

Miller Meadows Subdivision Phase 7

Being a Part of the Northeast Quarter of Section 25, T.3N., R.1W., S.L.B. & M.
Farmington City, Davis County, Utah
A Conservation Subdivision

PREFIX

08-623

LAST #

0703



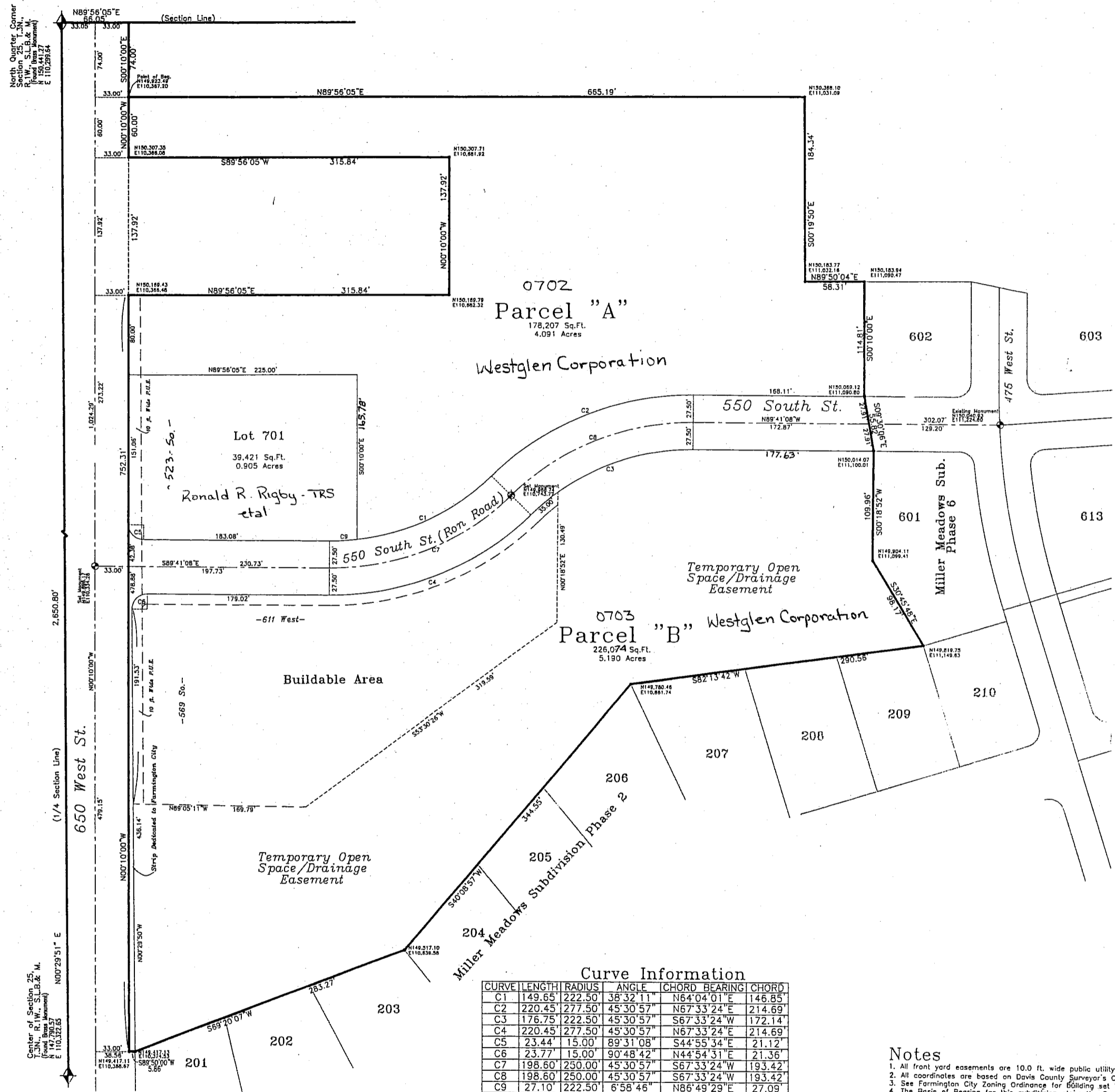
SCALE:

1" = 100'

DEVELOPMENT: MILLER MEADOWS SUBDIVISION PHASE 7
CITY: FARMINGTON LOT 701, PARCEL "A" & "B"

623

08



Curve Information

CURVE	LENGTH	RADIUS	ANGLE	CHORD BEARING	CHORD
C1	149.65	222.50	36°32'11"	N64°04'01"E	146.85
C2	220.45	277.50	45°30'57"	N67°33'24"E	214.69
C3	176.75	222.50	45°30'57"	S67°33'24"W	172.14
C4	220.45	277.50	45°30'57"	N67°33'24"E	214.69
C5	23.44	15.00	89°31'08"	S44°55'34"E	21.12
C6	23.77	15.00	90°48'42"	N44°54'31"E	21.36
C7	198.60	250.00	45°30'57"	S67°33'24"W	193.42
C8	198.60	250.00	45°30'57"	S67°33'24"W	193.42
C9	27.10	222.50	6°58'46"	N86°49'29"E	27.09

Notes

- All front yard easements are 10.0 ft. wide public utility easements unless noted otherwise.
- All coordinates are based on Davis County Surveyor's Office datum.
- See Farmington City Zoning Ordinance for Building setbacks.
- The Basis of Bearing for this subdivision along the Quarter Section Line in Section 25 as shown, Davis County Surveyor's Office Records indicate this bearing as S0°29'51"E. Previous phases of Miller Meadows Subdivision list this bearing as S0°18'00"E. All record bearings from these previous phases are rotated counterclockwise 0°19'51" to match the basis of bearing of this phase.
- Many areas in Farmington have groundwater problems due to seasonally high (fluctuating) water table. Approval of this plot does not constitute representation by the city that building at any specified elevation will solve groundwater problems, if any. Solution of these problems, if any, is the sole responsibility of the permit applicant and the property owner. For information on sub-surface water conditions in this area, refer to "Geotechnical Evaluation of Miller Meadows Subdivision" Job No. 6121W100. Prepared by Western Technologies, Inc., Dated December 1, 2011.
- Parcel A does not constitute a building lot, and Farmington City shall issue no building permit thereon until such time as a plot amendment thereto is approved and recorded by the City.
- The temporary open space easement and drainage easement on Parcel B shall remain and Farmington City shall issue no more than one building permit thereon until such time as a plot amendment thereto is approved and recorded by the City modifying and completing the final configuration of any future lots, space/conservation easement areas, and/or including any waiver (or partial waiver) of open space/conservation land approved by Farmington City consistent with its ordinances and the preliminary plot memorialized for the site.
- In the event Farmington City approves and records an amendment to Parcels A or B, 550 South Street shall be improved in its entirety concurrently with the development of either parcel, whichever occurs first, if either is developed.

Legend

- Subdivision Boundary
- Lot Boundary
- Road Centerline
- Easement Boundary
- Property Corner (Rebar and Cap)
- Existing and New Brass Monument
- Section Corner Brass Monument

NE 1/4 SEC 25, T.3N, R.1W
 S.L.B. & M. DAVIS COUNTY, UTAH

FILE # 6069
R-05-13-2019