICA TO CONSTRUCT, RECONSTRUCT, OPERATE, AND MAINTAIN AN UNDERGROUND PIPELINE OR PIPELINES AND APPURTENANT STRUCTURES, DATED JANUARY 21, 1966, ENTRY NUMBER 295391, BOOK 337, PAGE 634, DAVIS COUNTY RECORDS."

NOTE: LOT 201 OVERLAPS U.S.A. IRRIGATION EASEMENT. EARTH CUTS OR FILLS, TREES, SHRUBS, AND/OR PERMANENT STRUCTURES OF ANY KIND ARE STRICTLY PROHIBITED WITHIN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE WEBER BASIN WATER CONSERVANCY DISTRICT AND THE U.S. BUREAU OF RECLAMATION.



McOMBER SUBDIVISION  
LOT 2

FARMINGTON RANCHES  
PHASE 2 SUBDIVISION  
LOT 251 LOT 252 LOT 255 LOT 256

LOT 201  
40,355 SQ. FT.  
0.93 AC.

Evanland Farms LLC

S 89°14'45" W 225.19'

VAN ZWEDEN SUBDIVISION  
PARCEL A

PARCEL E

POINT OF BEGINNING

SOUTH 1/4 CORNER  
OF SECTION 23,  
T.3N., R.1W., S.L.B.&M.  
(FOUND 3" BRASS CAP)

**LEGEND**

- BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- SECTION LINE
- LOT LINE
- - - EASEMENT
- x- EXISTING FENCE
- ◆ SECTION MONUMENT
- ⊕ CENTERLINE MONUMENT
- SET 5/8" REBAR, WITH PLASTIC CAP STAMPED "PINNACLE"
- FOUND REBAR

**SETBACKS**

- 30' FRONT YARD
- 30' REAR YARD
- 10' MIN., 24' TOTAL SIDE YARD

GROUNDWATER NOTES:  
 A GEOTECHNICAL REPORT HAS BEEN PERFORMED FOR THE VAN ZWEDEN SUBDIVISION BY Y2 GEOTECHNICAL, P.C., (Y2 JOB NUMBER 07G-044), WHICH INDICATED THAT THERE MAY BE A HIGH WATER TABLE. IT IS RECOMMENDED THAT OWNERS BECOME FAMILIAR WITH THE RECOMMENDATIONS OF THIS REPORT.

**PINNACLE**  
Engineering & Land Surveying, Inc.

2720 North 350 West, Suite #108 Layton, UT 84041 Phone: (801) 773-1910 Fax: (801) 773-1925

DEVELOPMENT: McOMBER SUBDIVISION AMENDED  
 CITY: FARMINGTON LOTS: 201

SW 1/4 SEC. 23, T.3N, R.1W  
 S.L.M. DAVIS COUNTY, UTAH  
 AMENDING PARCEL A, McOMBER SUBD.  
 PART OF PARCEL A, VAN ZWEDEN SUBD.

FILE #5532  
R-06-03-15