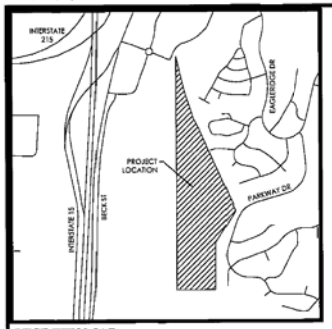
THE RIDGE SUBDIVISION P.U.D.

FINAL PLAT

LOCATED IN THE SW1/4 OF SECTION 12 & NW1/4 OF SECTION 13 T1N, R1W,
SALT LAKE BASE & MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
1 OF 7



VICINITY MAP
N.T.S

NOTES:

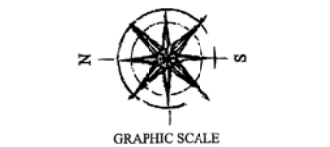
1. AT THE TIME OF RECORDING THIS SUBDIVISION IS LOCATED ADJACENT TO AN ACTIVE SURFACE MINING OPERATION THAT MINING OPERATION MAY PRODUCE VIBRATION, NOISE, AND DUST. THE OPERATION MAY UTILIZE BLASTING WHICH MAY BE NOTICEABLE TO RESIDENTS WITHIN THE AREA, SUCH AS GROUND VIBRATIONS OR AIR PRESSURE VIBRATIONS.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

   VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS
   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 ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
3. 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 DILIGENCE PERIOD OF THE SALES CONTRACT, A COPY OF THIS 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 OPERATION(S).
4. 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.
5. IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, 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 CITY ENGINEER.
8. ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
9. 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.
13. LOTS 101, 102, 103, 104, 110, 111, 112, 113, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 149, 150, 151, 152, 153, 154, 155, 156, 157, 219, 220, 221, 222, 223, 224, 225, 226, 238, 239, 240, 241, 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.
14. ALL COMMON AREA PARCELS (PARCELS A-D) ARE HEREBY DEDICATED TO THE H.O.A. ALL PRIVATE STREETS ARE HEREBY DEDICATED TO THE H.O.A.

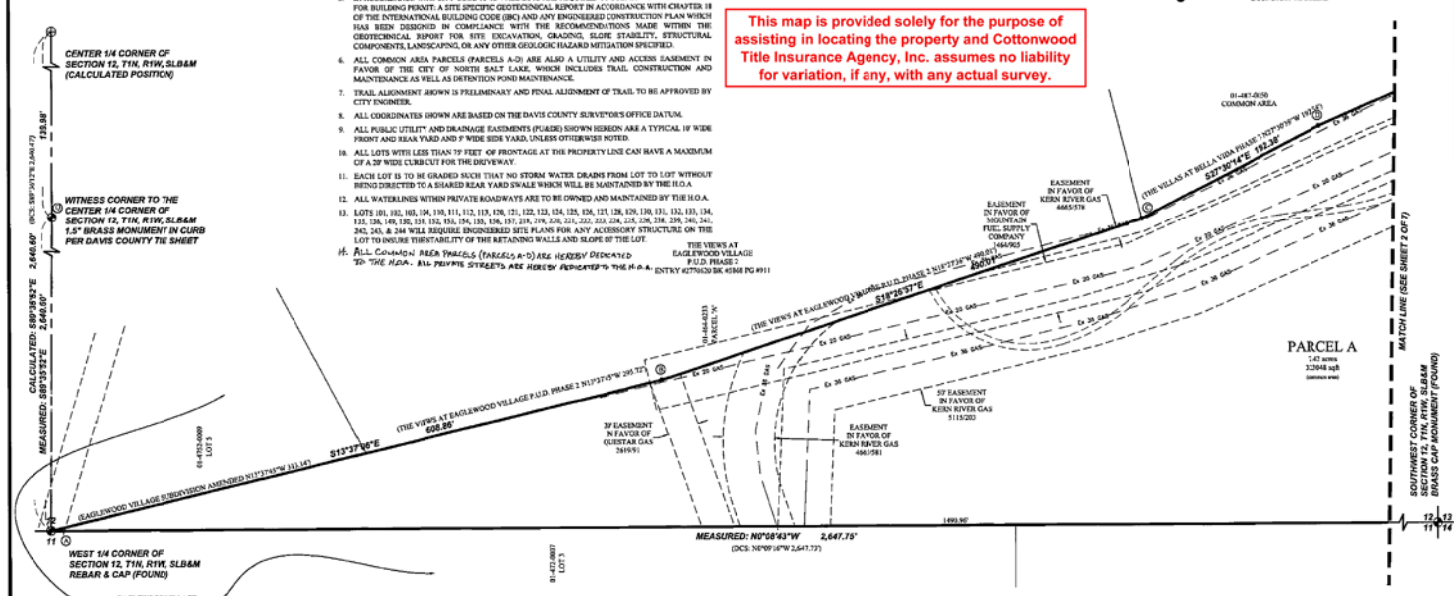
DOMINION ENERGY UTAH:
Questar Gas Company dba Dominion Energy Utah, hereby approves this plat for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. The approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this 9 DAY OF August A.D. 2019
By: [signature]
Title: Pre Construction Specialist

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.



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)
- BOUNDARY MARKERS



SURVEYORS CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

08/15/19
Date

BOUNDARY DESCRIPTION

A portion of the SW1/4 of Section 12 and the NW 1/4 of Section 13, Township 1 North, Range 1 West Salt Lake Base & Meridian, located in North Salt Lake City, Davis County, Utah, more particularly described as follows:

Beginning at the Southwest Corner of Section 12, T1N, R1W, SLB&M (Basis of Bearing: S89°35'11"E between the Southwest Corner and South 1/4 Corner of Section 12, T1N, R1W, SLB&M); thence N00°08'43"W 2,647.75 feet along the Section line to West 1/4 Corner of said Section 12, said point also being on the southerly line of EAGLEWOOD VILLAGE AMENDED Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2811241 in Book #4605I at Page #367; thence S13°37'06"E 608.86 feet along said plat and along the westerly line of THE VIEWS AT EAGLEWOOD VILLAGE P.U.D. VILLAGE PHASE 2 Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2770620 in Book #5868 at Page #911; thence S18°26'57"E 490.01 feet along said plat to the northwest corner of THE VILLAS AT BELLA VIDA, PHASE 3 Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2994702 in Book #6079 at Page #930 thence S27°30'14"E 192.38 feet along said plat; thence S23°41'31"E 504.09 feet along said plat and along the westerly line of THE VILLAS AT BELLA VIDA, PHASE 2 Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2660394 in Book #5301 at Page #400 and along the westerly line of EDGEWOOD ESTATES P.U.D. PHASE 1 Subdivision according to the Official Plat thereof of file in the Office of the Davis County Recorder as Entry #1821155 in Book #3206 at Page #3206 to the northwest corner of EDGEWOOD ESTATES PHASE 2, PLAT F Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2151973 in Book #3990 at Page #1273 thence S24°07'11"E 367.72 feet along said plat to the northwest corner of EDGEWOOD ESTATES PHASE 2, PLAT E Subdivision according to the Official Plat thereof on file in the office of the Davis County Recorder as Entry #2151972 in Book #3990 at Page #1272; thence S24°17'13"E 791.53 feet along said plat and along the westerly line of EDGEWOOD ESTATES PHASE 2, PLAT I Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2570069 in Book #5160 at Page #2067 and along the westerly line of EDGEWOOD ESTATES PHASE 2, PLAT J Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #287793 in Book #3944 Page #852; thence S60°28'00"W 19.82 feet; thence S29°59'42"E 89.54 feet; thence South 0.76 feet; thence S30°00'05"E 29.74 feet; thence S60°02'00"W 19.11 feet; thence S05°05'38"W 0.88 feet to the northwest corner of EAGLEPOINTE ESTATES PHASE 13, AMENDED Subdivision according to the Official Plat thereof on file in the Office of the Davis County Recorder as Entry #2695680 in Book #5633 at Page #1619; thence S32°35'35"W 612.24 feet along said plat and along the westerly line of EAGLEPOINT ESTATES PHASE 13 Subdivision according to the Official Plat thereof on file inthe Office of the Davis County Recorder as Entry #2272417 in Book # 4287 at Page #1113; thence S00°06'49"W 799.12 feet along said plat to the south line of the Northwest 1/4 of the Northwest 1/4 of Section 13, T1N, R1W, SLB&M; thence N89°57'02"W 657.84 feet along the 16th Section (40 acre) line to the west line of said Section 13; thence N00°06'49"E 1,317.77 along the Section line feet to the point of beginning.

Contains: 49.22 acres+/-

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

THE RIDGE SUBDIVISION P.U.D

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 19th DAY OF August A.D. 2019

STEPHANIE HEINER
Notary Public, State of Utah
Commission #724564
My Commission Expires
02/11/2023

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Davis

ON THE 19th DAY OF August A.D. 2019 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Davis, IN SAID STATE OF UTAH, Colt H. Wright WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF CW The Ridge, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 02/11/2023
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY
MY COMMISSION No. 704564
Stephanie Heiner
PRINTED FULL NAME OF NOTARY

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

PLANNING COMMISSION

RECOMMEND APPROVAL AS TO FORM THIS 28th DAY OF MAY 2019 BY THE NORTH SALT LAKE CITY PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER

RECOMMEND APPROVAL AS TO FORM THIS 20th DAY OF August A.D., 2019

NORTH SALT LAKE CITY ENGINEER

CITY ATTORNEY

RECOMMEND APPROVAL AS TO FORM THIS 21st DAY OF August A.D. 2019

NORTH SALT LAKE CITY ATTORNEY

CITY COUNCIL

PRESENTED TO THE NORTH SALT LAKE CITY COUNCIL THIS 4th DAY OF June A.D. 2019 AT WHICH TIME THIS SUBDIVISION WAS RECOMMENDED FOR APPROVAL AND ACCEPTED.

MAYOR FRED TEM

ATTEST: Lisa Harris
CITY RECORDER

SEAL

RECORDED # 318541?

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
North Salt Lake City

DATE 9-10-19 TIME 12:34 BOOK 7343 PAGE 240
$ 64.00 FEE
Richard T. Maughan
COUNTY RECORDER

6118-1

P118-1

P118-1

1-811a

1-811a

2:_2018\18-410 Granite HSA\design 18-410\dwg\sheets\PHASE\C21 - FINAL PLAT - PHASE 1.dwg

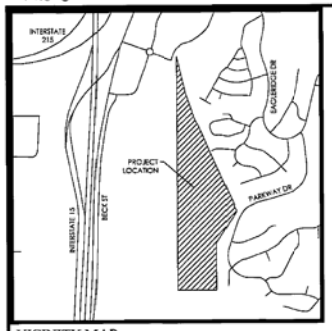
6118-2

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

2 OF 7



VICINITY MAP
N.T.S

LEGEND

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

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LOT SETBACKS:

SINGLE FAMILY LOTS:

FRONT SETBACK
LIVING AREA, PORCH = 12'
GARAGE - 20'

SIDE SETBACK (58-79' 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'

NOTES:

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-404, THE FOLLOWING NOTICE IS REQUIRED:
   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 ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
3. 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 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 OPERATION(S).
4. 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.
5. IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, 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 CITY ENGINEER.
8. ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
9. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUADE) 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.
13. LOTS 101, 102, 103, 104, 110, 111, 112, 113, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 140, 150, 151, 152, 153, 154, 155, 156, 157, 218, 219, 220, 221, 222, 223, 224, 225, 229, 230, 239, 240, 241, 242, 243, & 244 WILL REQUIRE ENGINEERED SITE PLANS FOR ANY ACCESSORY STRUCTURE ON THE LOT TO INSURE THE STABILITY OF THE RETAINING WALLS AND SLOPES OF THE LOT.

SOUTH 1/4 CORNER OF SECTION 12, T1N, R1W, SLB&M BRASS CAP MONUMENT (FOUND)

SOUTHWEST CORNER OF SECTION 12, T1N, R1W, SLB&M BRASS CAP MONUMENT (FOUND)

POINT OF BEGINNING

BASIS OF BEARING MEASURED: S89°51'12"E 2,639.85'

MEASURED: N0°08'43"W 2,647.71'
(DCS: N0°08'16"W 2,647.73')

N0°08'43"W 2647.75'

PARCEL A
7.42 acres
323041 sq.ft.
(excludes area)

PARCEL C
4.86 acres
211683 sq.ft.
(excludes area)

PARCEL C (CONT.)

PARCEL D (CONT.)

MILLER AVENUE (49' PUBLIC R.O.W.)

MELISSA AVENUE (49' PUBLIC R.O.W.)

MATCH LINE (SEE SHEET 1 OF 7)

MATCH LINE (SEE SHEET 4 OF 7)

SEE SHEET 3 OF 7

EDGEWOOD ESTATES PHASE 2, PLAT F ENTRY #2151972 BK 4999 PG #1272

EDGEWOOD ESTATES PHASE 2, PLAT E ENTRY #2151973 BK 4999 PG 1273

EDGEWOOD ESTATES PHASE 2, PLAT G ENTRY #2151974 BK 4999 PG 1274

EDGEWOOD ESTATES PHASE 3, PLAT A ENTRY #2151975 BK 4999 PG 1275

THE VILLAS AT BELLA VIDA, PHASE 2 ENTRY #2604394 BK 8230 PG 1400

THE VILLAS AT BELLA VIDA, PHASE 3 ENTRY #2994702 BK 9669 PG 9930

50' EASEMENT IN FAVOR OF MT. FUEL SUPPLY 145-595

59' EASEMENT IN FAVOR OF KERN RIVER GAS 113-203

EASEMENT IN FAVOR OF KERN RIVER GAS

20' SEWER EASEMENT IN FAVOR OF NORTH DAVIS SEWER DISTRICT

LOT	AREA	NOTE
101	8962 sq.ft.	SEE NOTE 13
102	6000 sq.ft.	SEE NOTE 13
103	6000 sq.ft.	SEE NOTE 13
104	8287 sq.ft.	SEE NOTE 13
105	8425 sq.ft.	
106	5000 sq.ft.	
107	5985 sq.ft.	
108	7528 sq.ft.	
109	11713 sq.ft.	
110	12739 sq.ft.	SEE NOTE 13
111	16481 sq.ft.	SEE NOTE 13
112	9600 sq.ft.	SEE NOTE 13
113	9600 sq.ft.	SEE NOTE 13
114	9600 sq.ft.	
115	9600 sq.ft.	
116	9600 sq.ft.	
117	9600 sq.ft.	
118	6000 sq.ft.	
119	6000 sq.ft.	
120	6000 sq.ft.	SEE NOTE 13
121	6000 sq.ft.	SEE NOTE 13
122	6000 sq.ft.	SEE NOTE 13
123	6000 sq.ft.	SEE NOTE 13
124	6000 sq.ft.	SEE NOTE 13
125	6000 sq.ft.	SEE NOTE 13
126	6139 sq.ft.	SEE NOTE 13
127	7211 sq.ft.	SEE NOTE 13

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

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.

PROFESSIONAL LAND SURVEYOR No. 5150507 STATE OF UTAH

RECORDED # 314582
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
North Salt Lake City
DATE 9-10-19 TIME 12:34 BOOK 2343 PAGE 249
$ 44.00 FEE
Richard T Maughan COUNTY RECORDER

P118-5

P118-5

S-811a

S-811a

Z:_2018\18-410 Granite 165\Design 18-410\dwg\sheet\FINAL\22 - FINAL PLAT - PHASE 1.dwg

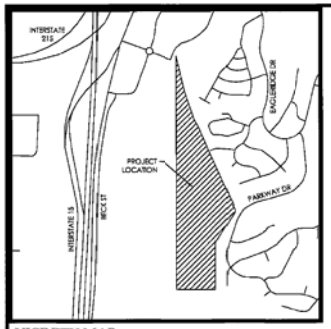
6118-3

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

3 OF 7



VICINITY MAP
N.T.S

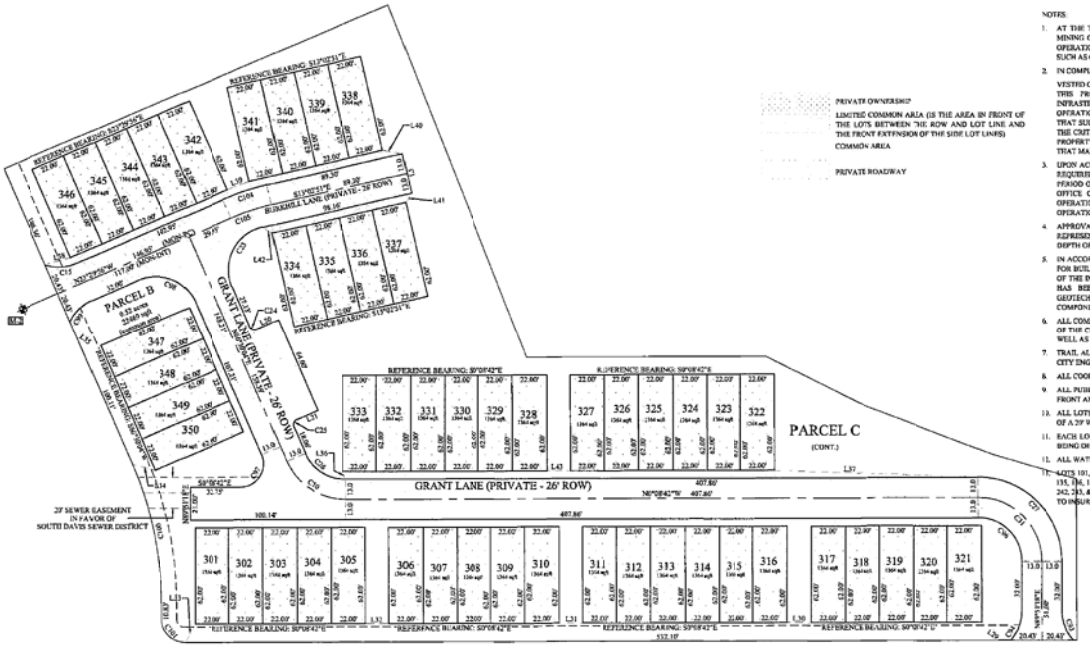
LEGEND

- 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)
- BOUNDARY MARKERS

N S

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



NOTES:

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-901, THE FOLLOWING NOTICE IS REQUIRED:
   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 ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
3. 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 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 OPERATION(S).
4. 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.
5. IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR THE EXCAVATION, GRADING, SLOPE STABILITY, 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 CITY ENGINEER.
8. ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
9. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U.&D.E.) 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.
13. LOTS 101, 102, 103, 104, 110, 111, 112, 113, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 149, 150, 151, 152, 153, 154, 155, 156, 157, 218, 219, 220, 221, 222, 223, 224, 225, 226, 238, 239, 240, 241, 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.

LOT SETBACKS:

SINGLE FAMILY LOTS:

FRONT SETBACK
LIVING AREA/PORCH - 32'
GARAGE - 20'

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'

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

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.

PROFESSIONAL LAND SURVEYOR
No. 10766547
SPENCER W. LEWELLYN
6/20/19
STATE OF UTAH

RECORDED # 3185812
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
North Salt Lake City
DATE 9-10-19 TIME 12:34 BOOK 7343 PAGE 740
FEE 14.00
Rutherford Maughan
COUNTY RECORDER

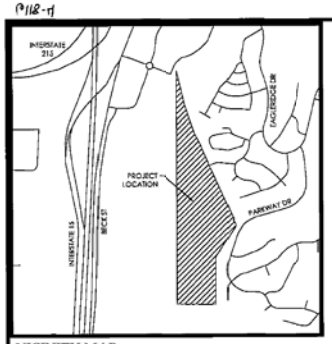
Z:_2019\18-410 Granite NSL\design 18-410\dwg\plats\FINAL\V23 - FINAL PLAT - PHASE 1.dwg

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

4 OF 7



VICINITY MAP
N.T.S

NOTE: LOT 244 MUST FRONT FINLEY CIRCLE AND WILL NOT BE ALLOWED TO FRONT MILLER AVENUE.
LOT 159 MUST FRONT MILLER AVENUE AND WILL NOT BE ALLOWED TO FRONT FINLEY CIRCLE.

LOT SETBACKS:

SINGLE FAMILY LOTS:
FRONT SETBACK
LIVING AREA/PORCH - 12'
GARAGE - 20'

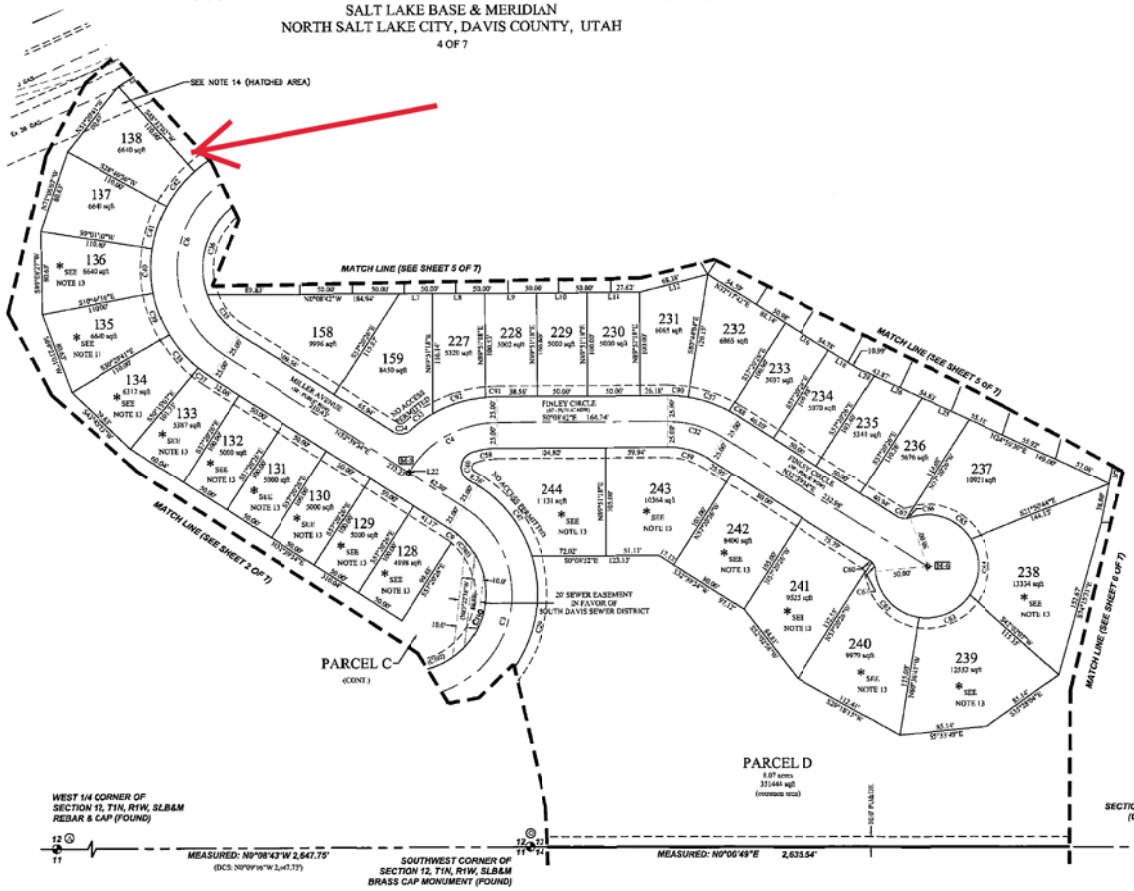
SIDE SETBACK (50-70' WIDE LOTS)
INTERIOR LOT LINE - 5'
SIDE STREET - 10'

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

REAR SETBACK
REAR SETBACK 15'

LEGEND

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



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

NOTES:

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
   THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS IN WHICH CRITICAL INFRASTRUCTURE MATERIALS OPERATION 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 ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
3. 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 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 OPERATION(S).
4. 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.
5. IN ACCORDANCE WITH CITY CODE 16-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, 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 CITY ENGINEER.
8. ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
9. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U.&D.E) 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 SWALED 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.
13. LOTS 101, 102, 103, 104, 110, 111, 112, 113, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 149, 150, 151, 152, 153, 154, 155, 156, 157, 218, 219, 220, 221, 222, 223, 224, 225, 226, 238, 239, 240, 241, 242, 243, & 244 WILL REQUIRE ENGINEERED SITE PLANS FOR ANY ACCESSORY STRUCTURE ON THE LOT TO ENSURE THE STABILITY OF THE RETAINING WALLS AND SLOPE OF THE LOT.
14. LOTS 138, 139, 140, 141, 142, 143, 144, AND 146, CONTAIN PORTIONS OF A 50' GAS EASEMENT IN FAVOR OF KERN RIVER GAS 5115081. ANY IMPROVEMENTS IN REGARDS TO DIGGING, EXCAVATION, GRADING LANDSCAPING OR DISTURBANCE OF ANY KIND, MUST MEET THE REQUIREMENTS AS GOVERNED BY KERN RIVER GAS.

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

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.

PROFESSIONAL LAND SURVEYOR
NO. 8169007
STEVEN W. MCMELYN
08/20/19
STATE OF UTAH

RECORDED # 3185812
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
North Salt Lake City
DATE 9-10-19 TIME 12:34 BOOK 2343 PAGE 242
FEE $64.00
Michael Maughan
COUNTY RECORDER

Z:_2019\10-410 Grants Hill_Design 10-410\dwg\sheets\PMA\10-4 - FINAL PLAT - PHASE 1.dwg

6118-4

P118-H

H-811J

6118-2

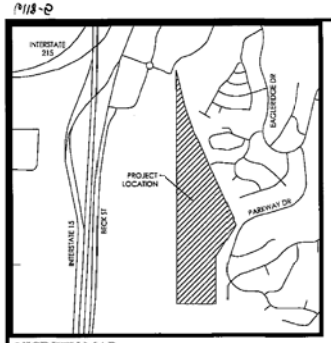
6118-5

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

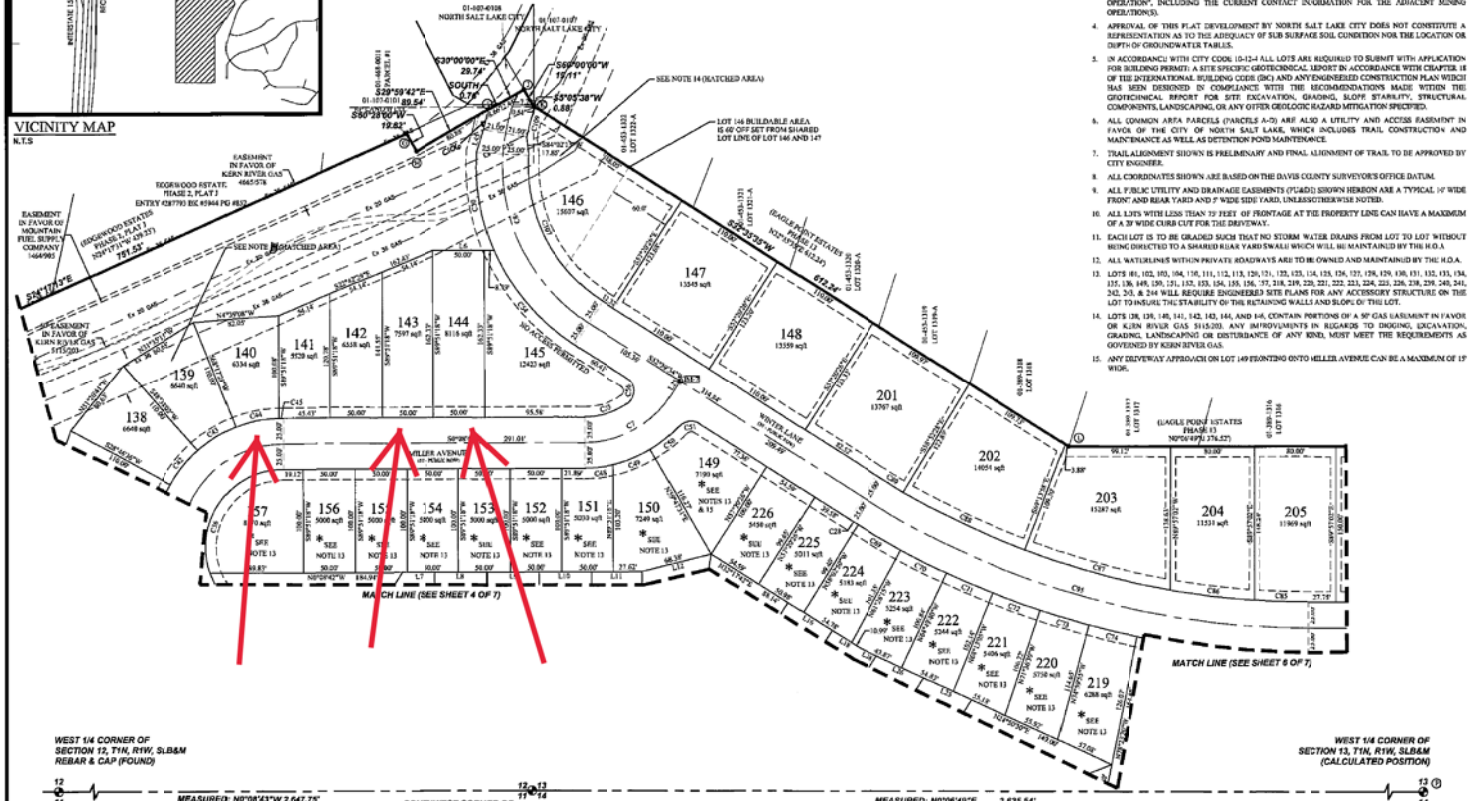
5 OF 7

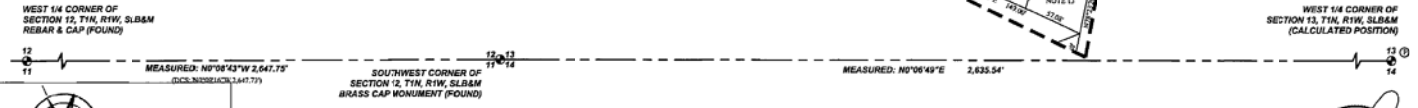


VICINITY MAP
N.T.S.

NOTES:

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
   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 ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
3. 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 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 OPERATION(S).
4. 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.
5. IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, 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 CITY ENGINEER.
8. ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
9. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUADE) 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 35 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.
13. LOTS 101, 102, 103, 104, 110, 111, 112, 113, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 148, 150, 151, 152, 153, 154, 155, 156, 157, 218, 219, 220, 221, 222, 223, 224, 225, 226, 238, 239, 240, 241, 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.
14. LOTS 138, 139, 140, 141, 142, 143, 144, AND 146, CONTAIN PORTIONS OF A 50' GAS EASEMENT IN FAVOR OF KERN RIVER GAS 5115.203. ANY IMPROVEMENTS IN REGARDS TO DIGGING, EXCAVATION, GRADING, LANDSCAPING OR DISTURBANCE OF ANY KIND, MUST MEET THE REQUIREMENTS AS GOVERNED BY KERN RIVER GAS.
15. ANY DRIVEWAY APPROACH ON LOT 149 FRONTING ONTO HELLER AVENUE CAN BE A MAXIMUM OF 15' WIDE.





GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LEGEND

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

LOT SETBACKS:

SINGLE FAMILY LOTS:

FRONT SETBACK
LIVING AREA/PORCH - 12'
GARAGE - 20'

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'

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

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.

PROFESSIONAL LAND SURVEYOR
No. 5163251
STEVEN W. LLEWELYN
6/12/20
STATE OF UTAH

RECORDED #

STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF

DATE _____ TIME _____ BOOK _____ PAGE _____

$ _____ FEE

COUNTY RECORDER

Z:_2018\118-410 Granite HS\Design 18-410\dwg\sheets\PHAL\V23.5 - FINAL PLAT - PHASE 1.dwg

6-8110

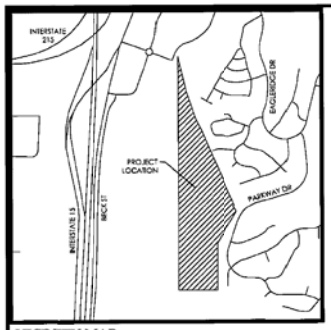
6-8110

THE RIDGE SUBDIVISION P.U.D.

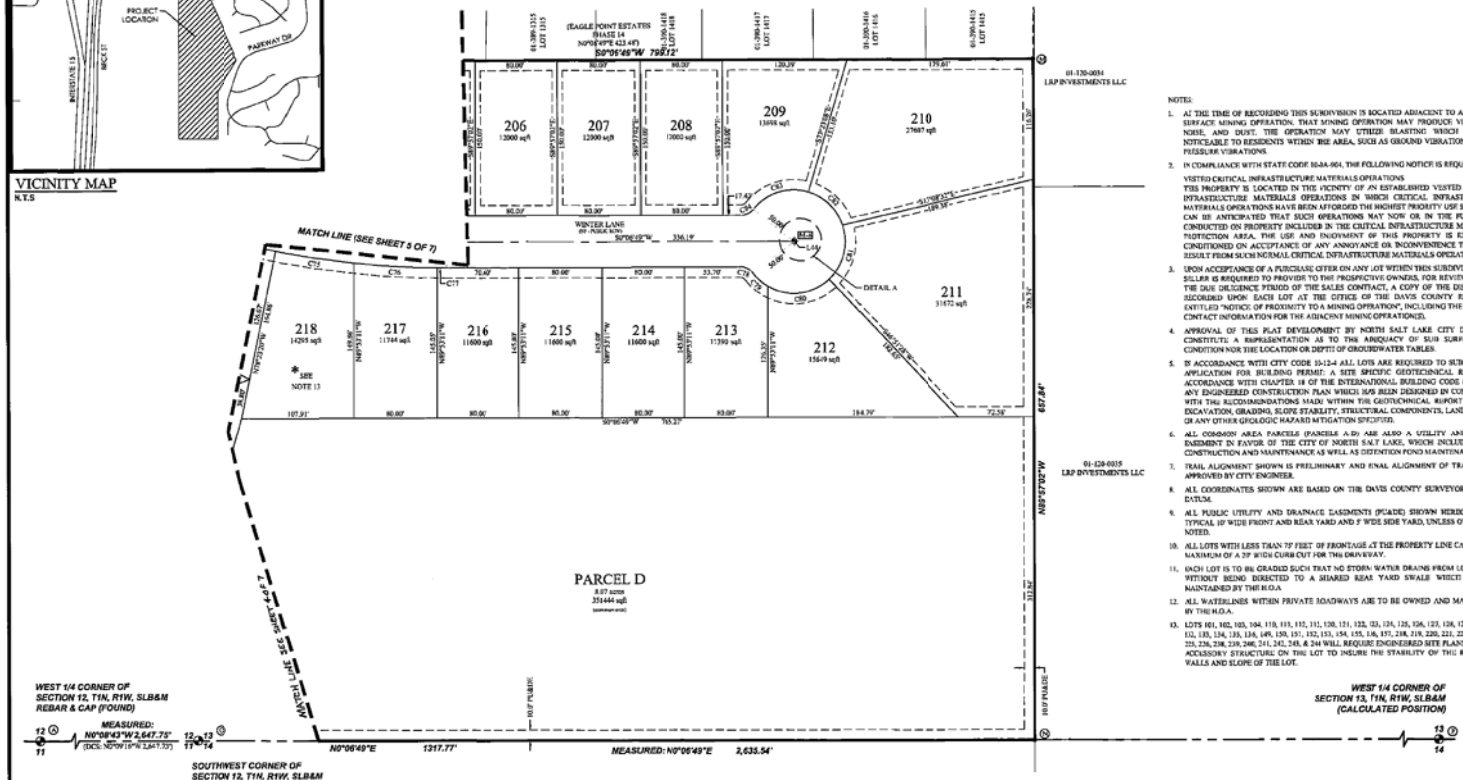
FINAL PLAT

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

6 OF 7



VICINITY MAP
N.T.S



NOTES:

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
   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 ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
3. 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 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 OPERATION(S).
4. 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.
5. IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, 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 CITY ENGINEER.
8. ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYORS OFFICE DATUM.
9. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUE&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.
13. LOTS 101, 102, 103, 104, 110, 111, 112, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 149, 150, 151, 152, 153, 154, 155, 156, 157, 208, 219, 220, 221, 222, 223, 224, 225, 226, 238, 239, 240, 241, 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.

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LEGEND

- BOUNDARY
- SUCTION 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)
- BOUNDARY MARKERS

LOT SETBACKS:

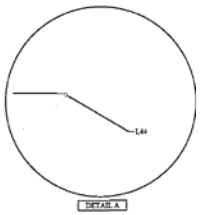
SINGLE FAMILY LOTS:

FRONT SETBACK
LIVING AREA/PORCH - 12'
GARAGE - 20'

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

SIDE SETBACK (80'+ WIDE LOTS)
INTERIOR LOT LINE - 8', COMBINED WIDTH 15'
SIDE STREET - 10'

REAR SETBACK
REAR SETBACK 15'



FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 100
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

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.

PROFESSIONAL LAND SURVEYOR
No. 10159099
SCOTT W. LUNDELIUN
04/20/19
STATE OF UTAH

RECORDED # 3185512
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
North Salt Lake City
DATE 9-10-19 TIME 12:34 BOOK 7343 PAGE 702
$ 64.00 FEE
Richard T Maughan COUNTY RECORDER

Z:_2018\18-410 Granite NS \Design\18-410 Dwg\phase5\FINAL\18-410 - FINAL PLAT - PHASE 5.dwg

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

7 OF 7

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.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	100.00'	66°28'46"	116.32'	S33°10'41"W	109.87'
C2	200.00'	23°23'14"	81.52'	N78°10'41"E	80.96'
C3	100.00'	147°11'44"	256.99'	S73°44'34"E	191.86'
C4	100.00'	57°11'44"	99.82'	N28°44'34"W	95.73'
C5	50.00'	109°49'26"	95.84'	S70°24'48"E	81.83'
C6	100.00'	147°11'44"	256.90'	N73°44'34"W	191.86'
C7	100.00'	57°11'44"	99.82'	S28°44'34"E	95.73'
C8	180.00'	80°19'54"	252.37'	S72°49'31"W	232.20'
C9	75.00'	6°45'44"	8.85'	N36°02'26"E	8.85'
C10	41.00'	66°28'46"	47.59'	S33°10'41"W	45.00'
C11	50.00'	34°23'15"	30.01'	S01°41'52"W	29.56'
C12	50.00'	48°09'32"	42.02'	S42°55'46"W	40.80'
C13	50.00'	64°49'45"	56.57'	N32°11'38"E	53.60'
C14	15.00'	76°39'20"	20.07'	N28°10'24"E	18.60'
C15	28.00'	42°43'56"	20.88'	S02°07'38"E	20.40'
C16	125.00'	33°30'08"	78.18'	N48°35'00"E	76.91'
C17	125.00'	30°48'38"	67.22'	N15°15'57"E	66.41'
C18	75.00'	66°28'46"	87.04'	S33°10'41"W	82.40'
C19	15.00'	90°00'00"	23.56'	S45°00'42"E	21.21'
C20	175.00'	23°23'14"	71.33'	N78°10'41"E	70.84'
C21	125.00'	21°58'19"	47.94'	N11°07'52"W	47.64'
C22	125.00'	28°49'23"	62.74'	N26°27'43"W	62.08'
C23	28.00'	100°02'18"	48.89'	N63°04'04"W	42.91'
C24	4.00'	90°00'00"	6.28'	S21°30'04"W	5.66'
C25	4.00'	90°00'00"	6.28'	N68°29'56"W	5.66'
C26	28.00'	66°28'46"	32.57'	S33°10'41"W	30.79'
C27	24.00'	90°00'00"	84.82'	N44°35'18"E	76.37'
C28	825.00'	0°42'24"	10.18'	N32°10'22"E	10.18'
C29	125.00'	56°04'17"	122.35'	S78°54'32"E	117.51'
C30	203.00'	27°02'15"	96.74'	N82°16'09"E	95.84'
C31	41.00'	90°00'00"	64.40'	N44°35'18"E	57.99'
C32	100.00'	30°48'16"	53.75'	N16°13'26"W	36.48'
C33	125.00'	12°17'01"	26.80'	S35°43'47"E	26.75'
C34	15.00'	74°31'52"	19.51'	S04°36'22"E	18.17'
C35	75.00'	37°43'22"	49.38'	S51°51'18"W	48.49'
C36	75.00'	109°28'16"	143.30'	N54°35'51"W	122.47'
C37	125.00'	7°05'19"	15.46'	N36°12'13"E	15.45'
C38	125.00'	19°45'26"	43.10'	N69°37'36"E	42.89'
C39	125.00'	19°45'26"	43.10'	N89°23'02"E	42.89'
C40	125.00'	19°45'26"	43.10'	N89°08'27"E	42.89'
C41	125.00'	19°45'26"	43.10'	S71°06'07"E	42.89'
C42	125.00'	19°45'26"	43.10'	S51°20'41"E	42.89'
C43	125.00'	19°45'26"	43.10'	S31°35'15"E	42.89'
C44	125.00'	19°28'05"	42.47'	S11°38'36"E	42.27'
C45	125.00'	2°50'45"	6.21'	S01°13'53"E	6.21'
C46	15.00'	128°29'13"	33.64'	N83°05'50"W	27.02'
C47	125.00'	40°23'05"	88.12'	S32°51'22"W	86.31'
C48	125.00'	12°59'53"	28.36'	N06°28'59"W	28.30'
C49	125.00'	17°40'12"	38.55'	N21°58'42"W	38.40'
C50	125.00'	16°43'02"	36.47'	N39°10'06"W	36.34'
C51	15.00'	89°11'24"	20.99'	N09°26'08"W	19.32'
C54	205.00'	34°05'27"	121.97'	N49°42'18"E	120.18'

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C55	75.00'	33°46'13"	44.21'	S17°01'49"E	43.57'
C56	15.00'	113°23'31"	29.69'	N89°22'19"E	25.08'
C57	125.00'	19°10'27"	41.83'	S18°51'06"W	41.64'
C58	75.00'	18°47'31"	24.49'	N20°29'58"W	24.38'
C59	75.00'	32°48'16"	42.94'	N16°13'26"E	42.36'
C60	15.00'	16°16'51"	4.26'	N40°48'09"W	4.25'
C61	15.00'	35°44'21"	9.36'	N66°48'36"E	9.21'
C62	50.00'	73°17'27"	63.97'	N47°02'03"E	59.68'
C63	50.00'	60°39'51"	52.94'	N23°21'07"W	50.51'
C64	50.00'	69°28'51"	57.14'	N88°49'58"W	54.08'
C65	50.00'	77°47'13"	67.88'	S19°31'59"W	62.79'
C66	15.00'	14°31'53"	3.80'	S11°55'45"E	3.80'
C67	15.00'	37°09'19"	9.73'	S14°04'54"W	9.56'
C68	125.00'	4°13'11"	9.21'	S36°32'56"W	9.20'
C69	825.00'	3°23'25"	48.82'	N30°15'27"E	48.81'
C70	825.00'	3°23'25"	48.82'	N26°52'02"E	48.81'
C71	825.00'	3°23'25"	48.82'	N23°28'37"E	48.81'
C72	825.00'	3°23'25"	48.82'	N20°05'12"E	48.81'
C73	825.00'	3°23'25"	48.82'	N16°41'47"E	48.81'
C74	825.00'	3°23'25"	48.82'	N13°18'22"E	48.81'
C75	825.00'	5°18'36"	76.98'	N08°38'22"E	76.95'
C76	825.00'	5°24'05"	80.18'	N02°33'01"E	80.14'
C77	825.00'	0°39'09"	9.40'	N00°26'24"E	9.40'
C78	15.00'	52°38'41"	12.78'	N26°26'10"E	12.30'
C79	50.00'	27°09'44"	19.34'	N41°40'38"E	19.22'
C80	50.00'	73°44'18"	64.35'	N06°16'23"W	60.00'
C81	50.00'	65°13'43"	56.90'	N75°46'24"W	53.92'
C82	50.00'	34°58'51"	47.90'	S44°06'18"W	46.16'
C83	50.00'	67°53'27"	59.23'	S17°19'52"E	55.84'
C84	15.00'	51°23'24"	13.48'	S28°54'53"W	13.01'
C85	775.00'	3°51'57"	52.29'	S02°02'48"W	52.28'
C86	775.00'	3°57'37"	80.62'	N00°57'35"E	80.59'
C87	775.00'	10°49'39"	146.45'	S03°27'13"W	146.24'
C88	775.00'	9°57'09"	120.11'	S13°24'36"W	119.99'
C89	775.00'	3°16'23"	36.70'	S21°33'22"W	36.70'
C90	125.00'	9°03'48"	20.85'	S04°53'37"W	19.51'
C91	125.00'	5°13'11"	11.40'	S02°46'18"E	11.40'
C92	125.00'	24°11'23"	52.77'	S17°29'35"E	52.38'
C93	28.00'	42°43'52"	20.88'	S68°26'19"W	20.40'
C94	28.00'	42°43'56"	20.88'	S68°46'45"E	20.40'
C95	800.00'	32°32'43"	454.43'	S36°27'11"W	448.34'
C96	28.00'	90°00'00"	43.98'	N44°51'18"E	39.60'
C97	15.00'	113°21'14"	29.68'	S56°49'19"E	25.07'
C98	28.00'	90°00'00"	43.98'	N21°38'04"E	39.60'
C99	28.00'	42°43'56"	20.88'	N68°51'56"W	20.40'
C100	225.00'	23°21'14"	91.71'	N20°10'41"E	91.08'
C101	15.00'	90°00'00"	23.56'	S44°51'18"W	21.21'
C104	163.00'	10°27'05"	29.73'	N18°14'24"W	29.69'
C105	150.00'	10°27'05"	27.36'	N18°14'24"W	27.32'
C106	201.00'	5°40'01"	19.88'	S77°39'31"E	19.87'
C107	155.00'	61°07'43"	165.37'	S63°17'25"W	157.64'
C109	159.00'	10°51'31"	30.13'	N76°25'26"W	30.10'

Line Table		
LINE	DIRECTION	LENGTH
L1	S22°07'43"W	35.59'
L2	N66°38'04"E	53.13'
L3	N66°38'04"E	60.00'
L4	N66°38'04"E	60.00'
L5	S76°57'09"W	26.00'
L6	S00°08'42"E	58.79'
L7	N80°08'42"W	33.51'
L8	N80°08'42"W	50.00'
L9	N80°08'42"W	50.00'
L10	N80°08'42"W	50.00'
L11	N80°08'42"W	50.00'
L12	N14°24'56"W	68.28'
L13	N23°29'56"W	14.50'
L14	S23°29'56"E	14.50'
L16	N32°17'42"E	50.00'
L17	S66°14'17"W	21.51'
L18	N32°17'42"E	33.21'
L20	S23°29'56"E	14.50'
L21	N23°29'56"W	14.50'
L22	S57°20'21"E	2.66'
L23	S57°20'21"E	16.15'
L24	N89°51'18"E	25.00'
L25	N24°59'39"E	50.47'
L26	N24°59'39"E	50.47'
L28	N24°59'39"E	16.95'
L29	S32°43'47"W	22.11'
L30	S00°08'42"E	15.00'
L31	S00°08'42"E	15.00'
L32	S00°08'42"E	15.00'
L33	N66°38'04"E	13.60'
L34	N14°39'47"E	15.26'
L35	N37°22'59"E	24.60'
L36	S68°03'17"W	5.39'
L37	S02°02'20"W	130.90'
L38	N15°21'13"W	17.17'
L39	S26°12'57"E	15.00'
L40	S09°42'51"W	12.92'
L41	S59°07'50"W	7.07'
L42	N31°02'36"E	7.19'
L43	S00°08'42"E	15.00'
L44	N67°52'27"W	0.68'
L45	S72°59'08"E	22.85'

Davis County Coordinates		
Point ID	Northing	Easting
A	100021.20	107931.28
B	99429.45	108074.64
C	98964.63	108229.71
D	98793.99	108318.56
E	98332.39	108521.11
F	98179.34	108589.74
G	97494.33	108898.85
H	97484.56	108881.61
I	97407.01	108926.37
J	97380.50	108941.24
K	97370.94	108924.69
L	96854.24	108594.82
M	96055.12	108593.23
N	96055.69	107935.39
O	97373.46	107938.00
P	94737.92	107932.77
Q	100004.21	110431.42
M-1	98521.90	108204.61
M-2	98272.86	108321.50
M-3	98208.08	108080.88
M-4	97615.55	108082.38
M-5	97489.76	108300.78
M-6	96989.28	108207.93
M-7	97229.55	108658.89
M-8	96286.86	108418.69

LOT ADDRESS TABLE	
LOT	ADDRESS
101	129 E. EDGECREST LN.
102	117 E. EDGECREST LN.
103	886 E. EDGECREST LN.
104	93 E. EDGECREST LN. 645 S. MILLER AVE.
105	635 S. MILLER AVE.
106	615 S. MILLER AVE.
107	607 S. MILLER AVE.
108	603 S. MILLER AVE.
109	604 S. MILLER AVE.
110	616 S. MILLER AVE.
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.
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.
144	793 S. MILLER AVE.
145	797 S. MILLER AVE.

LOT ADDRESS TABLE	
LOT	ADDRESS
146	799 S. WINTER LANE
147	805 S. WINTER LANE
148	817 S. WINTER LANE
149	814 S. WINTER LANE
150	802 S. MILLER AVE.
151	798 S. MILLER AVE.
152	796 S. MILLER AVE.
153	794 S. MILLER AVE.
154	792 S. MILLER AVE.
155	790 S. MILLER AVE.
156	788 S. MILLER AVE.
157	786 S. MILLER AVE. 152 E. MILLER AVE.
158	124 E. MILLER AVE.
159	116 E. MILLER AVE.
201	829 S. WINTER LANE
202	845 S. WINTER LANE
203	871 S. WINTER LANE
204	889 S. WINTER LANE
205	903 S. WINTER LANE
206	913 S. WINTER LANE
207	927 S. WINTER LANE
208	939 S. WINTER LANE
209	951 S. WINTER LANE
210	963 S. WINTER LANE
211	979 S. WINTER LANE
212	956 S. WINTER LANE
213	946 S. WINTER LANE
214	934 S. WINTER LANE
215	922 S. WINTER LANE
216	910 S. WINTER LANE
217	898 S. WINTER LANE
218	886 S. WINTER LANE
219	874 S. WINTER LANE
220	866 S. WINTER LANE
221	858 S. WINTER LANE
222	850 S. WINTER LANE
223	842 S. WINTER LANE
224	834 S. WINTER LANE
225	826 S. WINTER LANE
226	820 S. WINTER LANE
227	779 S. FINLEY CIRCLE
228	763 S. FINLEY CIRCLE
229	749 S. FINLEY CIRCLE
230	735 S. FINLEY CIRCLE
231	803 S. FINLEY CIRCLE

LOT ADDRESS TABLE	
LOT	ADDRESS
232	811 S. FINLEY CIRCLE
233	819 S. FINLEY CIRCLE
234	827 S. FINLEY CIRCLE
235	833 S. FINLEY CIRCLE
236	837 S. FINLEY CIRCLE
237	847 S. FINLEY CIRCLE
238	853 S. FINLEY CIRCLE
239	850 S. FINLEY CIRCLE
240	846 S. FINLEY CIRCLE
241	834 S. FINLEY CIRCLE
242	822 S. FINLEY CIRCLE
243	804 S. FINLEY CIRCLE
244	786 S. FINLEY CIRCLE
301	667 S. MILLER AVE.
302	671 S. MILLER AVE.
303	675 S. MILLER AVE.
304	679 S. MILLER AVE.
305	683 S. MILLER AVE.
306	687 S. MILLER AVE.
307	691 S. MILLER AVE.
308	695 S. MILLER AVE.
309	699 S. MILLER AVE.
310	703 S. MILLER AVE.
311	707 S. MILLER AVE.
312	711 S. MILLER AVE.
313	715 S. MILLER AVE.
314	719 S. MILLER AVE.
315	723 S. MILLER AVE.
316	727 S. MILLER AVE.
317	731 S. MILLER AVE.
318	735 S. MILLER AVE.
319	739 S. MILLER AVE.
320	743 S. MILLER AVE.
321	747 S. MILLER AVE.
322	725 S. GRANT LANE
323	721 S. GRANT LANE
324	717 S. GRANT LANE
325	713 S. GRANT LANE
326	709 S. GRANT LANE
327	705 S. GRANT LANE
328	701 S. GRANT LANE
329	697 S. GRANT LANE
330	693 S. GRANT LANE
331	689 S. GRANT LANE

LOT ADDRESS TABLE	
LOT	ADDRESS
332	685 S. GRANT LANE
333	681 S. GRANT LANE
334	674 S. BURKHILL LN.
335	678 S. BURKHILL LN.
336	682 S. BURKHILL LN.
337	686 S. BURKHILL LN.
338	687 S. BURKHILL LN.
339	683 S. BURKHILL LN.
340	679 S. BURKHILL LN.
341	675 S. BURKHILL LN.
342	671 S. BURKHILL LN.
343	667 S. BURKHILL LN.
344	663 S. BURKHILL LN.
345	659 S. BURKHILL 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

LOT SETBACKS:

SINGLE FAMILY LOTS:
FRONT SETBACK
LIVING AREA/PORCH - 12'
GARAGE - 20'

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'

Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C162)	75.00	46°24'45"	60.75	S23°21'05"E	59.11
(C163)	75.00	20°22'53"	26.68	S49°36'44"W	26.54

NOTES:

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
   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 ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
3. UPON ACCEPTANCE OF A PURCHASE OFFER ON ANY LOT WITHIN THIS SUBDIVISION, THE SELLER IS REQUIRED TO PROVIDE TO THE PROSPECTIVE OWNER, 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 OPERATION(S).
4. 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.
5. IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, 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 CITY ENGINEER.
8. ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
9. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUE&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 25' 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.
13. LOTS 101, 102, 103, 104, 110, 111, 112, 113, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 149, 150, 151, 152, 153, 154, 155, 156, 157, 218, 219, 220, 221, 222, 223, 224, 225, 226, 238, 239, 240, 241, 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.

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

PROFESSIONAL LAND SURVEYOR
No. 5163501
STATE OF UTAH
LEWELYN
04/20/19

RECORDED # 318582
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
North Salt Lake City
DATE 9-10-19 TIME 12:34 BOOK 2913 PAGE 740
$ 644.00 FEE
Richard T. Maughan COUNTY RECORDER

2:_2018\018-410 Granite NSL\design 18-410\dwg\plats\SYNAL\V2.7 - FINAL PLAT - PHASE 1.dwg

F-8118-J