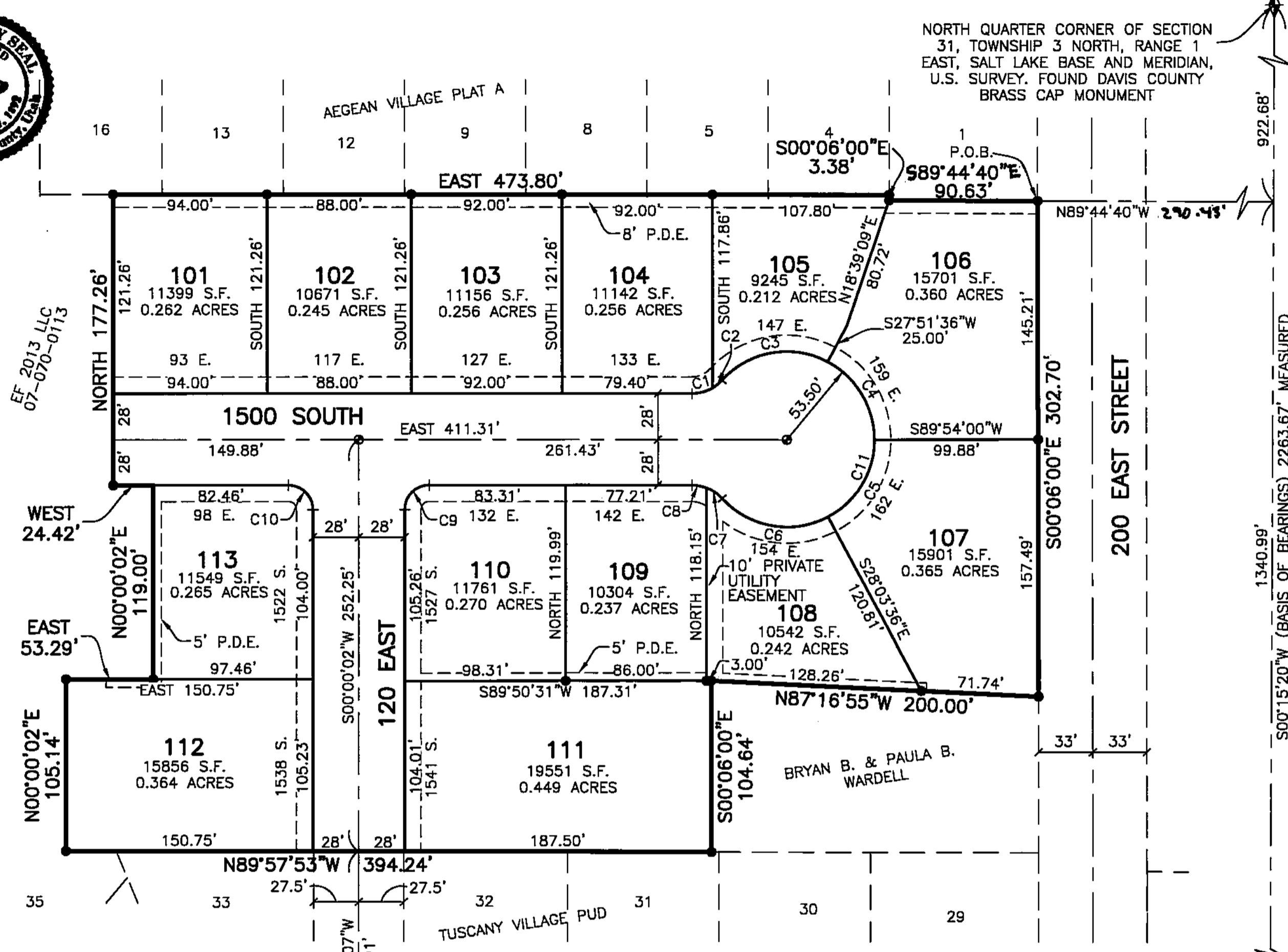


# FARMINGTON EASTRIDGE ESTATES A CONSERVATION SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
FARMINGTON CITY, DAVIS COUNTY, UTAH



**NOTE**  
1. A SOIL REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE PROPOSED SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF THIS TITLE.  
2. LOTS 106 AND 107 OWNERS SHALL MAINTAIN THEIR PORTION OF THE 200 EAST STREET FRONTAGE.

### CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	13.20'	25.00'	30°15'48"	N74°52'06"E	13.05'
C2	7.54'	25.00'	17°16'12"	N51°06'06"E	7.51'
C3	70.40'	53.50'	75°23'36"	N80°09'48"E	65.43'
C4	57.93'	53.50'	62°02'24"	S31°07'12"E	55.14'
C5	57.93'	53.50'	62°02'24"	S30°55'12"W	55.14'
C6	70.59'	53.50'	75°35'36"	N80°15'48"W	65.58'
C7	11.76'	25.00'	26°57'22"	S55°56'41"E	11.65'
C8	8.98'	25.00'	20°34'38"	S79°42'41"E	8.93'
C9	23.56'	15.00'	89°59'58"	N45°00'01"E	21.21'
C10	23.56'	15.00'	90°00'02"	S44°59'59"E	21.21'
C11	57.93'	53.50'	62°02'24"	N30°55'12"E	55.14'

**NARRATIVE**  
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO LOTS AND STREETS. ALL REAR LOT CORNER AND BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

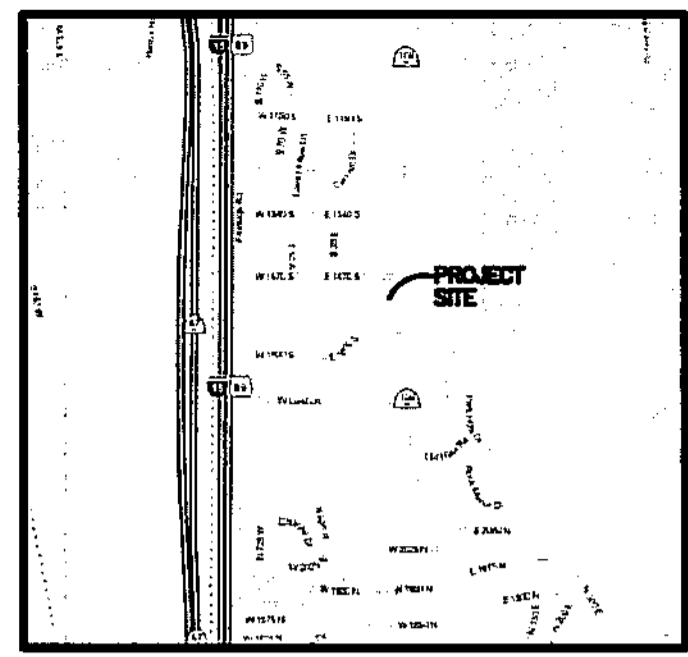
**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN A FOUND DAVIS COUNTY BRASS CAP MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY AND A FOUND WITNESS CORNER MONUMENT, SHOWN HEREON AS: S00°15'20"W

CENTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. CALCULATED FROM FOUND WITNESS CORNER MONUMENT

### SETBACKS

- 20' FRONT YARD
- \*\* 8'-10' SIDE YARD
- 20' SIDE CORNER YARD
- 30' REAR YARD
- \* 15' FRONT YARD

\* = WAIVER APPROVED FOR 15' FRONT SETBACK FOR LOTS 105 THROUGH 108  
\*\* = 8' MIN W/18' TOTAL SIDE



VICINITY MAP  
NOT TO SCALE

### BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF 200 EAST STREET IN FARMINGTON CITY, DAVIS COUNTY, UTAH, WHICH POINT LIES S00°15'20"W 922.68 FEET AND N89°44'40"W 290.45 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE ALONG SAID RIGHT OF WAY S00°06'00"E 302.70 FEET; THENCE N87°16'55"W 200.00 FEET; THENCE S00°06'00"E 104.64 FEET TO THE NORTH LINE OF TUSCANY VILLAGE PUD; THENCE ALONG SAID NORTH LINE N89°57'53"W 394.24 FEET; THENCE N00°00'02"E 105.14 FEET; THENCE EAST 53.29 FEET; THENCE N00°00'02"E 119.00 FEET; THENCE WEST 24.42 FEET; THENCE NORTH 177.26 FEET TO THE SOUTH LINE OF AEGEAN VILLAGE PLAT A; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) CURVES: (1) EAST 473.80 FEET; (2) S00°06'00"E 3.38 FEET AND (3) S89°44'40"E 90.63 FEET TO THE POINT OF BEGINNING, CONTAINING 206,648 SQ. FT. OR 4.744 ACRES. TOGETHER WITH:

A PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

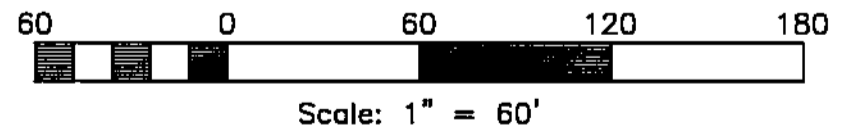
BEGINNING AT A POINT, SAID POINT BEING S00°15'20"W 924.71 FEET AND N89°44'40"W 2158.82 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE S00°11'01"W 317.13 FEET; THENCE N89°48'54"W 72.63 FEET; THENCE N00°11'06"E 316.90 FEET; THENCE EAST 72.62 FEET TO THE POINT OF BEGINNING, CONTAINING 23,023 SQ. FT. OR 0.529 ACRES.

### LEGEND

- ◆ = SECTION CORNER
- = FOUND WITNESS MONUMENT
- = SET STREET MONUMENT
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- = BOUNDARY LINE
- = LOT LINE
- - - = ADJOINING PROPERTY
- - - = 10' PUBLIC UTILITY EASEMENTS
- - - = ROAD CENTERLINE/MON. LINE
- - - = SECTION TIE LINE

### DEVELOPER

SYMPHONY HOMES  
526 NORTH 400 WEST  
NO. SALT LAKE CITY, UT 84054  
(801) 298-8555



Scale: 1" = 60'

**SURVEYOR'S CERTIFICATE**  
I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF FARMINGTON EASTRIDGE ESTATES, FARMINGTON CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF FARMINGTON CITY, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 27<sup>th</sup> DAY OF May, 2015

\* A CONSERVATION SUBDIVISION

150228  
UTAH LICENSE NUMBER

ROBERT D. KUNZ  
STATE OF UTAH

**OWNERS DEDICATION AND CERTIFICATION**  
WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND FARMINGTON EASTRIDGE ESTATES, AND HEREBY DEDICATE, GRANT AND CONVEY TO FARMINGTON CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO FARMINGTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, AS MAY BE AUTHORIZED BY FARMINGTON CITY AND ALSO DEDICATED TO THE CITY PARCEL A FOR REGIONAL DETENTION BASIN AS AN OPEN SPACE WAIVER, THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL REQUIREMENTS OF FARMINGTON CITY ORDINANCES AND ALSO TO DEDICATE THE 10 FOOT PRIVATE UTILITY EASEMENT ON LOT 108 TO BRYAN B. & PAULA B. WARDELL.

SIGNED THIS 5<sup>th</sup> DAY OF June, 2015

\* A CONSERVATION SUBDIVISION

Manager, EF2013 LLC

**ACKNOWLEDGMENT**  
STATE OF UTAH )  
ss OF DAVIS )  
ON THE 5<sup>th</sup> DAY OF June, 2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ~~Robert Miller~~ (AND) Robert Miller, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME ~~Robert Miller~~ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

8/22/18  
COMMISSION EXPIRES

Notary Public

**ACKNOWLEDGMENT**  
STATE OF UTAH )  
ss OF )  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**CITY COUNCIL APPROVAL**  
APPROVED THIS 9<sup>th</sup> DAY OF June, 2015  
BY THE FARMINGTON CITY COUNCIL

Attest: Holly Gadd  
CITY RECORDER

**SEWER DISTRICT APPROVAL**  
APPROVED THIS 8<sup>th</sup> DAY OF June, 2015  
BY THE CENTRAL DAVIS SEWER DISTRICT.

Attest: Jill S. Houston  
CENTRAL DAVIS SEWER DISTRICT

**CITY ATTORNEY'S APPROVAL**  
APPROVED THIS 10<sup>th</sup> DAY OF July, 2015  
BY THE FARMINGTON CITY ATTORNEY.

Attest: [Signature]  
FARMINGTON CITY ATTORNEY

**CITY ENGINEER'S APPROVAL**  
APPROVED THIS 10<sup>th</sup> DAY OF July, 2015  
BY THE FARMINGTON CITY ENGINEER.

Attest: Chad W. [Signature]  
FARMINGTON CITY ENGINEER

**BENCHLAND WATER DISTRICT**  
APPROVED BY BENCHLAND WATER DISTRICT THIS DAY OF June, 2015

Attest: [Signature]  
BENCHLAND WATER DISTRICT

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 24<sup>th</sup> DAY OF June, 2015  
BY THE FARMINGTON CITY PLANNING AND ZONING COMMISSION

Attest: Rebecca [Signature]  
CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

**PROJECT INFORMATION**  
Surveyor: R. KUNZ  
Project Name: EASTRIDGE EST. CONSERV. SUBD.  
Designer: N. ANDERSON  
Number: 1884-41  
Begin Date: 05-21-14  
Scale: 1"=60'  
Sheet: 1 of 2  
Checked:

**DAVIS COUNTY RECORDER**  
ENTRY NO. 2883175 FEE PAID \$24.00 FILED FOR RECORD AND RECORDED, 7-29-2015, AT 8:48 a.m. IN BOOK 6316 OF THE OFFICIAL RECORDS, PAGE 54  
RECORDED FOR:

Attest: [Signature]  
DAVIS COUNTY RECORDER

DEPUTY

**Reeve & Associates, Inc.**  
230 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403  
TEL: (801) 421-3100 FAX: (801) 421-2888  
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS  
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

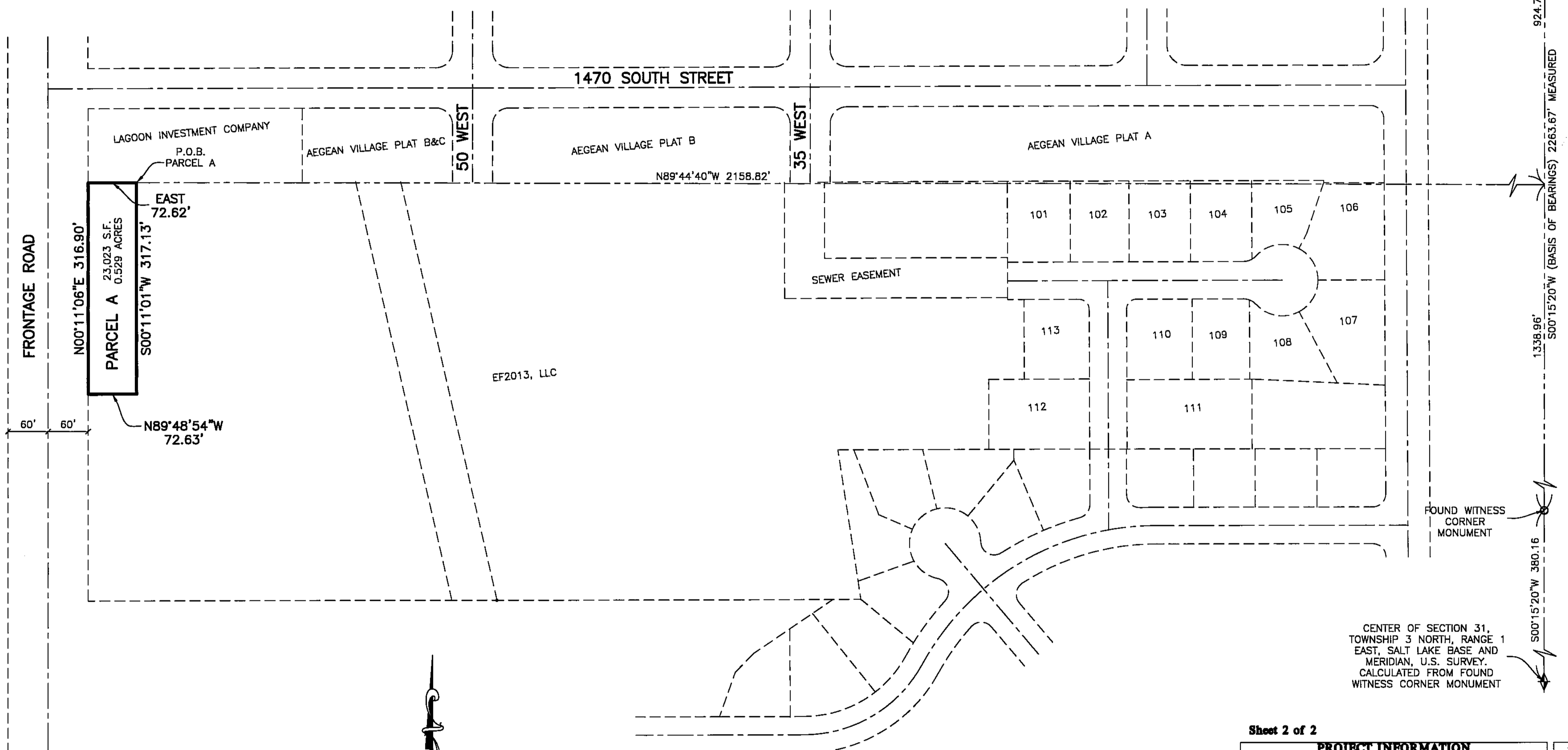
5554-1

# FARMINGTON EASTRIDGE ESTATES A CONSERVATION SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
FARMINGTON CITY, DAVIS COUNTY, UTAH

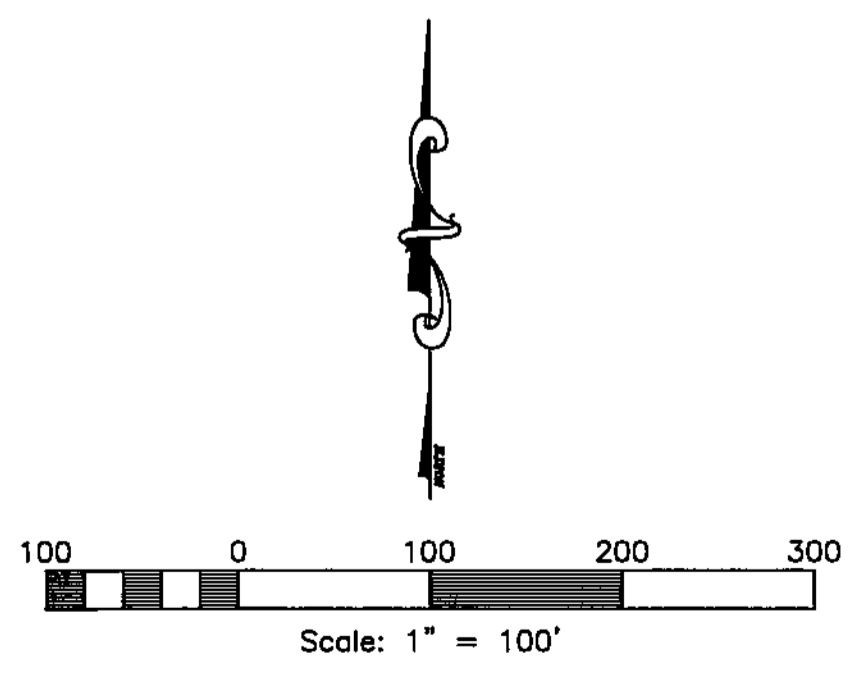
NORTH QUARTER CORNER OF SECTION  
31, TOWNSHIP 3 NORTH, RANGE 1  
EAST, SALT LAKE BASE AND MERIDIAN,  
U.S. SURVEY. FOUND DAVIS COUNTY  
BRASS CAP MONUMENT

5554-2



FOUND WITNESS  
CORNER  
MONUMENT

CENTER OF SECTION 31,  
TOWNSHIP 3 NORTH, RANGE 1  
EAST, SALT LAKE BASE AND  
MERIDIAN, U.S. SURVEY.  
CALCULATED FROM FOUND  
WITNESS CORNER MONUMENT



Sheet 2 of 2

PROJECT INFORMATION	
Surveyor:	R. KUNZ
Project Name:	FARMINGTON EASTRIDGE ESTATES
Designer:	N. ANDERSON
Number:	1864-41
Scale:	1"=100'
Begin Date:	05-21-14
Sheet:	2 of 2
Checked:	

DAVIS COUNTY RECORDER

ENTRY NO. 2113175 FEE PAID  
274.00 FILED FOR RECORD  
AND RECORDED, 7-29-2015 AT  
8:48am IN BOOK 6317 OF  
THE OFFICIAL RECORDS, PAGE  
57

RECORDED FOR:  
*Ashank Maughan*  
DAVIS COUNTY RECORDER  
DEPUTY.

**Reeve & Associates, Inc.**  
820 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403  
TEL: (801) 421-3100 FAX: (801) 421-2884 www.reeve-assoc.com  
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