



# CRIDDLE FARMS NORTH PHASE 4 SUBDIVISION

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

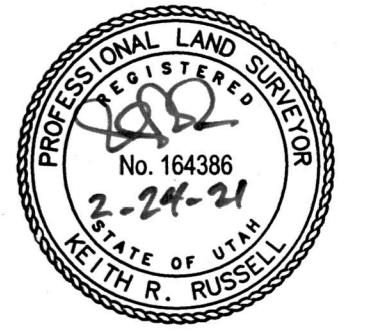
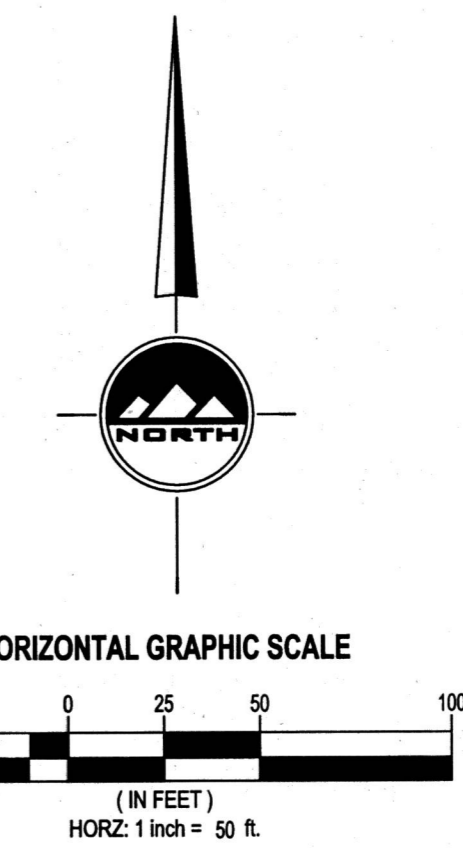
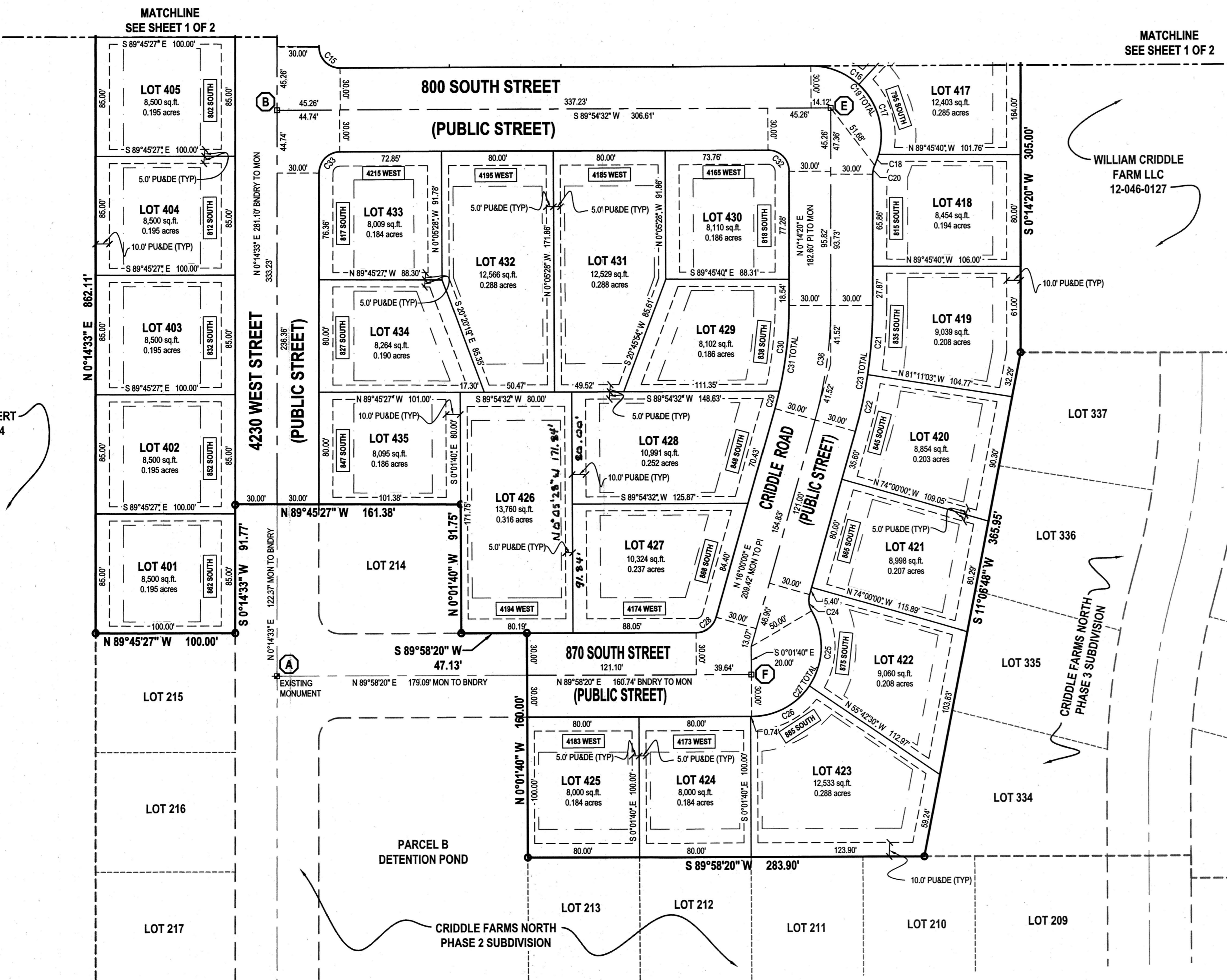
### GENERAL NOTES:

- 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.
- OWNERSHIP AND MAINTENANCE OF PARCEL C IS THE CRIDDLE FARMS HOME OWNERS ASSOCIATION.

NOTE: 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 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.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.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.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	23.65'	90°20'11"	N44°55'27"W	21.27'
C2	15.00'	23.47'	89°39'59"	N45°04'33"E	21.15'
C3	530.00'	53.02'	5°43'55"	S3°06'31"W	53.00'
C4	470.00'	26.73'	3°15'31"	N4°20'43"E	26.73'
C5	470.00'	20.29'	2°28'24"	N1°28'46"E	20.29'
C6	470.00'	47.02'	5°43'55"	N3°06'31"E	47.00'
C7	15.00'	23.65'	90°20'11"	N44°55'27"W	21.27'
C8	15.00'	23.47'	89°39'59"	S45°04'33"W	21.15'
C9	530.00'	19.94'	2°09'19"	N1°19'13"E	19.94'
C10	530.00'	33.08'	3°34'36"	N4°11'11"E	33.08'
C11	530.00'	53.02'	5°43'55"	N3°06'31"E	53.00'
C12	470.00'	47.02'	5°43'55"	S3°06'31"W	47.00'
C13	15.00'	23.65'	90°20'11"	S44°55'27"E	21.27'
C14	15.00'	23.47'	89°39'59"	S45°04'33"W	21.15'
C15	15.00'	23.65'	90°20'11"	S44°55'27"E	21.27'
C16	50.00'	37.58'	43°03'55"	N68°33'30"W	36.70'
C17	50.00'	54.54'	62°29'40"	N15°46'43"W	51.87'
C18	50.00'	8.36'	9°34'55"	N20°15'35"E	8.35'
C19	50.00'	100.48'	115°08'30"	N32°31'31"W	84.41'
C20	15.00'	6.50'	24°48'42"	S12°38'41"W	6.45'
C21	330.00'	49.40'	8°34'37"	N4°31'39"E	49.35'
C22	330.00'	41.38'	7°11'03"	N12°24'29"E	41.35'
C23	330.00'	90.78'	15°45'40"	N8°07'10"E	90.49'
C24	15.00'	12.09'	46°11'13"	S7°05'36"E	11.77'
C25	50.00'	56.27'	64°28'43"	N2°03'08"E	53.35'
C26	50.00'	48.59'	55°40'50"	N62°07'55"E	46.70'
C27	50.00'	104.86'	120°09'32"	N29°53'33"E	86.67'
C28	15.00'	19.37'	73°58'20"	N52°59'10"E	18.05'
C29	270.00'	12.75'	2°42'22"	N14°38'49"E	12.75'
C30	270.00'	61.52'	13°03'18"	N6°45'58"E	61.39'
C31	270.00'	74.27'	15°45'40"	N8°07'10"E	74.04'
C32	15.00'	23.65'	90°19'48"	N44°55'34"W	21.27'
C33	15.00'	23.47'	89°39'59"	S45°04'33"W	21.15'
C34	500.00'	50.02'	5°43'55"	N3°06'31"E	50.00'
C35	500.00'	50.02'	5°43'55"	S3°06'31"W	50.00'
C36	300.00'	82.52'	15°45'40"	N8°07'10"E	82.27'

MONUMENT LINE TABLE		
LINE	BEARING	LENGTH
A TO B	N0°14'33"E	403.47'
B TO C	N0°14'33"E	260.00'
C TO D	N1°19'54"E	263.08'
B TO E	N89°54'32"E	396.61'
F TO E	N8°14'17"E	408.14'
A TO F	N89°58'20"E	339.83'



BASIS OF BEARING S 0°14'20" W 263.37' RECORD 2637.33 MEASURED  
MAD 83 BEARING ON DAVIS COUNTY TOWNSHIP REFERENCE PLAT = S 0°34'51" W

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

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

## CRIDDLE FARMS NORTH PHASE 4 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. 3340913 FEE  
PAID \$122.00 FILED FOR RECORD AND  
RECORDED THIS 19th DAY OF Mar. 20 21  
AT 10:25 IN BOOK 7720 OF OFFICIAL RECORDS  
PAGE 960

*Richard M. Maughan*  
DAVIS COUNTY RECORDER

BY \_\_\_\_\_  
DEPUTY RECORDER



LAYTON  
1485 W. Hillfield Rd. Ste 204  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315

SALT LAKE CITY  
Phone: 801.255.0529  
TOOELE  
Phone: 435.843.3590  
CEDAR CITY  
Phone: 435.865.1453  
RICHFIELD  
Phone: 435.896.2963

WWW.ENSIGNENG.COM

### SHEET 2 OF 2

PROJECT NUMBER: L2101H  
MANAGER: K.RUSSELL  
DRAWN BY: J.MOSS  
CHECKED BY: M.HERBST  
DATE: 2/23/21

LARAE SEIFERT  
12-046-0054

WILLIAM CRIDDLE  
FARM LLC  
12-046-0127

PARCEL B  
DETENTION POND

CRIDDLE FARMS NORTH  
PHASE 2 SUBDIVISION

CRIDDLE FARMS NORTH  
PHASE 3 SUBDIVISION