

NORTH QUARTER CORNER SECTION 7 T4N, R2W SLB&M (FOUND)

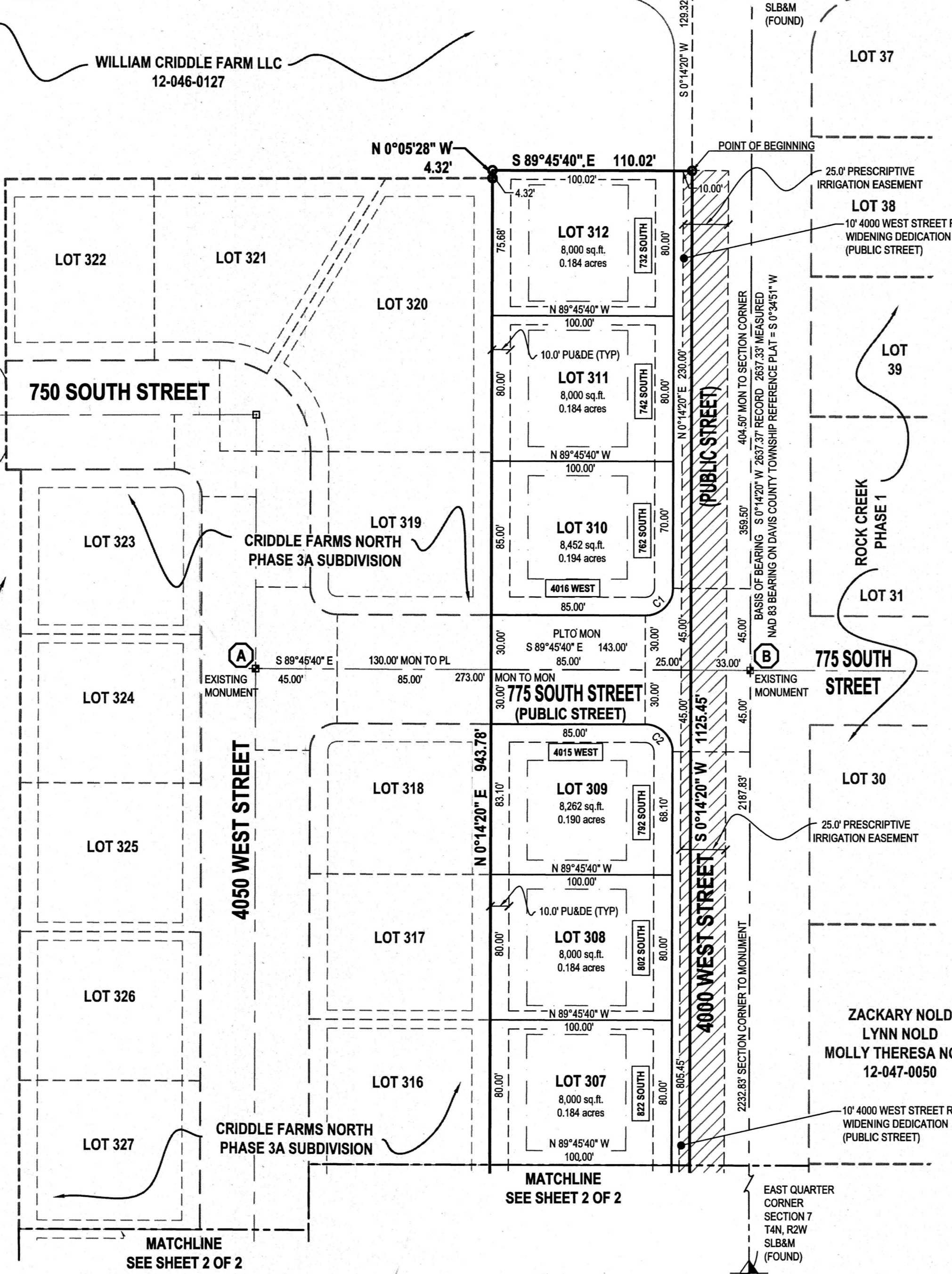
S 89°54'32" W 2651.16' RECORD 2651.16 MEASURED
NAD 83 BEARING ON DAVIS COUNTY TOWNSHIP REFERENCE PLAT = N 89°44'58" W 2618.16'

700 SOUTH STREET (PUBLIC STREET)

S 89°54'32" W 33.00'

CRIDDLE FARMS NORTH PHASE 3B SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
INCLUDING PART OF LOT 1, DOUG WILCOX SUBDIVISION



- GENERAL NOTES:**
- PROPERTY IS ZONED R-3.
A. FRONT YARD SETBACK IS 25'
B. REAR YARD SETBACK IS 20'
C. SIDE YARD SETBACK IS 8'
D. CORNER LOT SIDE YARD SETBACK IS 20' STREET SIDE
 - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
 - THE TEMPORARY TURNAROUND AND DRAINAGE EASEMENT ON SHEET 1 OF 2 AND THE TEMPORARY TURNAROUND ON SHEET 2 OF 2 ARE RELEASED AND ABANDONED BY SYRACUSE CITY UPON APPROVAL AND RECORDING OF PLATS THAT EXTEND 750 SOUTH STREET AND 4110 WEST STREET.
 - UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY AND DRAINAGE EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.&D.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.&D.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.&D.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.&D.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.&D.E.

ENSIGN
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0229

TOOELE
Phone: 435.943.3590

CEDAR CITY
Phone: 435.965.1453

RICHFIELD
Phone: 435.896.2983

DOMINION ENERGY UTAH APPROVAL

DOMINION ENERGY UTAH - NOTE WITH NO EXISTING NATURAL GAS EASEMENT

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS 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 ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-336-8532

APPROVED THIS 25 DAY OF February 20 21.

BY: *[Signature]*
TITLE: *[Title]*

ROCKY MOUNTAIN POWER APPROVAL

APPROVED THIS 25 DAY OF February 20 21.

BY THE ROCKY MOUNTAIN POWER

[Signature]
ROCKY MOUNTAIN POWER

CITY ATTORNEY'S APPROVAL

APPROVED THIS 8 DAY OF March 20 21.

BY THE SYRACUSE CITY ATTORNEY

[Signature]
SYRACUSE CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 10 DAY OF March 20 21.

BY THE CITY PLANNING COMMISSION APPROVAL

[Signature]
CHAIRMAN, SYRACUSE CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS 15 DAY OF March 20 21.

BY THE SYRACUSE CITY ENGINEER

[Signature]
SYRACUSE CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS 15 DAY OF March 20 21.

BY THE SYRACUSE CITY COUNCIL

[Signature]
CITY RECORDER

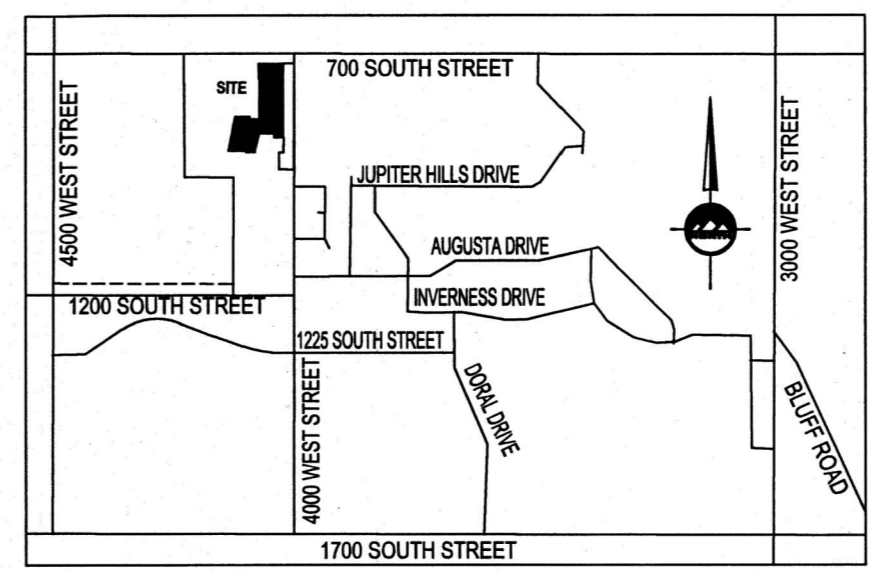
[Signature]
CITY MAYOR

SHEET 1 OF 2

PROJECT NUMBER: L2101G
MANAGER: K. RUSSELL
DRAWN BY: J. MOSS
CHECKED BY: M. HERBST
DATE: 2/25/21

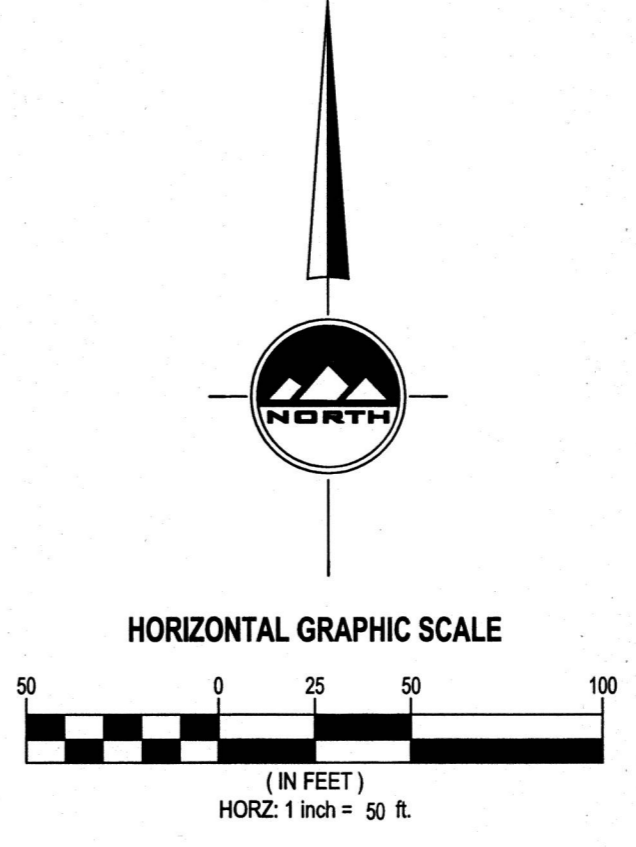
[Signature]
DAVIS COUNTY RECORDER

DEPUTY RECORDER



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE
- PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- BUILDABLE AREA (SEE GENERAL NOTE 1 ON THIS SHEET)



DEVELOPER
DR HORTON, INC.
12351 S GATEWAY PARK PLACE
SUITE D-100
DRAPER, UTAH 84020
ADAM LOSER

SURVEYOR'S CERTIFICATE

I, **KEITH R. RUSSELL**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **164386** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **CRIDDLE FARMS NORTH PHASE 3B SUBDIVISION**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the west line of 4000 West Street, said point being South 89°54'32" West 33.00 feet along the section line, (NAD 83 bearing is North 89°44'58" West) to the extension of the west line of 4000 West Street and South 0°14'20" West 129.32 feet to and along the west line of 4500 West Street from the Northeast Corner of Section 7, Township 4 North, Range 2 West, Salt Lake Base and Meridian, and running;

Thence South 0°14'20" West 1125.45 feet along the west line of 4000 West Street to the Northeast Corner of Criddle Farms North Phase 2 Subdivision;
Thence North 89°45'40" West 157.54 feet along the north line to an interior corner of Criddle Farms North Phase 2 Subdivision;
Thence North 0°14'20" East 177.35 feet along the east line to an interior corner of Criddle Farms North Phase 2 Subdivision;
Thence South 89°45'40" East 47.54 feet along the south line to a Southeast Corner of Criddle Farms North Phase 2 Subdivision;
Thence North 0°14'20" East 943.78 feet along the east line of Criddle Farms North Phase 2 Subdivision to and along the east line to the Northeast Corner of Criddle Farms North Phase 3A;
Thence North 0°05'28" West 4.32 feet;
Thence South 89°45'40" East 110.02 feet to the point of beginning.

Contains 132,231 square feet, 3,036 acres, 12 lots.

Date: Feb 24, 2021
Keith R. Russell
License no. 164386

OWNER'S DEDICATION

Known all men by these presents that I, the undersigned owner of the above described tract of land, having caused same to be subdivided, hereafter known as the

CRIDDLE FARMS NORTH PHASE 3B SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use and also warrant and defend 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 I have hereunto set my hand this 25th day of February A.D. 20 21.

[Signatures]
GRNOBL LLC, A UTAH LIMITED LIABILITY COMPANY
BY: MARK J. GREEN
IT'S MANAGER

WILLIAM CRIDDLE FARMS, LLC, A UTAH LIMITED LIABILITY COMPANY
BY: CON L. WILCOX
IT'S MANAGER

GLENN D. WILCOX, AN INDIVIDUAL
KATHY S. WILCOX, AN INDIVIDUAL

LLC ACKNOWLEDGMENT

STATE OF UTAH County of Davis j.s.s.

On the 25 day of February A.D. 20 21, MARK J. GREEN, personally appeared before me, the undersigned Notary Public, in and for said County of DAVIS in the State of Utah, who after being duly sworn, acknowledged to me that He is the MANAGER of GRNOBL LLC, a Utah Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: July 3, 2021

[Signature]
RESIDING IN Davis COUNTY.

LLC ACKNOWLEDGMENT

STATE OF UTAH County of Davis j.s.s.

On the 25 day of February A.D. 20 21, CON L. WILCOX, personally appeared before me, the undersigned Notary Public, in and for said County of DAVIS in the State of Utah, who after being duly sworn, acknowledged to me that He is the MANAGER of WILLIAM CRIDDLE FARMS, LLC, a Utah Limited Liability Company and that He signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: Aug 31, 2024

[Signature]
RESIDING IN Davis COUNTY.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH County of Davis j.s.s.

On the 25 day of February A.D. 20 21, GLENN D. WILCOX and KATHY S. WILCOX, personally appeared before me, the undersigned Notary Public, in and for said County of DAVIS in the State of Utah, who after being duly sworn, acknowledged to me that They signed the Owner's Dedication freely and voluntarily for the purposes therein mentioned and acknowledged to me that said Limited Liability Company executed the same.

MY COMMISSION EXPIRES: Aug 31, 2024

[Signature]
RESIDING IN Davis COUNTY.

CRIDDLE FARMS NORTH PHASE 3B SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 7
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 336096A FEE PAID 6/24/21 FILED FOR RECORD AND RECORDED THIS 17th DAY OF Mar 20 21 AT 10:24 IN BOOK 7720 OF OFFICIAL RECORDS PAGE 349

[Signature]
DAVIS COUNTY RECORDER

DEPUTY RECORDER

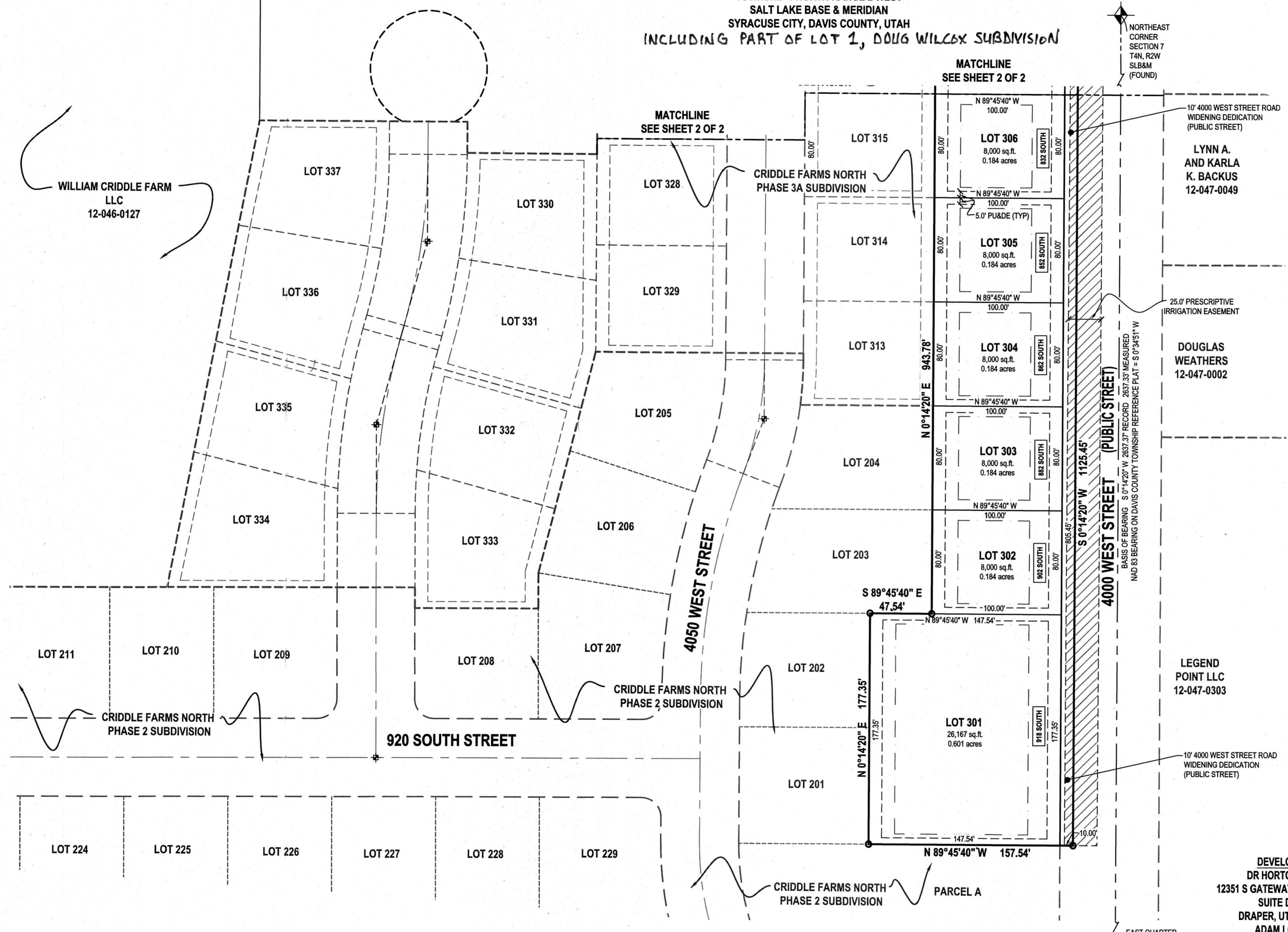
CRIDDLE FARMS NORTH PHASE 3B SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 7
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH
INCLUDING PART OF LOT 1, DOUG WILCOX SUBDIVISION

NORTHEAST
CORNER
SECTION 7
T4N, R2W
SLB&M
(FOUND)

MATCHLINE
SEE SHEET 2 OF 2

MATCHLINE
SEE SHEET 2 OF 2



WILLIAM CRIDDLE FARM
LLC
12-046-0127

CRIDDLE FARMS NORTH
PHASE 3A SUBDIVISION

LYNN A.
AND KARLA
K. BACKUS
12-047-0049

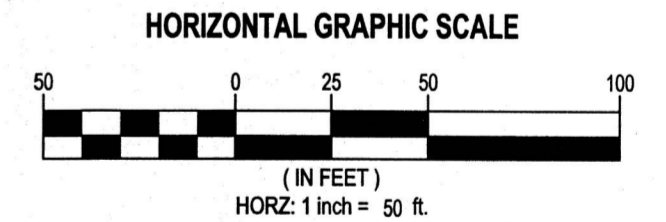
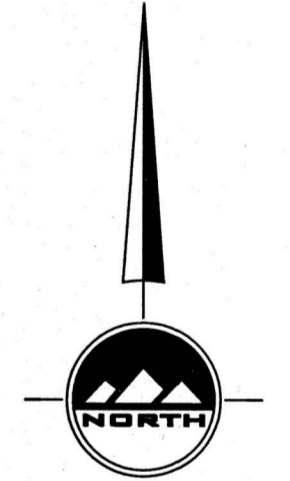
DOUGLAS
WEATHERS
12-047-0002

LEGEND
POINT LLC
12-047-0303

DEVELOPER
DR HORTON, INC.
12351 S GATEWAY PARK PLACE
SUITE D-100
DRAPER, UTAH 84020
ADAM LOSER

MONUMENT LINE TABLE		
LINE	BEARING	LENGTH
A TO WEST BOUNDARY	S89°45'40"E	130.00'
A TO B	S89°45'40"E	273.00'
WEST BOUNDARY TO B	S89°45'40"E	143.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.56'	90°00'00"	N45°14'20"E	21.21'
C2	15.00'	23.56'	90°00'00"	N44°45'40"W	21.21'



CRIDDLE FARMS NORTH PHASE 3B SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 7
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
SYRACUSE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 3360912 FEE
PAID \$124.00 FILED FOR RECORD AND
RECORDED THIS 19th DAY OF Mar., 20 21
AT 12:34 IN BOOK 7220 OF OFFICIAL RECORDS
PAGE 949

Richard M. Hughes
DAVIS COUNTY RECORDER
BY _____
DEPUTY RECORDER

SHEET 2 OF 2

PROJECT NUMBER: L2101G
MANAGER: K. RUSSELL
DRAWN BY: J. MOSS
CHECKED BY: M. HERBST
DATE: 2/23/21

ENSIGN
LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
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WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
TOOLE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2283

EAST QUARTER
CORNER
SECTION 7
T4N, R2W
SLB&M
(FOUND)