

SHEET

1 of 2

FARMINGTON EASTRIDGE ESTATES-PHASE 3

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

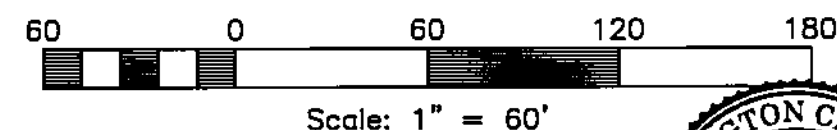
MARCH, 2018

NOTE

1. A SOILS REPORT, BY GSH GEOTECHNICAL, INC. (JOB #1458-01N-13 DATED OCT. 1, 2013), HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE PROPOSED SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF THIS TITLE
2. YARD DRAINS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

LEGEND

- SECTION CORNER
- FOUND WITNESS MONUMENT
- SET STREET MONUMENT
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- LOT LINE
- ADJOINING PROPERTY
- 8' PRIVATE DRAINAGE EASEMENT
- 10' PUBLIC UTILITY EASEMENTS
- ROAD CENTERLINE/MON. LINE
- SECTION TIE LINE
- PUBLIC UTILITY EASEMENT (PRIVATE DRIVE LOT 308)



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE 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.

CITY COUNCIL APPROVAL

APPROVED THIS 7th DAY OF January, 2019 BY THE FARMINGTON CITY COUNCIL.

[Signature] FARMINGTON CITY MAYOR
ATTEST: *[Signature]* CITY RECORDER

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

SEWER DISTRICT APPROVAL

APPROVED THIS 13th DAY OF December, 2018 BY THE CENTRAL DAVIS SEWER DISTRICT.

[Signature] CENTRAL DAVIS SEWER DISTRICT

BENCHLAND WATER DISTRICT

APPROVED BY BENCHLAND WATER DISTRICT THIS 14th DAY OF December, 2018

[Signature] BENCHLAND WATER DISTRICT

CITY ATTORNEY'S APPROVAL

APPROVED THIS 15th DAY OF January, 2019 BY THE FARMINGTON CITY ATTORNEY.

[Signature] FARMINGTON CITY ATTORNEY

PLANNING COMMISSION APPROVAL

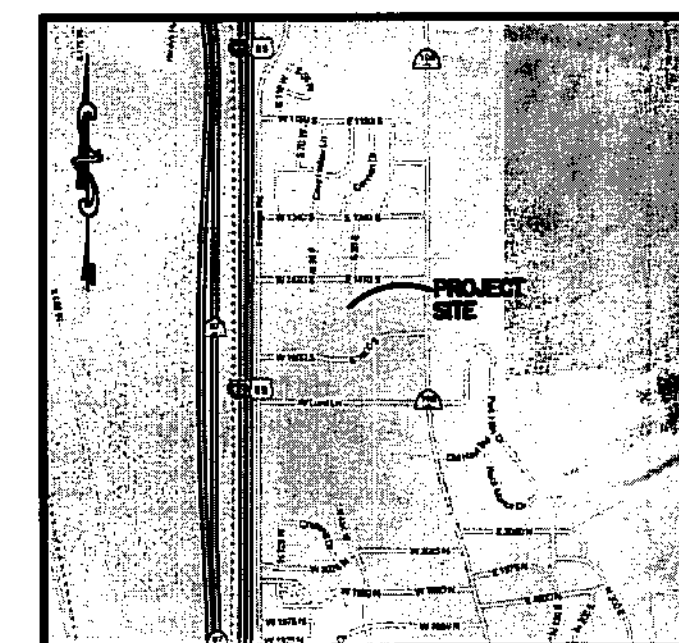
APPROVED THIS 2nd DAY OF January, 2019 BY THE FARMINGTON CITY PLANNING AND ZONING COMMISSION.

[Signature] CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS 2nd DAY OF January, 2019 BY THE FARMINGTON CITY ENGINEER.

[Signature] FARMINGTON CITY ENGINEER
DATE



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 NORTHWEST CORNER OF LOT 101 OF FARMINGTON EASTRIDGE ESTATES A CONSERVATION SUBDIVISION, WHICH POINT LIES S00°15'20"W 921.42 FEET AND N89°44'40"W 854.88 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE ALONG THE WEST BOUNDARY LINE OF FARMINGTON EASTRIDGE ESTATES A CONSERVATION SUBDIVISION THE FOLLOWING (5) FIVE COURSES: (1) SOUTH 177.26 FEET; (2) EAST 24.42 FEET; (3) S00°00'02"W 119.00 FEET; (4) WEST 53.29 FEET; (5) S00°00'02"W 45.67 FEET; THENCE WEST 99.18 FEET; THENCE S00°00'02"W 60.00 FEET; THENCE WEST 216.00 FEET; THENCE NORTH 94.00 FEET; THENCE WEST 35.54 FEET; THENCE N00°00'02"E 186.67 FEET; THENCE EAST 40.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF N45°00'00"E, AND A CHORD LENGTH OF 21.21 FEET; THENCE NORTH 107.08 FEET TO THE SOUTH LINE OF AEGEAN VILLAGE PLAT "B" ZERO LOT LINE AMENDED; THENCE ALONG SAID SOUTH LINE THE FOLLOWING (2) TWO COURSES: (1) S89°50'00"E 280.01 FEET; (2) EAST 44.58 FEET TO THE POINT OF BEGINNING. CONTAINING 136,622 SQUARE FEET OR 3.136 ACRES MORE OR LESS

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 924.42 FEET AND N89°44'40"W 2094.10 FEET FROM NORTH QUARTER CORNER OF SAID SECTION 31; THENCE S00°11'01"W 317.34 FEET; THENCE N89°48'54"W 64.73 FEET; THENCE N00°11'01"E 317.13 FEET; THENCE EAST 64.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,534 SQUARE FEET OR 0.471 ACRES MORE OR LESS

DEVELOPER

SYMPHONY HOMES
526 NORTH 400 WEST
NO. SALT LAKE CITY, UT 84054

SURVEYOR'S CERTIFICATE

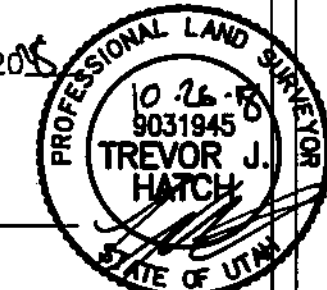
I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH 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-PHASE 3 IN 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 WEBER 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 7th DAY OF October, 2018

9031945

UTAH LICENSE NUMBER

TREVOR J. HATCH



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-PHASE 3, 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 C FOR REGIONAL DETENTION BASIN AS AN OPEN SPACE WAIVER. THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL REQUIREMENTS OF FARMINGTON CITY ORDINANCES.

SIGNED THIS 18th DAY OF December, 2018

[Signature]
Manny, EF2013 LLC

ACKNOWLEDGMENT

STATE OF UTAH) sis.
ss OF Davis)
ON THE 18th DAY OF December, 2018, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Robert Miller (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME *[Signature]* SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
2/6/19 68562 COMMISSION EXPIRES

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH) sis.
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

PROJECT INFORMATION

Surveyor: T. HATCH
Designer: D. CAVE
Begin Date: 3-26-2018
Project Name: FARMINGTON EASTRIDGE ESTATES PHASE 3
Number: 1864-41
Scale: 1"=60'
Sheet: 1 of 2

DAVIS COUNTY RECORDER

ENTRY NO. 3141404 FEE PAID \$49.00 FILED FOR RECORD AND RECORDED, 2-1-2019, AT 12:17 IN BOOK 7181 OF THE OFFICIAL RECORDS, PAGE 591
RECORDED FOR:

[Signature]
DAVIS COUNTY RECORDER

DEPUTY



SHEET
2 of 2

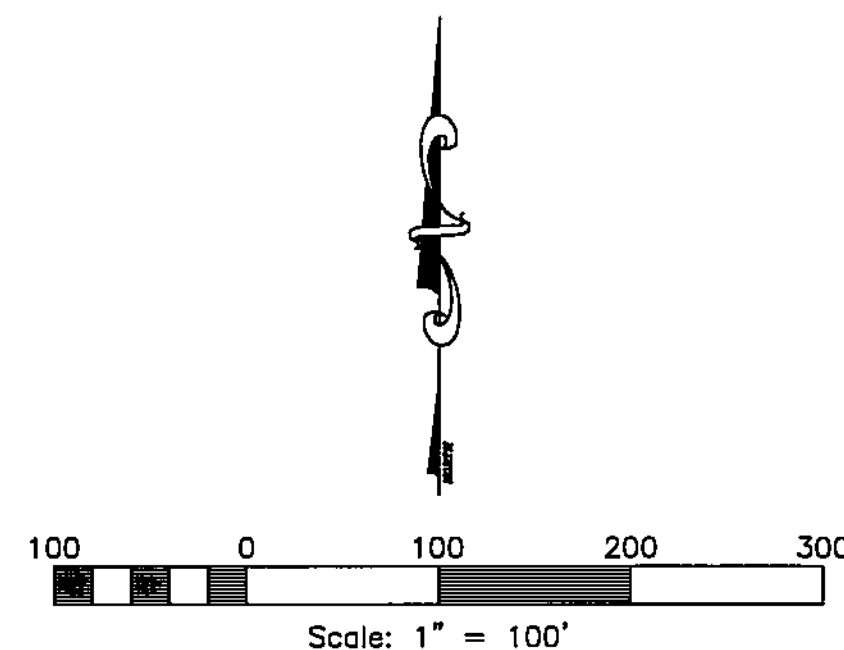
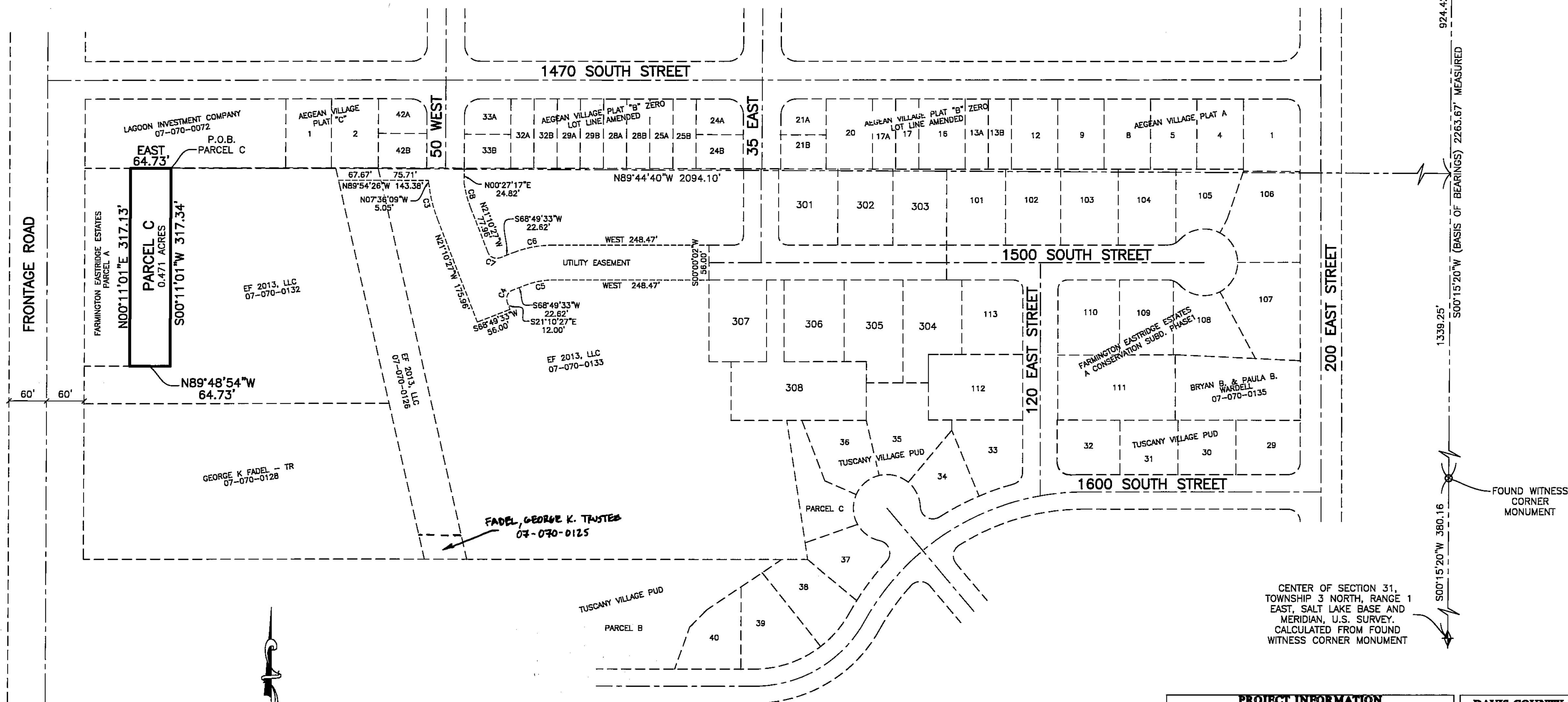
FARMINGTON EASTRIDGE ESTATES-PHASE 3

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
MARCH, 2018

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

6031-2



CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	15.00'	23.56'	21.21'	15.00'	N45°00'00"E	90°00'00"
C2	15.00'	23.56'	21.21'	15.00'	S45°00'00"E	90°00'00"
C3	228.00'	59.55'	59.38'	29.95'	S13°41'29"E	14°57'55"
C4	15.00'	23.56'	21.21'	15.00'	N23°49'33"E	90°00'00"
C5	122.00'	45.09'	44.83'	22.80'	N79°24'46"E	21°10'27"
C6	178.00'	65.78'	65.41'	33.27'	S79°24'46"W	21°10'27"
C7	15.00'	23.56'	21.21'	15.00'	N66°10'27"W	90°00'00"
C8	172.00'	38.65'	38.57'	19.41'	N14°44'10"W	12°52'35"

PROJECT INFORMATION

Surveyor: T. HATCH
Designer: D. CAVE
Begin Date: 3-28-2018

Project Name: FARMINGTON EASTRIDGE ESTATES PHASE 3
Number: 1864-41
Scale: 1"=100'
Sheet: 2 OF 2

Reeve & Associates, Inc.

5160 SOUTH 1200 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2068 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

DAVIS COUNTY RECORDER

ENTRY NO. 3141404 FEE PAID \$61.00 FILED FOR RECORD AND RECORDED, 2-1-2019 AT 12:17 IN BOOK 2191 OF THE OFFICIAL RECORDS, PAGE 511

RECORDED FOR: *Brian M. Maughan*

DAVIS COUNTY RECORDER
DEPUTY: