

# FARMINGTON MEADOWS PHASE 1 SUBDIVISION

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15,  
TOWNSHIP 3 NORTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN  
FARMINGTON CITY, DAVIS COUNTY, UTAH

## LEGEND

- BOUNDARY CORNER, TO BE SET
- STREET MONUMENT TO BE SET
- ✱ FIRE HYDRANT
- ◆ SECTION CORNER
- PUBLIC UTILITY & DRAINAGE EASEMENT (10' TYPICAL)
- - - SECTION LINE
- ▨ WETLAND AREA

## GENERAL NOTE

- Parcel A is designated as common area, to be maintained by the Homeowner's Association, and covered under the Covenants, Conditions and Restrictions associated with the subdivision plat.
- Parcels E and F are public trails/pedestrian, public safety, maintenance and various utility parcels to be conveyed to Farmington City.
- Parcel C Sewer Lift Station to be conveyed to Central Davis Sewer District.
- Basements shall not be constructed on lots in this subdivision plat, due to shallow sewer depths resulting from potentially shallow ground water. Lowest level elevation shall be the higher of 4218.00 or top back of curb.
- This subdivision is located in an area where adjoining property owners have permission to keep and maintain large "Class B" animals on their properties (refer to Chapter 29 of Farmington City Zoning Ordinance). Buyers of lots in this subdivision agree to not oppose or limit such property rights. Additionally, buyers of lots in this subdivision should be aware that the area may be subject to odors, sounds, etc., related to keeping and maintenance of such animals.
- A soils report, dated August 6, 2004 has been prepared by Earthtec Testing & Engineering, Salt Lake City, Utah, and been submitted to Farmington City.
- Future lot owners are responsible for the finish grading of their lots, in compliance with the approved Farmington City overall grading plan (sheet O-2A through O-2C) including but not limited to; grading the lots elevations shown on the plan.
- Public Utility Easements shown on this subdivision plat are 10-foot wide along the front and rear lot lines, and 8-foot wide along the side yards, unless otherwise noted.
- The Storm Water Pollution Prevention Plan must be followed during all phases of construction. Buyers to take responsibility for adhering to SWPPP by contract with developer at the time of purchase.
- The property shown is located within an area having zone designation of "C" and "A" by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 490038-0160B, with a date of revision of October 10, 2006 (letter of map change 06-08-B188P-490038) for Community number 0038, in Davis County, State of Utah, which is the current flood insurance rate map on record with the Federal Emergency Management Agency.

DANVILLE LAND INVESTMENTS LLC

1325.57'

N00°10'19"W

UTAH POWER & LIGHT

20' WIDE PUBLIC TRAIL EASEMENT FOR PEDESTRIAN, EQUESTRAIN, PUBLIC SAFETY, MAINTENANCE VEHICLE PURPOSES DEDICATED TO FARMINGTON CITY

S59°13'44"E  
205.23'  
SOUTH QUARTER CORNER SECTION 15  
TOWNSHIP 3 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
NOT FOUND  
100.76'

VIKING REAL ESTATE INC.

DANVILLE LAND INVESTMENTS LLC

N89°56'45"E 1518.17'

283.34' NORTH 20.00'

**PARCEL G 1.32 ACRES**  
20' WIDE PUBLIC TRAIL EASEMENT FOR PEDESTRIAN, EQUESTRAIN, PUBLIC SAFETY, MAINTENANCE VEHICLE PURPOSES DEDICATED TO FARMINGTON CITY. PARCEL G MAY BE USED FOR ACCESS, INGRESS, EGRESS AND INCIDENTAL PURPOSES TO BENEFIT THE OWNERS OF LOTS 125 THROUGH 138.

100 YR FLOOD PLAIN  
FIRM MAP #49011C0381E  
EFFECTIVE DATE: JUNE 18, 2007

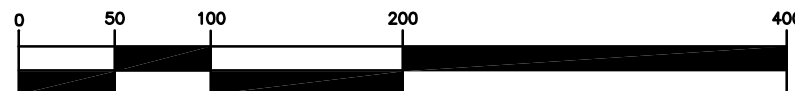
**PARCEL D 44.20 ACRES**

**PARCEL G 1.32 ACRES**  
20' WIDE PUBLIC TRAIL EASEMENT FOR PEDESTRIAN, EQUESTRAIN, PUBLIC SAFETY, MAINTENANCE VEHICLE PURPOSES DEDICATED TO FARMINGTON CITY. PARCEL G MAY BE USED FOR ACCESS, INGRESS, EGRESS AND INCIDENTAL PURPOSES TO BENEFIT THE OWNERS OF LOTS 125 THROUGH 138.

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BOYER WHEELER FARM L.C.

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

SHEET

3 OF 3



Stantec Consulting Inc.  
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www.stantec.com

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| No. | Revisions | By | Date |  |  |

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|----------------|------------|
| Project Number | PM         |
| 186301541      | RQE        |
| Filename       |            |
| 01541v-102pp   |            |
| Designed By    | Drawn By   |
| RQE            | KFW        |
| Checked By     | Date       |
| TEJ            | 07/05/2007 |

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FARMINGTON CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

|                                      |                       |
|--------------------------------------|-----------------------|
| RECORDED NO.                         |                       |
| STATE OF UTAH, COUNTY OF DAVIS       |                       |
| RECORDED AND FILED AT THE REQUEST OF |                       |
| DATE:                                | TIME:                 |
| BOOK:                                | PAGE:                 |
| FEE(\$)                              | DAVIS COUNTY RECORDER |