

KAYSVILLE SUNSET EQUESTRIAN ESTATES PLAT 13B

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, KAYSVILLE CITY, DAVIS COUNTY, UTAH





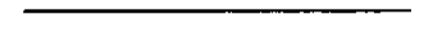





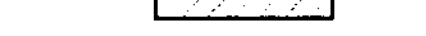
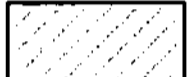
Woodside Sunset Farms LLC
Owns All Lots Not Marked

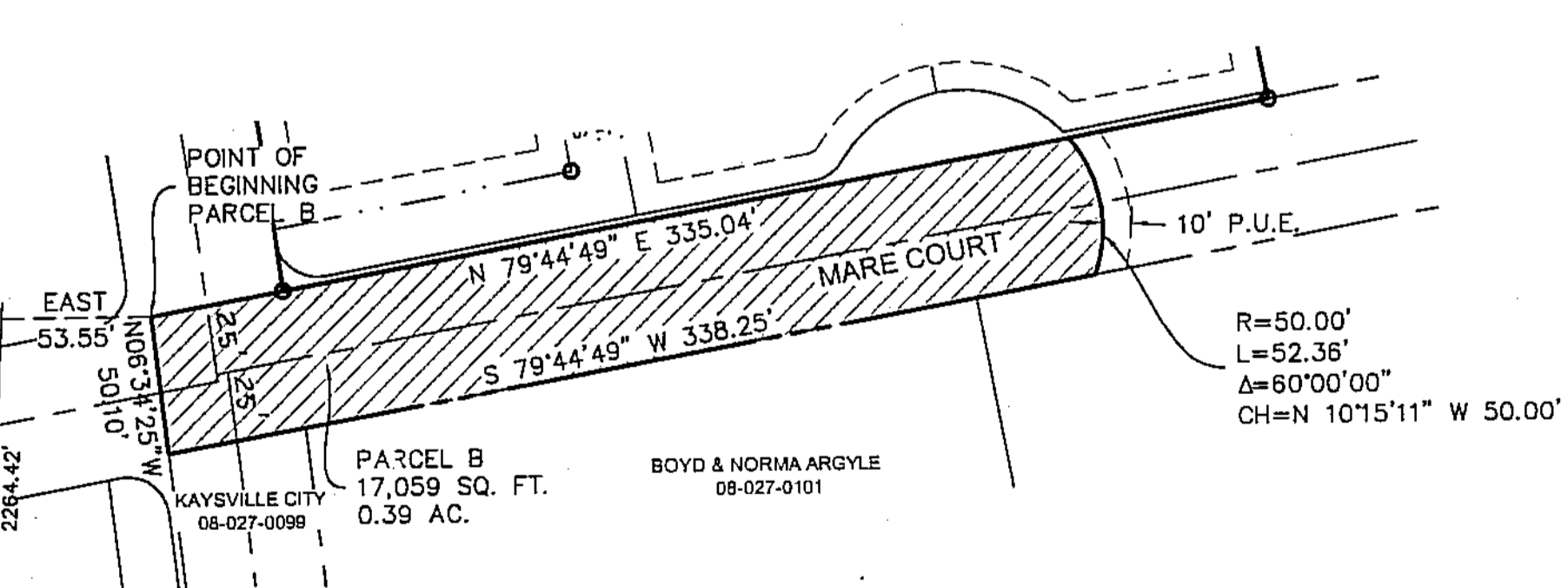
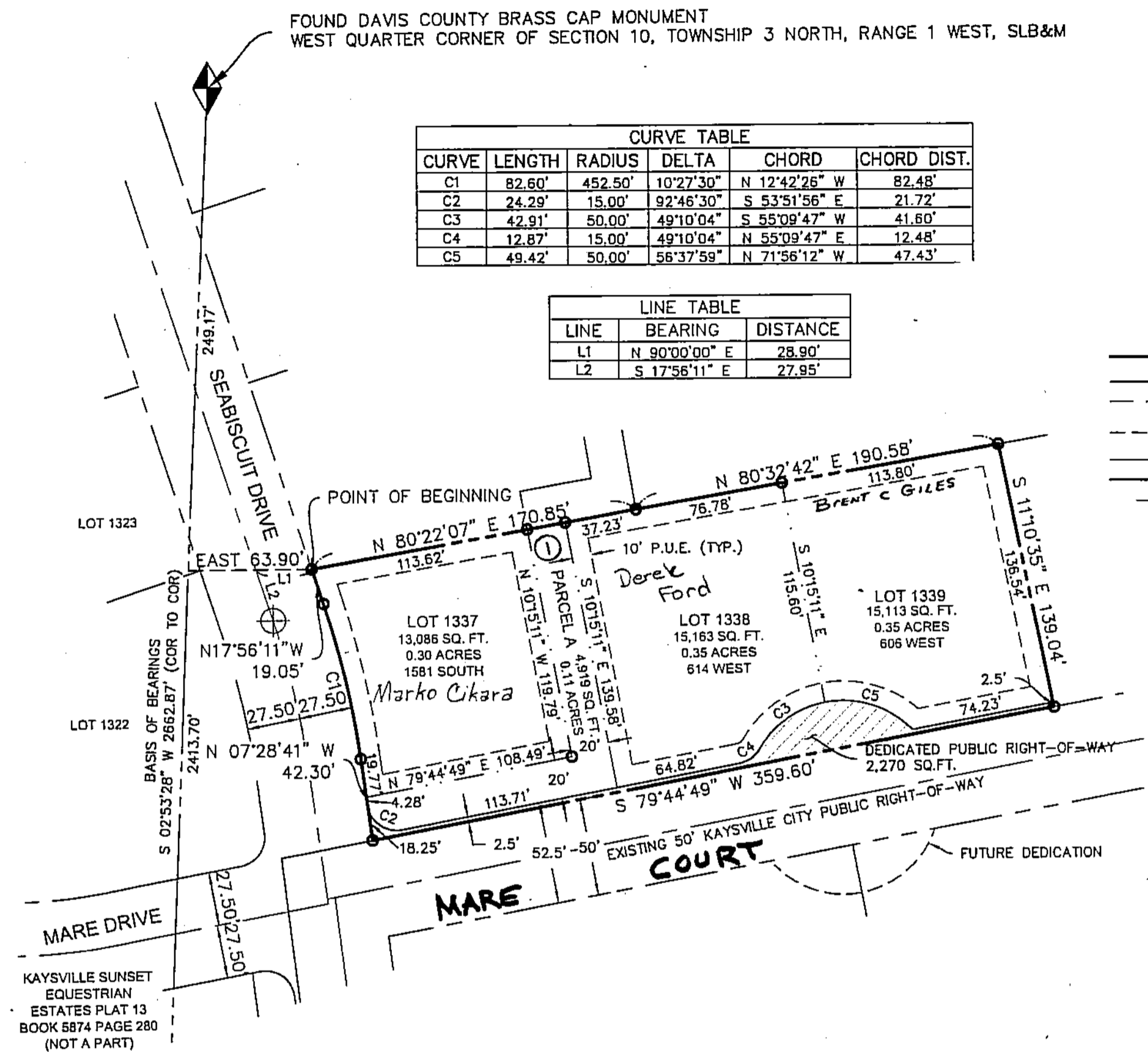
FOUND DAVIS COUNTY BRASS CAP MONUMENT
WEST QUARTER CORNER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 1 WEST, SLB&M

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIST.
C1	82.60'	452.50'	10°27'30"	N 12°42'26" W	82.48'
C2	24.29'	15.00'	92°46'30"	S 53°51'56" E	21.72'
C3	42.91'	50.00'	49°10'04"	S 55°09'47" W	41.60'
C4	12.87'	15.00'	49°10'04"	N 55°09'47" E	12.48'
C5	49.42'	50.00'	56°37'59"	N 71°56'12" W	47.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 90°00'00" E	28.90'
L2	S 17°56'11" E	27.95'

LEGEND:

-  DAVIS COUNTY SECTION CORNER MONUMENTS FOUND
-  STREET MONUMENT TO BE SET
-  EXISTING 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
-  TO BE DEDICATED AS A PUBLIC ROAD



- #### 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.) ANY LOT NOT SERVICED BY A LAID DRAIN LATERAL SHALL CONSTRUCT THE LOWEST FLOOR ELEVATION TO BE AT LEAST ONE FOOT (1') ABOVE THE LOWEST TOP BACK OF CURB (TBC) ELEVATION WITHIN THE LOT FRONTAGE.
 - 5.) APPROVAL OF THIS DEVELOPMENT PLAT BY KAYSVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITIONS FOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
 - 6.) PARCEL A IS TO BE USED AS A TRAIL CORRIDOR. THIS PARCEL IN ITS ENTIRETY SHALL BE COVERED BY A PUBLIC ACCESS EASEMENT. THE EASEMENT SHALL BE CREATED BY THIS REFERENCE.
 - 7.) ALL ROADS CREATED BY THIS PLAT ARE PUBLIC STREETS.

① Sunset Equestrian Estates Homeowners Assoc. 1340

PREFIX
08-560
LAST #
1340



SCALE:
1" = 50'

DEVELOPMENT: KAYSVILLE SUNSET EQUESTRIAN
 ESTATES PLAT 13B
 CITY: KAYSVILLE LOTS: 1337 THRU 1339

SW 14 SEC. 10, T.3N, R.1W
 S.L.M. DAVIS COUNTY, UTAH

FILE #5543
R-06-25-15

560

08