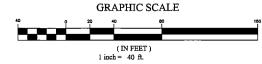


THE RIDGE SUBDIVISION P.U.D.

LOCATED IN THE SW1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W, SALT LAKE BASE & MERIDIAN NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

LEGEND - BOUNDARY - SECTION LINE - EASEMENT RIGHT-OF-WAY LINE EXISTING PROPERTY LINE P.U.&D.E. (PUBLIC UTILITY AND DRAINAGE EASEMENT - LOT LINE - CENTER LINE SECTION MONUMENT (FOUND) STREET MONUMENT (TO BE SET)

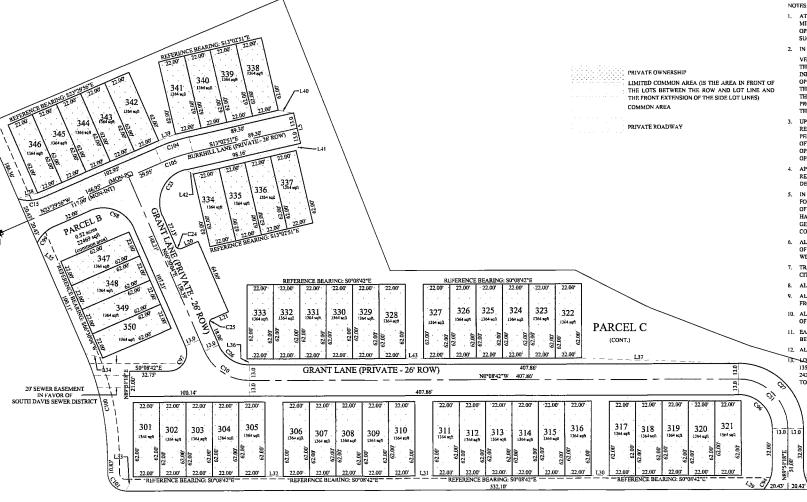




- 1. AT THE TIME OF RECORDING THIS SUBDIVISION IS LOCATED ADJACENT TO AN ACTIVE SURFACE MINING OPERATION, THAT MINING OPERATION MAY PRODUCE VIBRATION, NOISE, AND DUST. THE OPERATION MAY UTILIZE BLASTING WHICH MAY BE NOTICEABLE TO RESIDENTS WITHIN THE AREA. SUCH AS GROUND VIBRATIONS OR AIR PRESSURE VIBRATIONS.
- 2. IN COMPLIANCE WITH STATE CODE 10-9A-904, THE FOLLOWING NOTICE IS REQUIRED

VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS
THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED VESTED CRITICAL
INFRASTRUCTURE MATERIALS OPERATIONS IN WHICH CRITICAL INFRASTRUCTURE MATERIALS
OPERATIONS HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED
THAT SUCH OPERATIONS MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN
THE CRITICAL INFRASTRUCTURE MATERIALS PROTECTION AREA. THE USE AND ENDOYMENT OF THIS
PROPERTY IS EXPRESSLY. CONDITIONED ON ACCEPTANCE OF ANY ANNOVANCE OR INCONVENIENCE.
THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.

- UPON ACCEPTANCE OF A PURCHASE OFFER ON ANY LOT WITHIN THIS SUBDIVISION, THE SELLER IS REQUIRED TO PROVIDE TO THE PROSPECTIVE OWNERS, FOR REVIEW DURING THE DUE DILICENCE PERIOD OF THE SALES CONTRACT, A COPY OF THE DISCLOSURE RECORDED UPON EACH LOT AT THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTITLED NOTICE OF PROXIMITY TO A MINING OPERATION", INCLUDING THE CURRENT CONTACT INFORMATION FOR THE ADJACENT MINING
- APPROVAL OF THIS PLAT DEVELOPMENT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE A
 REPRESENTATION AS TO THE ADEQUACY OF SUB SURFACE SOIL CONDITION NOR THE LOCATION OR
 DEPTH OF GROUNDWATER TABLES.
- IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT: A SITE SPECIFIC GEOTECTINICAL REPORT IN ACCORDANCE WITH CHAPTER IS OF THE INTERNATIONAL BUILDING CODE (BIC) AND ANY PIGINTERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILLITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.
- 6. ALL COMMON AREA PARCELS (PARCELS A-D) ARE ALSO A UTILITY AND ACCESS EASEMENT IN FAVOR OF THE CITY OF NORTH SALT LAKE, WHICH INCLUDES TRAIL CONSTRUCTION AND MAINTENANCE AS WELL AS DETENTION POND MAINTENANCE.
- 7. TRAIL ALIGNMENT SHOWN IS PRELIMINARY AND FINAL ALIGNMENT OF TRAIL TO BE APPROVED BY
- 8. ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) SHOWN HEREON ARE A TYPICAL 10" WIDE FRONT AND REAR YARD AND 5" WIDE SIDE YARD, UNLESS OTHERWISE NOTED.
- 10. ALL LOTS WITH LESS THAN 75 FEET OF FRONTAGE AT THE PROPERTY LINE CAN HAVE A MAXIMUM OF A 20 WIDE CURB CUT FOR THE DRIVEWAY.
- 11. EACH LOT IS TO BE GRADED SUCH THAT NO STORM WATER DRAINS FROM LOT TO LOT WITHOUT BEING DIRECTED TO A SHARED REAR YARD SWALE WHICH WILL BE MAINTAINED BY THE H.O.A
- 12. ALL WATERLINES WITHIN PRIVATE ROADWAYS ARE TO BE OWNED AND MAINTAINED BY THE H.O.A.
- CCTS 101, 102, 103, 104, 110, 111, 112, 113, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135,]B, 139, 150, 151, 152, 153, 154, 155, 156, 157, 218, 219, 220, 221, 222, 223, 224, 225, 226, 238, 239, 240, 241, 242, 243, & 24 WILL REQUIRE ENGINEERED SITE PLANS FOR ANY ACCESSORY STRUCTURE ON THE LOT TO INSURE THE STABILITY OF THE RETAINING WALLS AND SLOPE OF THE LOT.



LOT SETBACKS:

SINGLE FAMILY LOTS: FRONT SETBACK
LIVING AREA/PORCH - 12'

SIDE SETBACK (50-79' WIDE LOTS) INTERIOR LOT LINE - 5' SIDE STREET - 10'

SIDE SETBACK (80'+ WIDE LOTS) INTERIOR LOT LINE - 5', COMBINED WIDTH 15' SIDE STREET - 10'

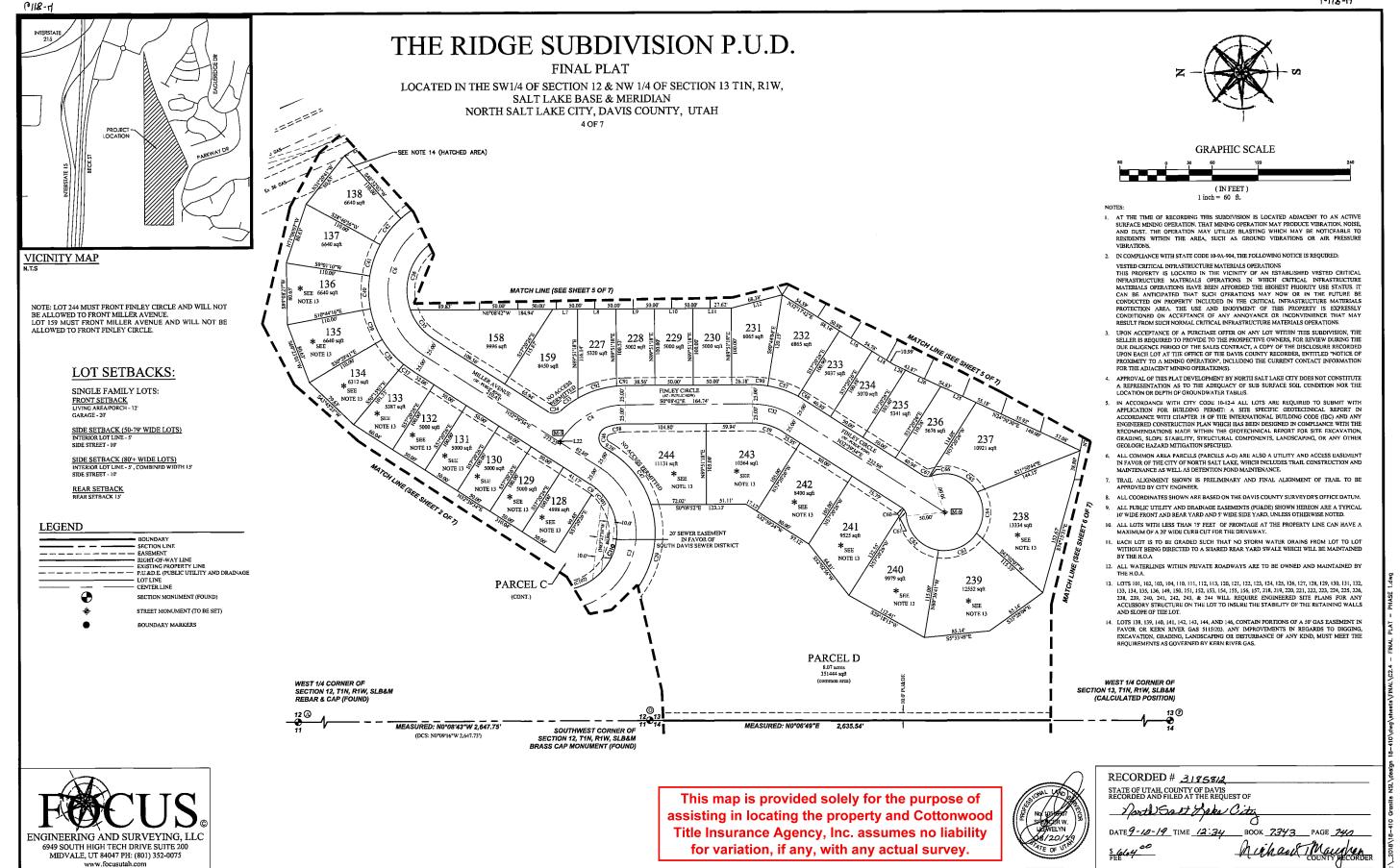
REAR SETBACK REAR SETBACK 15'

ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075

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.

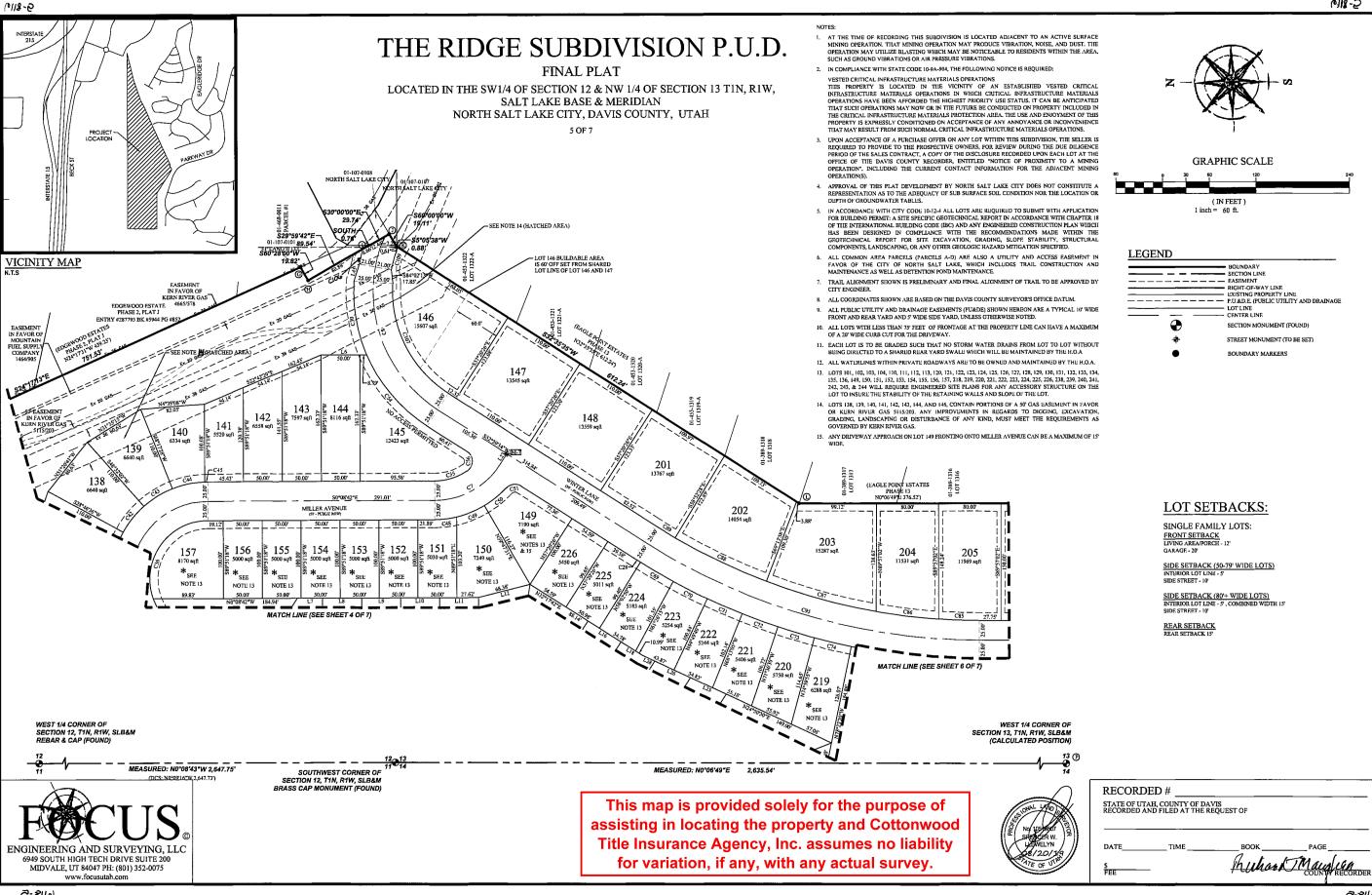
RECORDED # _3/858/2 STATE OF UTAH, COUNTY OF DAVIS RECORDED AND FILED AT THE REQUEST OF Murth Solt Sake City BOOK <u>7.34.3</u> PAGE <u>740</u> DATE 9-10-19 TIME 12:34 KUNCUNT NAUGIER \$ 444 00 FEE

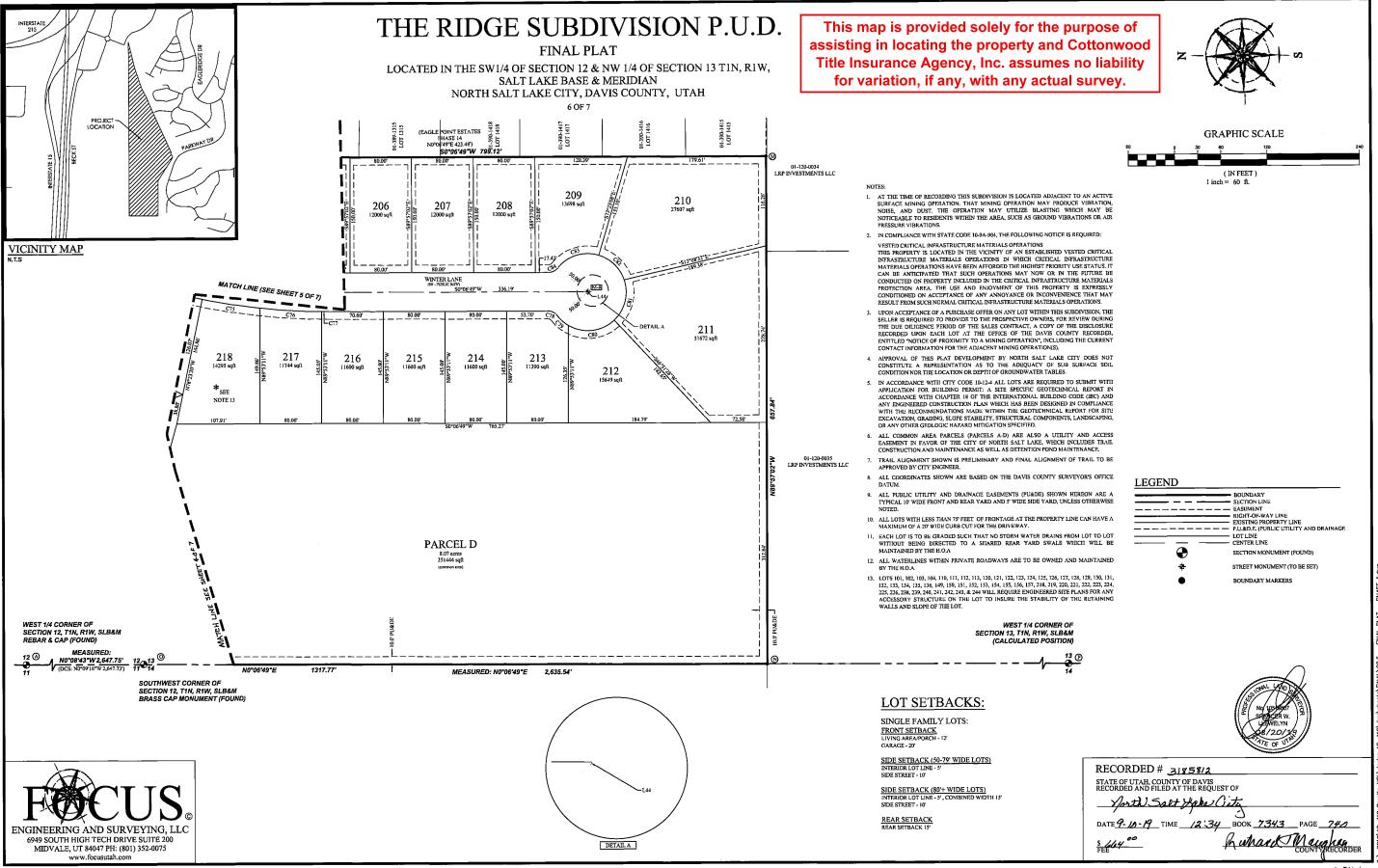
C-8110



for variation, if any, with any actual survey.

MIDVALE, UT 84047 PH: (801) 352-0075





THE RIDGE SUBDIVISION P.U.D.

FINAL PLAT

LOCATED IN THE SW1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W, SALT LAKE BASE & MERIDIAN

NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

L36 S68°03'13"W 5.39'

L40 S09°42'51"W 12.92'

L42 N31°02'56"E 7.19'

L43 S00°08'42"E 15.00'

L45 S72°58'08"E 22.85'

17.17

15.00

7.07

0.61'

L37 S02°02'35"W

L38 N15°21'15"W

L39 S20°12'37"E

L41 S58°02'51"E

L44 N67°52'27"W

OF 7	F 7
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			Curve '	Table					Curve '	Table	
CURVE.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH	CURVE	RADIUS	DELTA	LENGTII	CHORD DIRECTION	CHORD LEN
Cl	190.00'	66°38'46"	116.32	S33°10'41"W	109.87	C55	75.00'	33°46′13**	44,21'	S17°01'49*E	43.57
C2	200.00'	23°21'14"	81.52'	N78°10'41"E	80.96'	C56	15.00"	113°25'31"	29.69'	N89°22'19"E	25.08*
C3	100.00*	147°11'44"	256.90	S73°44'34"E	191.86'	C57	125.00	19°10'27"	41.83'	S18°51'09"W	41.64
C4	100.00	57°11'44"	99.82*	N28°44'34"W	95.73'	C58	75.00°	18°42'31"	24.49'	N09°29'58"W	24,38
C5	50.00°	109°49'26"	95.84	S70°24'48"E	81,83*	C59	75.00	32°48'16"	42.94'	N16°15'26"E	42.36
C6	100.00'	147°11'44"	256.90'	N73°44'34"W	191.86	C60	15.00	16"[6'51"	4.26'	N40°48'00"E	4.25'
C7	100.00	57°11'44"	99.82'	S28°44'34"E	95.73'	C61	15.00	35°44'21"	9,36'	N66°48'36"E	9.21'
C8	180.00	80°19'54"	252.37	S72"49"31"W	232.20	C62	50.00'	75°17'27"	65.70'	N47°02'03"E	61.08
C9	75.00	6°45'44"	8.85	N36°02'26"E	8.85'	C63	50.00	65°28'51"	57.14	N23°21'07"W	54.08
C10	41.00	66°38'46"	47.69'	S33°10'41"W	45.05'	C64	50.00	65°28'51"	57.14	N88°49'58"W	54.08'
C11	50.00	34°23'15"	30.01'	S01°41'32"W	29.56'	C65	50.00	77°47'15"	67.88	S19°31'59"W	62.79
	50.00	48°09'12"	42.02	S42°57'46"W	40.80	C66	15.00	14°51'53"	3.89	S11°55'42"E	3.88
CI2	50.00	64°49'45"	56.57	N22°15'36"E	53.60'	C67	15.00	37°09'19"	9.731	S14°04'54"W	9.56
C13					18.60	C68	125.00	4°13'11*	9,21	530°32'58"W	9,20'
C14	15.00*	76°39'20"	20.07	N28°10'24"E						_	48.81
C15	28.00'	42°43'56"	20.88'	S02°07'58"E	20.40°	C69	825.00*	3°23*25**	48.82' 48.82'	N30°15'27"E	48.81
C16	125.00	35°50'08"	78.18	N48°35'00"F.	,	C70	825.00	3°23'25"		N26°52'02"E	48.81
C17	125.00	30°48'38"	67.22	N15°15'37"E	66.41'	C71	825.00	3°23'25*	48.82	N23°28'37"E	
CIR	75.00	66°38'46"	87.24	S33°10'41"W	82.40'	C72	825.00	3°23'25"	48.82'	N20°05'12"E	48.81
C19	15.00	90°00'00"	23.56	S45°08'42"E	21.21'	C73	825.00	3°23'25"	48.821	N16°41'47"E	48.81*
C20	175.00	23°21'14"	71.33'	N78°10'41"E	70.84	C74	825.00	3°23'25"	48,821	N13°18'22"F.	48.81
C21	125.00*	21°58'19"	47.94"	N11°07'52"W	47.64	C75	825.00	5°16'36"	75.98	N08°58'22"E	75.95
C22	125.00	28°45'23"	62.74"	N36°29'43"W	62.08	C76	825.00	5°34'05"	80.18'	N03°33'01"E	80.14
C23	28.00	100°02'18"	48.89'	N63°04'04"W	42.91	C77	825.00	0°39'09"	9.40	N00°26'24"E	9.40
C24	4.00'	90°00'00*	6,28'	S21°30'04"W	5.66*	C78	15.00	52°38'41"	13.78'	N26°26'10"E	13.30
C25	4.00'	90°00'00"	6.28	N68°29'56"W	5.66*	C79	50,00'	22°09'44"	19.34'	N41°40'38"E	19.22
C26	28.00*	66°38'46"	32.57	S33°10'41"W	30.76	C80	50.00	73°44'18"	64.35	N06°16'23"W	60.00
C27	54.00*	90°00'00"	84.82'	N44°51'18"E	76.37	C81	50.00	65°15'45"	56.95	N75°46'24"W	53.92
C28	825.00	0°42'24"	10.18*	N32"18'22"E	10.18	C82	50.00*	54°58'51"	47.98'	S44°06'18"W	46.16
C29	125.00	56°04'17"	122.33'	S78°54'32"E	117.51'	C83	50.00	67°53'27"	59.25	S17°19'52"E	55.84
C30	205.00	27°02'15"	96.74	N80°16'09"E	95.84*	C84	15.00'	51°23'24"	13.45	S25°34'53"E	13.01
C31	41.00	90°00'00"	64.40'	N44°51'18″E	57.98'	C85	775.00°	3°51'57"	52.29'	S02°02'48"W	52.28
C32	100.00	32°48'16"	57.25'	N16°15'26"E	56.48'	C86	775.00	5°57'37"	80.62'	N06°57'35"E	80.59
C33	125.00	12°17'01"	26.80	S35°43'47"E	26.75*	C87	775.00	10°49'39"	146.45	\$15°21'13"W	146.24
C34	15.00°	74°31'52"	19.51'	S04°36'22"L	18.17	C88	775.00°	9°37'09"	130.11'	S25°34'36"W	129.96
C35	75.00°	37°43'27"	49.38'	S51°31'18"W	48.49*	C89	775.00°	2°16'23"	30.75'	S31°31'22"W	30.75
C36	75.00'	109°28'16"	143.30	N54°52'51"W	122.47	C90	125.00	9°24'38"	20.53'	S04°33'37"W	20.51
C37	125.00	7°05'19*	15.46	N36°12'13"E	15.45	C91	125.00°	5°15'11"	11.46	S02°46'18"E	11.46
C38	125.00	19°45'26"	43.10'	N49°37'36*E	42.89	C92	125.00°	24°11'23"	52.77'	S17°29'35"E	52.38
C39	125.00	19°45'26"	43.10'	N69°23'01"E	42.89	C93	28.00*	42°43'55"	20.88*	568°29'19"W	20.40
C40	125.00	19°45'26"	43.10	N89°08'27"E	42.891	C94	28.00*	42°43'56"	20.88'	568°46'45"E	20.40
C41	125.00°	19°45'26"	43.10°	S71°06'07"E	42.89	C95	800.00°	32°32'45"	454.43'	S16°23'11"W	448.34
C42	125.00	19°45'26"	43.10	S51°20'41"E	42.89'	C96	28.00	90°00'00"	43.98	N44°51'18"E	39.60
C43	125.00	19°45'26"	43.10	S31°35'15"E	42.89	C97	15.00	113°21'14"	29.68	\$56°49'19"E	25.07
C44	125.00	19°28'05"	42.47	S11°58'30"E	42.27	C98	28,00	90°00'00"	43.98	N21°30'04"E	39.60
C44 C45	125.00	2°05'45*	42.47	S01°11'35"E	4.57	C98	28.00	42°43'56"	20.88	N44°51'54"W	20.40
			4.57°	N83°05'50"W	27.02'	C100	28.00		91.71	N78°10'41"Li	91,08
C46	15.00'	128°29'13"	55.01					23°21'14"			
C47	125.00	40°23'35"	88.12'	S52°51'22"W	86.31'	C101	15.00'	90°00'00"	23.56	S44°51'18"W	21.21
C48	125.00	12°59'53"	28.36	N06°38'39"W	28.30	C104	163.00'	10°27'05"	29.73'	N18°16'24"W	29.69
C49	125.00	17°40'13"	38.55	N21°58'42"W	38.40'	C105	150.00'	10°27'05"	27.36	N18°16'24"W	27.32
C50	125.00*	16°43'02"	36.47	N39°10'20"W	36.34'	C106	201.00	5°40'01"	19.88*	S77°01'31"E	19.87
	15.00	80°11'24"	20.99*	N07°26'08"W	19.32	C107	155.00	61°07'43"	165.37	S63°13'25"W	157.64
C51	205.00	34°05'27"	121.97'	N49°42'18"E	120.18	C109	159.00	10°51'51"	30,15	N74°25'36"W	30.10

	Line Tabl	e	Do	Davis County Coordina		
LINE	DIRECTION	LENGTH	Point II	Northing	Easting	
L1	S22°07'43"W	35.75	A	100021.20	107931.28	
L2	N66°30'04"E	55.13'	l li	99429.45	108074.64	
1.3	N66°30'04"E	60.00				
L4	N66°30'04"E	60.00	<u> ©</u>	98964.63	108229.71	
L.5	\$76°57'09"W	26,00'	(0)	98793.99	108318.56	
L6	S00°08'42"E	58.79	(E)	98332.39	108521.11	
£.7	N00°08'42"W	32.51'	F	98179.34	108589.74	
L8	N00°08'42"W	50.00'	l ⊢ ≍			
L9	N00°08'42"W	50.00'	<u> </u>	97494.33	108898.85	
L10	N00°08'42"W	50.00'	H	97484.56	108881.61	
L11	N00°08'42"W	50.00	\Box	97407.01	108926.37	
L12	N14°24'50"W	68.38		97380.50	108941.24	
LI3	N23°29'56"W	14.50	1 1 😤	07070.04	108924.69	
L14	\$23°29'56"E	14,50		97370.94		
L16	N32°17'42"E S66°18'17"W	50.00°		96854.24	108594.82	
L17	N32°17'42"E	33.21'	(0)	96055.12	108593.23	
£20	S23°29'56"E	14.50	R	96055.69	107935.39	
1,21	N23°29'56"W	14.50	<u></u>	97373.46	107938.00	
L22	S57°20'26"E	2.66'	l ĕ	94737.92	107932.77	
L23	S57°20'26"E	16.15			110431.42	
1.24	N89°51'18"E	25.00'		100004.21		
L25	N24°50'30"E	50.47	M-1	98521.90	108204.61	
L26	N24°50'30"E	50.47	M-2	98272.86	108321.50	
L28	N24°50'30"E	16.95	M-3	98208.08	108080.88	
L29	S32°43'47"W	22.11'	M-4	97615.55	108082.38	
L30	S00°08'42"E	15.00]			
L31	S00°08'42"E	15.00	M-5	97489.76	108300.78	
L32	S00°08'42"E	15.00'	M-6	96989.28	108207.93	
L33	N61°34'26"W	13.66'	M-7	97229.55	108658.89	
L34	N14°39'47"E	15.26'	M-8	96286.86	108418.69	
L35	N37°22'59"E	24.66		70200.00	100410.07	

1		
\dashv	111	628 S. MILLER AVE.
_	112	640 S. MILLER AVE.
	113	652 S. MILLER AVE.
	114	664 S. MILLER AVE.
_	115	678 S. MILLER AVE.
-	116	690 S. MILLER AVE.
_	117	702 S. MILLER AVE.
	118	712 S. MILLER AVE.
	119	720 S. MILLER AVE.
_	120	728 S. MILLER AVE.
_	121	736 S. MILLER AVE.
	122	744 S. MILLER AVE.
	123	752 S. MILLER AVE.
	124	760 S. MILLER AVE.
	125	768 S. MILLER AVE.
	126	774 S. MILLER AVE.
	127	778 S. MILLER AVE.
	128	107 E, MILLER AVE.
	129	111 E. MILLER AVE.
_	130	115 E. MILLER AVE.
-	131	119 E. MILLER AVE.
	132	123 E. MILLER AVE.
	133	129 E. MILLER AVE.
	134	135 E. MILLER AVE.
	135	141 E. MILLER AVE.
	136	147 E. MILLER AVE.
	137	153 E, MILLER AVE.
_	138	781 S. MILLER AVE.
<u>s:</u>	139	783 S. MILLER AVE.
	140	785 S. MILLER AVE.
	141	787 S. MILLER AVE.
	142	789 S. MILLER AVE.
	143	791 S. MILLER AVE.
OTS)	144	793 S. MILLER AVE.

145 797 S. MILLER AVE.

LOT ADDRESS TABLE

101 129 E. EDGECREST LN

102 117 E. EDGECREST LN

105 635 S. MILLER AVE.

104

106

109

ADDRESS

105 E. EDGECREST LN

93 E. EDGECREST LN 645 S. MILLER AVE.

615 S. MILLER AVE.

607 S. MILLER AVE.

603 S. MILLER AVE.

604 S. MILLER AVE.

616 S. MILLER AVE.

LOT	ADDRESS TABLE		LOT.	ADDRESS TABLE
LOT	ADDRESS	 	LOT	ADDRESS
146	799 S. WINTER LANE	l	232	811 S. FINLEY CIRCLE
147	805 S. WINTER LANE		233	819 S. FINLEY CIRCLE
148	817 S. WINTER LANE		234	827 S. FINLEY CIRCLE
149	814 S. WINTER LANE		235	833 S. FINLEY CIRCLE
150	802 S. MILLER AVE.	1	236	837 S. FINLEY CIRCLE
151	798 S. MILLER AVE.		237	847 S. FINLEY CIRCLE
152	796 S. MILLER AVE.		238	853 S. FINLEY CIRCLE
153	794 S. MILLER AVE.		239	850 S. FINLEY CIRCLE
154	792 S. MILLER AVE.		240	846 S. FINLEY CIRCLE
155	790 S. MILLER AVE.		241	834 S. FINLEY CIRCLE
156	788 S. MILLER AVE.		242	822 S. FINLEY CIRCLE
157	786 S. MILLER AVE.		243	804 S. FINLEY CIRCLE
	152 E. MILLER AVE.			
158	124 F. MILLER AVE.		244	786 S. FINLEY CIRCLE
159	116 E. MILLER AVE.		301	
201	829 S. WINTER LANE		302	667 S. MILLER AVE.
202	845 S. WINTER LANE			671 S. MILLER AVE.
203	871 S. WINTER LANE		303	675 S. MILLER AVE.
204	889 S. WINTER LANE		304	679 S. MILLER AVE.
205	903 S. WINTER LANE		305	683 S. MILLER AVE.
206	915 S. WINTER LANE		306	687 S. MILLER AVE.
207	927 S. WINTER LANE		307	691 S. MILLER AVE.
208	939 S. WINTER LANE		30R	695 S. MILLER AVE.
209	951 S. WINTER LANE		309	699 S. MILLER AVE.
210	963 S. WINTER LANE		310	703 S. MILLER AVE.
211	970 S. WINTER LANE		311	707 S. MILLER AVE.
212	958 S. WINTER LANE		312 313	711 S. MILLER AVE. 715 S. MILLER AVE.
213	946 S. WINTER LANE		314	719 S. MILLER AVE.
214		ł	314	723 S. MILLER AVE.
215	922 S. WINTER LANE			
216	910 S. WINTER LANE		316	727 S. MILLER AVE. 731 S. MILLER AVE.
217	898 S. WINTER LANE 886 S. WINTER LANE	1	318	735 S. MILLER AVE.
218		1	319	739 S. MILLER AVE.
219	874 S. WINTER LANE 866 S. WINTER LANE	-	320	743 S. MILLER AVE.
221	858 S. WINTER LANE	1	321	747 S, MILLER AVE.
222	850 S. WINTER LANE	1	321	725 S. GRANT LANE
273	842 S. WINTER LANE	1	323	721 S. GRANT LANE
223	834 S. WINTER LANE		324	717 S. GRANT LANE
224	826 S. WINTER LANE	1	324	713 S. GRANT LANE
226			326	709 S. GRANT LANE
227	820 S. WINTER LANE	1	326	705 S. GRANT LANE
227	779 S. FINLEY CIRCLE 783 S. FINLEY CIRCLE	1	321	701 S. GRANT LANE
228	783 S. FINLEY CIRCLE 789 S. FINLEY CIRCLE	1	329	697 S. GRANT LANE
	789 S. FINLEY CIRCLE	1	329	693 S. GRANT LANE
230	803 S. FINLEY CIRCLE	ł	331	689 S. GRANT LANE
231	603 S. FINLEY CIRCLE	J	331	089 S. GICAINT LANE

Е	LOT 332	ADDRESS
E E	332	
-		685 S. GRANT LANE
_	333	681 S. GRANT LANE
E	334	674 S. BURKHILL LN.
E.	335	678 S. BURKHILL LN.
Е	336	682 S. BURKHILL LN.
F	337	686 S. BURKHILL LN.
E	338	687 S. BURKHILL LN.
E	339	683 S. BURKHILL LN.
Ľ	340	679 S. BURKHILL LN.
E	341	675 S. BURKHILL LN.
E	342	671 S. BURKHILL LN.
E	343	667 S. BURKHILL LN.
Œ.	344	663 S. BURKHILL LN.
	345	659 S. BURKITILL LN.
	346	655 S. BURKHILL LN.
	347	110 E. GRANT LANE
	348	106 E. GRANT LANE
	349	102 E, GRANT LANE
	350	98 E. GRANT LANE

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.

LOT SETBACKS

SINGLE FAMILY LOTS: FRONT SETBACK LIVING AREA/PORCH - 12

SIDE SETBACK (50-79' WIDE LOTS) INTERIOR LOT LINE - 5' SIDE STREET - 10'

SIDE SETBACK (80'+ WIDE LOTS)
INTERIOR LOT LINE - 5', COMBINED WIDTH 1:

REAR SETBACK REAR SETBACK 15'

Easement Curve Table								
CURVE	RADIUS	DELTA	LENGTII	CHORD DIRECTION	CTIORD LENGTII			
(C102)	75.00	46°24'45"	60.75	\$23°21'05"E	59.11			
(C103)	75.00	20°22'53"	26.68	S49°36'44"W	26.54			

1. AT THE TIME OF RECORDING THIS SUBDIVISION IS LOCATED ADJACENT TO AN ACTIVE SURFACE MINING OPERATION, THAT MINING OPERATION MAY PRODUCE VIBRATION, NOISE, AND DUST, THE OPERATION MAY UTILIZE BLASTING WHICH MAY BE NOTICEABLE TO RESIDENTS WITHIN THE AREA. SUCH AS GROUND VIBRATIONS OR AIR PRESSURE VIBRATIONS.

IN COMPLIANCE WITH STATE CODE 10-9A-904. THE FOLLOWING NOTICE IS REQUIRED:

THE CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS
THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED VESTED CRITICAL
INFRASTRUCTURE MATERIALS OPERATIONS IN WHICH CRITICAL INFRASTRUCTURE MATERIALS
OPERATIONS HAVE BEEN AFFORDED THE HIGHEST PROTORTY USE STATUS. IT CAN BE ANTICIPATED
THAT SUCH OPERATIONS MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN
THE CRITICAL INFRASTRUCTURE MATERIALS PROTECTION AREA. THE USE AND ENJOYMENT OF THIS
PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOVANCE OR INCONVENIENCE
THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.

UPON ACCEPTANCE OF A PURCIJASE OFFER ON ANY LOT WITHIN THIS SUBDIVISION, THE SELLER IS REQUIRED TO PROVIDE TO THE PROSPECTIVE OWNERS, FOR REVIEW DURING THE DUE DILIGENCE

PERIOD OF THE SALES CONTRACT, A COPY OF THE DISCLOSURE RECORDED UPON EACH LOT AT THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTITLED "NOTICE OF PROXIMITY TO A MINING OPERATION", INCLUDING THE CURRENT CONTACT INFORMATION FOR THE ADJACENT MINING

- APPROVAL OF THIS PLAT DEVELOPMENT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ADEQUACY OF SUB SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT: A STEE SPECIFIC GEOTECHICAL REPORT IN ACCORDANCE WITHI CHAPTER 18 10.0 THE INTERNATIONAL BUILDING CODE (BIC) AND ANY BROWNERD ATTONS MADE WITHIN THE RECOMMENDATIONS MADE WITHIN THE GEOTECHICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABLILTY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.

 ALL WATERLINES WITHIN PRIVATE ROADWAYS ARE TO BE OWNED AND MAINTAINED BY THE H.O.A.
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 SITE OF ALL WATERLINES WITHIN PRIVATE ROADWAYS ARE TO BE OWNED AND MAINT
- ALL COMMON AREA PARCELS (PARCELS A-D) ARE ALSO A UTILITY AND ACCESS EASEMENT IN FAVOR OF THE CITY OF NORTH SALT LAKE, WHICH INCLUDES TRAIL CONSTRUCTION AND MAINTENANCE AS WELL AS DETENTION POND MAINTENANCE.
- TRAIL ALIGNMENT SHOWN IS PRELIMINARY AND FINAL ALIGNMENT OF TRAIL TO BE APPROVED BY
- ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) SHOWN HEREON ARE A TYPICAL 10' WIDE FRONT AND REAR YARD AND 5' WIDE SIDE YARD, UNLESS OTHERWISE NOTED.
- 10. ALL LOTS WITH LESS THAN 75' FEET OF FRONTAGE AT THE PROPERTY LINE CAN HAVE A MAXIMUM OF A 20' WIDE CURB CUT FOR THE DRIVEWAY.
- 242, 243, & 244 WILL REQUIRE ENGINEERED SITE PLANS FOR ANY ACCESSORY STRUCTURE ON THE LOT TO INSURE THE STABILITY OF THE RETAINING WALLS AND SLOPE OF THE LOT.

RECORDED # 31858/2 STATE OF UTAH, COUNTY OF DAVIS RECORDED AND FILED AT THE REQUEST OF North Salt Hake _воок <u>7343</u> DATE 9-10-19 TIME 12:34 MWhard Maughan COUNTY RECORDER \$ 664 FEE

ENGINEERING AND SURVEYING, LLC 6949 SOUTH HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 PH: (801) 352-0075

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