

CHESTNUT FARMS P.U.D. SUBDIVISION - PHASE 4

A PLANNED UNIT DEVELOPMENT (P.U.D.)
PART OF THE NORTHEAST 1/4 & NORTHWEST 1/4 OF SECTION 26, T.3N., R.1W., S.L.B.&M., U.S. SURVEY
FARMINGTON CITY, DAVIS COUNTY, UTAH
DECEMBER, 2019

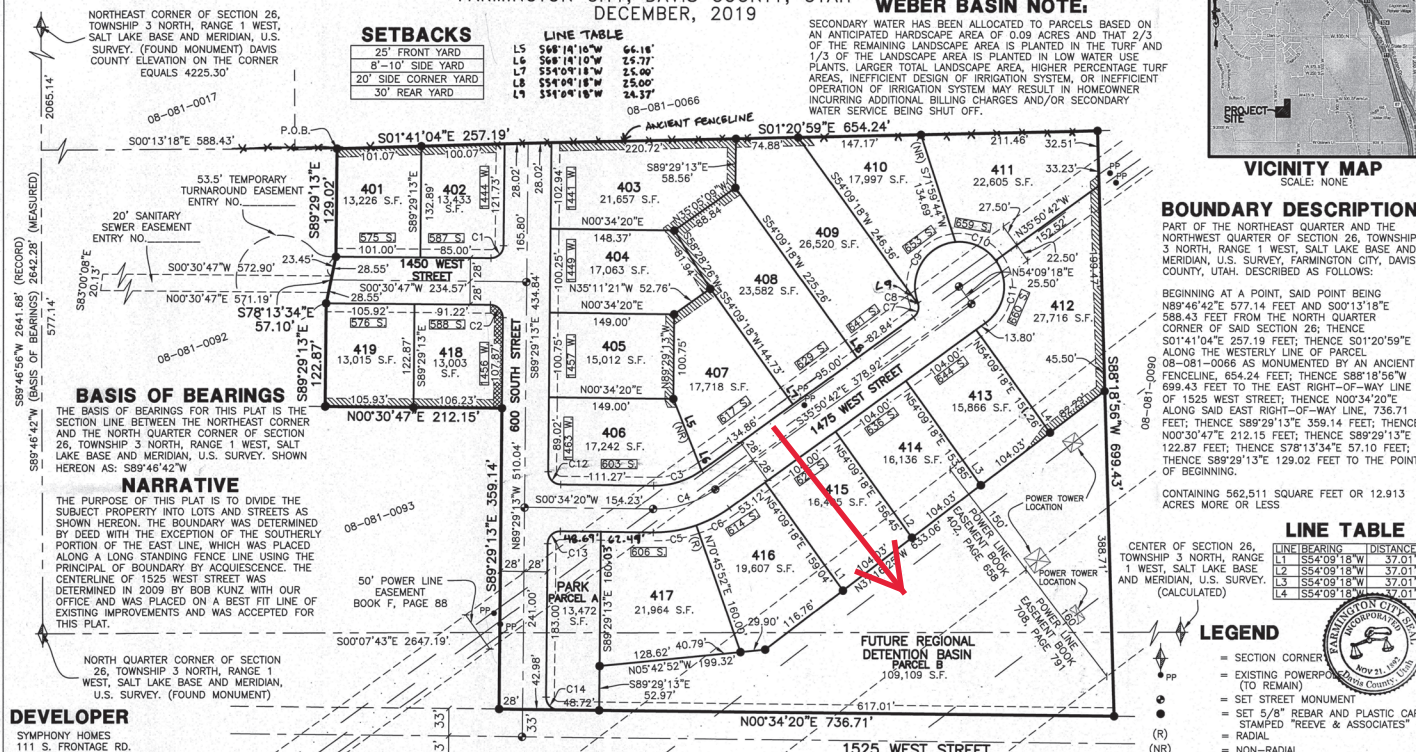
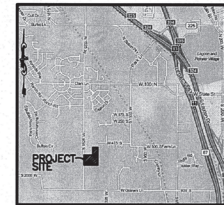
SETBACKS

25' FRONT YARD
8'-10" SIDE YARD
20' SIDE CORNER YARD
30' REAR YARD

LINE TABLE

L5	S68°14'10"W	66.18'
L6	S68°14'10"W	25.77'
L7	S51°09'18"W	25.00'
L8	S51°09'18"W	25.00'
L9	S51°09'18"W	24.37'

WEBER BASIN NOTE.
SECONDARY WATER HAS BEEN ALLOCATED TO PARCELS BASED ON AN ANTICIPATED HARDSCAPE AREA OF 0.09 ACRES AND THAT 2/3 OF THE REMAINING LANDSCAPE AREA IS PLANTED IN TURF AND 1/3 OF THE LANDSCAPE AREA IS PLANTED IN LOW WATER USE PLANTS. LARGER TOTAL LANDSCAPE AREA, HIGHER PERCENTAGE TURF AREAS, INEFFICIENT DESIGN OF IRRIGATION SYSTEM, OR INEFFICIENT OPERATION OF IRRIGATION SYSTEM MAY RESULT IN HOMEOWNER INCURRING ADDITIONAL BILLING CHARGES AND/OR SECONDARY WATER SERVICE BEING SHUT OFF.



BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S89°46'42"W.

NARRATIVE
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE SUBJECT PROPERTY INTO LOTS AND STREETS AS SHOWN HEREON. THE BOUNDARY WAS DETERMINED BY DEED WITH THE EXCEPTION OF THE SOUTHERLY PORTION OF THE EAST LINE, WHICH WAS PLACED ALONG A LONG STANDING FENCE LINE USING THE PRINCIPAL OF BOUNDARY BY ACQUESCENCE. THE CENTERLINE OF 1525 WEST STREET WAS DETERMINED IN 2009 BY BOB KUNZ WITH OUR OFFICE AND WAS PLACED ON A BEST FIT LINE OF EXISTING IMPROVEMENTS AND WAS ACCEPTED FOR THIS PLAT.

DEVELOPER
SYMPHONY HOMES
111 S. FRONTAGE RD.
CANTERVILLE, UT 84014
(801) 298-8555

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	15.00'	23.56'	21.21'	15.00'	S44°29'13"E	90°00'00"
C2	15.00'	23.56'	21.21'	15.00'	S45°30'47"W	90°00'00"
C3	97.00'	61.65'	60.62'	31.91'	S17°38'11"E	36°25'02"
C4	125.00'	79.45'	78.12'	41.12'	S17°38'11"E	36°25'02"
C5	153.00'	92.89'	52.63'	26.71'	S09°19'54"E	19°48'28"
C6	153.00'	44.35'	44.20'	22.33'	S27°32'25"E	16°36'34"
C7	15.00'	17.01'	16.11'	9.55'	S68°19'48"E	64°58'11"
C8	15.00'	2.68'	2.67'	1.34'	N74°04'15"E	10°13'43"
C9	53.50'	98.98'	85.45'	71.00'	S58°02'38"E	105°59'56"
C10	53.50'	55.28'	52.85'	30.39'	S24°33'19"W	59°11'58"
C11	53.50'	84.04'	75.66'	53.50'	N80°50'42"W	90°00'00"
C12	15.00'	23.55'	21.20'	14.98'	S45°32'33"W	89°56'27"
C13	15.00'	23.58'	21.22'	15.02'	N44°27'27"W	90°03'33"
C14	15.00'	23.55'	21.20'	14.98'	S45°32'33"W	89°56'27"

- NOTES:**
- SOILS REPORT PREPARED BY GSH ON DECEMBER 17, 2014. FOR SYMPHONY HOMES AND IS ON FILE AT FARMINGTON CITY.
 - P.U.E. 10' TYPICAL.
 - A PRIVATE DRAIN SYSTEM WILL BE INSTALLED BY DEVELOPER, AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
 - ROCKY MOUNTAIN POWER HAS THE RIGHT TO INGRESS AND EGRESS FOR ALL NECESSARY MAINTENANCE AND RECONSTRUCTION OF ITS POWER LINE FACILITIES.
 - NO BUILDING OR TREES SHALL BE ALLOWED WITHIN THE POWER LINE EASEMENT.
 - STORM WATER FROM LOTS 412-417 CAN DRAIN INTO THE PLAT FUTURE REGIONAL DETENTION BASIN.

CITY COUNCIL APPROVAL
APPROVED THIS 23rd DAY OF December, 2019
BY THE FARMINGTON CITY COUNCIL.
[Signature] FARMINGTON CITY MAYOR
[Signature] CITY READER

WEBER BASIN WATER CONSERVANCY DISTRICT
APPROVED BY WEBER BASIN WATER THIS 19th DAY OF December, 2019
[Signature] WEBER BASIN WATER CONSERVANCY DISTRICT

PLANNING COMMISSION APPROVAL
APPROVED THIS 26th DAY OF December, 2019
BY THE FARMINGTON CITY PLANNING COMMISSION.
[Signature] CHAIRMAN, FARMINGTON CITY PLANNING COMMISSION

CITY ATTORNEYS APPROVAL
APPROVED THIS 27th DAY OF December, 2020
BY THE FARMINGTON CITY ATTORNEY.
[Signature] FARMINGTON CITY ATTORNEY

CITY ENGINEER'S APPROVAL
APPROVED THIS 28th DAY OF January, 2020
BY THE FARMINGTON CITY ENGINEER.
[Signature] FARMINGTON CITY ENGINEER

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

SEWER DISTRICT APPROVAL
APPROVED THIS 19th DAY OF December, 2019
BY THE CENTRAL DAVIS SEWER DISTRICT.
[Signature] CENTRAL DAVIS SEWER DISTRICT

SURVEYOR'S CERTIFICATE
I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A 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 CHESTNUT FARMS P.U.D. SUBDIVISION - PHASE 4 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 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 14th DAY OF December, 2019.
9031945
UTAH LICENSE NUMBER
TREVOR J. HATCH
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

BOUNDARY DESCRIPTION
PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FARMINGTON CITY, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT, SAID POINT BEING N89°46'42"E 577.14 FEET AND S00°13'18"E 588.43 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE S01°41'04"E 257.19 FEET; THENCE S01°20'59"E 654.24' ALONG THE WESTERLY LINE OF PARCEL 08-081-0065 AS MONUMENTED BY AN ANCIENT FENCELINE, 654.24 FEET; THENCE S88°18'56"W 699.43 FEET TO THE EAST RIGHT-OF-WAY LINE OF 1525 WEST STREET; THENCE N00°34'20"E 149.00' ALONG SAID EAST RIGHT-OF-WAY LINE, 736.71 FEET; THENCE S89°29'13"E 359.14 FEET; THENCE N00°30'47"E 212.15 FEET; THENCE S89°29'13"E 122.87 FEET; THENCE S78°13'34"E 57.10 FEET; THENCE S89°29'13"E 129.02 FEET TO THE POINT OF BEGINNING.
CONTAINING 562,511 SQUARE FEET OR 12.913 ACRES MORE OR LESS

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 CHESTNUT FARMS P.U.D. SUBDIVISION - PHASE 4, 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, THAT ARE 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 DEDICATE PARCEL A TO THE HOME OWNERS ASSOCIATION TO BE USED FOR A PARK AND PARCEL B TO FARMINGTON CITY FOR A FUTURE REGIONAL DETENTION BASIN.
THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL REQUIREMENTS OF FARMINGTON CITY ORDINANCES.
SIGNED THIS 19th DAY OF December, 2019.
BY [Signature] FOR: CHESTNUT FARMS 2012 LLC
[Signature] MANAGER

ACKNOWLEDGMENT
STATE OF UTAH (Davis))ss.
COUNTY OF Davis)
ON THE 14th DAY OF December, 2019, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, [Signature] (MANAGER) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME HE SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.
[Signature] COMMISSION EXPIRES [Signature] NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF UTAH (Davis))ss.
COUNTY OF Davis)
ON THE 9th DAY OF January, 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, [Signature] (MANAGER) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME HE/SHE IS THE [Signature] OF SAID CHESTNUT FARMS 2012 LLC AND THAT HE/SHE SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.
[Signature] COMMISSION EXPIRES [Signature] NOTARY PUBLIC

PROJECT INFORMATION
Surveyor: T. HATCH
Designer: D. CAVE
Begin Date: 9-28-2018
Project Name: CHESTNUT FARMS, P.U.D. SUBD. 4
Number: 1884-81
Scale: 1"=50'
Revision: 11/20/19 cc
Checked:

DAVIS COUNTY RECORDER
ENTRY NO. 32222222 FEE PAID 834.00
FILED FOR RECORD AND RECORDED 1-30-2020 AT 4:02 PM IN BOOK 2437 OF THE OFFICIAL RECORDS, PAGE 1445
RECORDED FOR: Symphony Homes
[Signature] DAVIS COUNTY RECORDER
[Signature] DEPUTY

