

UNITED STATES  
DEPARTMENT OF THE INTERIOR  
BUREAU OF RECLAMATION  
WEBER BASIN PROJECT  
DAVIS AQUEDUCT

E 3447219 B 7918 P 477-499  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
01/04/2022 10:59 AM  
FEE \$40.00 Pgs: 23  
DEP RT. REC'D FOR WEBER BASIN WATER  
CONS DIST

11-897-0119

EASEMENT ENCROACHMENT AGREEMENT  
BETWEEN THE  
UNITED STATES OF AMERICA  
AND  
TALBOT ESTATES, KAYSVILLE, LLC

RETURNED  
JAN 04 2022

THIS EASEMENT ENCROACHMENT AGREEMENT made this 8 day of June, 2021, pursuant to the Act of Congress of June 17, 1902 (32 Stat. 388), and acts amendatory thereof or supplementary thereto, all of which acts are commonly known and referred to as Reclamation Laws, among the UNITED STATES OF AMERICA and its assigns, hereinafter referred to as the United States, and TALBOT ESTATES, KAYSVILLE, LLC hereinafter referred to as the Permittee,

WITNESSETH THAT:

WHEREAS, the United States is the Grantee of that certain easements acquired for the Davis Aqueduct (Aqueduct) being duly recorded in the official records of Davis County, State of Utah, hereinafter referred to as the Easement of the United States; and

WHEREAS, the Permittee plans to utilize property in such a manner as to encroach upon the Easement of the United States in a manner more particularly specified hereinafter; and

WHEREAS, the United States is willing to agree to said encroachment, upon conditions more particularly specified hereinafter;

NOW, THEREFORE, the United States hereby agrees to encroachments upon the Easement of the United States by the Permittee to the extent and for the purposes set forth below:

Because of the sensitive nature of the Davis Aqueduct and its varied classes/types of pipe, the following definitions are included in this Easement Encroachment Agreement contract:

- Class-A Pipe: Reinforced Concrete Pipe that is not designed to have more than 5-feet of cover and is not designed to carry traffic/vehicle loads.
- Class-B Pipe: Reinforced Concrete Pipe the in not designed to have more than 10-feet of cover.
- Load Restricted Area: The area within 12-feet of the centerline of Class-A pipe, also included areas with Class -B pipe that are within 12-feet of Class-A pipe.
- It is agreed that all contracts associated with Talbot Estates, that vehicle traffic, including driving on lawns, is not permitted in sections of Class-A pipe nor in the

Load Restricted Area. Driveways and access into parcels over the Davis Aqueduct and its easement are only permitted to cross Class-B sections and not with the Load Restriction Area.

- All terms and conditions agreed to in this contract shall transfer by operation of law to the new owner of record upon the sale of Lot 119 of the Talbot Estates Subdivision.

Parcel ID 11-897-0119

The Permittee will install, operate and maintain One (1) 1-inch Culinary Water Service Line, One (1) 4-inch Sewer line, One (1) Power Conduit, and One (1) Driveway. Clearance for buried utilities will in no case be less than 18-inches from the Davis Aqueduct (Aqueduct). The Aqueduct is protected by the Davis Aqueduct Easement Tract 96 (Sherner), the location of which is in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian.

- A. The encroachment will cross the Aqueduct between 314+35 and 315+61, Talbot Estates Lot 119, Kensington Heights Street in Kaysville, Utah. The power conduit(s) shall be limited to two conduits, and only one can have conductors at a time, one with conductors and one spare. These conduits may not be larger than a 2-inch diameter. Furthermore, the driveway in no case shall exceed 4-inches thick and may not contain any reinforcing bar. This driveway may only be constructed over Class B pipe, and not within the Load Restricted Area.
- B. The Permittee, and anyone working for them within the Davis Aqueduct Easement is required to complete the District provided "Aqueduct Safety Training" prior to any work within the easement. All who have received this training will be provided a hard hat sticker to prove they have been properly trained to safely work around the Davis Aqueduct.

1. This agreement shall not increase the District's cost to operate and maintain the encroached BOR facilities. It shall be understood that if the District, within reason, needs to remove any of the improvements herein licensed in order to effectively operate or maintain (including repairing or replacing) any of the encroached BOR facilities, the District will only be responsible for replacement and repair of the subgrade materials. The applicant/developer/landowner will be responsible for replacing their licensed encroachments at no cost to the District.

2. The United States guidelines for agreeing to such encroachment upon the Easement of the United States are shown below and on EXHIBIT A, attached hereto and by this reference made a part hereof.

- a. The allowable period of construction to be at the sole discretion of the District. In no case shall the duration of construction be permitted to exceed 2 days.
- b. Permittee or their Contractor notify the District no less than 48-hours in advance of the above-mentioned work so that a District Inspector may be present to monitor activities.

- c. Any operation and maintenance work done by the Permittee, or its Assignees or anyone who assumes this agreement by virtue of a permit transfer, pertaining to this crossing inside the easement, be approved by the District in advance to coordinate necessary protection measures of the Davis Aqueduct.
  - d. If the applicant's line is negatively impacted by Reclamation and the District during operation or maintenance of the Davis Aqueduct, it will be the applicant's responsibility to restore their utility at no expense to Reclamation or the District.
  - e. For any buried utilities installed; the trenches shall be carefully over excavated within the alignment of the Aqueduct to ensure proper clearance of the encroachment. A District or Reclamation representative must be present to witness the clearance. Coordination of the witnessing must be done with the District 72-hours prior to crossing
3. The Permittee or its Contractor shall perform all work within the encroachment area in accordance with the plans, drawings, guidelines, and maps attached hereto, and in a manner satisfactory to the United States, the District.
4. **SEVERABILITY**: Each provision of this use authorization shall be interpreted in such a manner as to be valid under applicable law, but if any provision of this use authorization shall be deemed or determined by competent authority to be invalid or prohibited hereunder, such provision shall be ineffective and void only to the extent of such invalidity or prohibition, but shall not be deemed ineffective or invalid as to the remainder of such provision or any other remaining provisions, or of the use authorization as a whole.
5. **ILLEGAL USE**: Any Permittee or Permittee authorized activity deemed to be illegal on Federal lands will be cause for immediate termination of the use authorization.
6. **TERM OF AGREEMENT – REVOCATION/TERMINATION**: This Agreement may be revoked by the United States upon thirty (30) days written notice to the Permittee: 1. For nonuse of the project lands by Permittee for a period of two (2) continuous years; or, 2. The United States determines that the Permittee's use of the land is no longer compatible with project purpose; or, 3. After failure of the Permittee to observe any of the conditions of this Agreement and on the tenth day following service of written notification on the Permittee of the termination because of failure to observe such conditions; or, 4. At the sole discretion of the United States.
7. **HOLD HARMLESS**: The Permittee hereby agrees to indemnify and hold harmless the United States, its employees, agents, and assigns from any loss or damage and from any liability on account of personal injury, property damage, or claims for personal injury or death arising out of Permittee activities under this agreement.

(a) In consideration of the United States agreeing to encroachment upon the Easement of the United States by the Permittee, the Permittee hereby agrees to indemnify and hold the United States and the District, their agents, employees, and assigns, harmless from any and all claims whatsoever for personal injuries or damages to property when such injuries or damages directly or indirectly arise out of the existence, construction, maintenance, repair, condition, use or presence of the encroachment upon the Easement of the United States, regardless of the cause of said injuries or damages; provided, however, that nothing in this agreement shall be construed as releasing the United States or the District from responsibility for their own negligence. Nothing herein shall be deemed to increase the liability of the United States beyond the provisions of the Federal Tort Claims Act, Act of June 25, 1948, 62 Stat. 989 (28 U.S.C. §1346(b), 2671 et seq.) or other applicable law.

(b) In consideration of the United States agreeing to the Permittee encroaching upon the Easement of the United States, the Permittee agrees that the United States shall not be responsible for any damage caused to facilities, equipment, structures, or other property if damaged by reason of encroachment upon the Easement of the United States by the Permittee. The Permittee hereby releases the United States and the District, their officers, employees, agents, or assigns, from liability for any and all loss or damage of every description or kind whatsoever which may result to the Permittee from the construction, operation, and maintenance of Project works upon said lands; provided that nothing in this Agreement shall be construed as releasing the United States or the District from liability for their own negligence.

(c) If the maintenance or repair of any or all structures and facilities of the United States located on the easement area should be made more expensive by reason of the existence of the encroachment improvements or works of the Permittee or its Contractor will promptly pay to the United States or the District, their agents or assigns, responsible for operation and maintenance of said structures or facilities, the full amount of such additional expense upon receipt of an itemized bill.

9. PROTECTION OF UNITED STATES INTERESTS: The Permittee shall comply with all applicable laws, ordinances, rules, and regulations enacted or promulgated by any Federal, state, or local governmental body having jurisdiction over the encroachment.

10. UNRESTRICTED ACCESS: The United States reserves the right of its officers, agents, and employees at all times to have unrestricted access and ingress to, passage over, and egress from all of said lands, to make investigations of all kinds, dig test pits and drill test holes, to survey for and construct reclamation and irrigation works and other structures incident to Federal Reclamation Projects, or for any purpose whatsoever. Reclamation will make every reasonable effort to keep damages to a minimum.

11. OFFICIALS NOT TO BENEFIT: No member of Congress shall be admitted to any share or part of any contract or agreement made, entered into, or accepted by or on behalf of the United States, or to any benefit to arise thereupon.

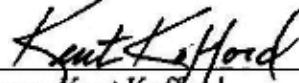
12. SUCCESSORS IN INTEREST OBLIGATED: The provisions of this Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto; provided, however, that no such heir, executor, administrator, personal representative, successor or assign shall have the right to use, alter, or modify the encroachment in a manner which will increase the burden of the encroachment of the Easement of the United States.

13. In accordance with 43 CFR 429.16 Subpart D, any applicant requesting a right-of-use over Reclamation land must remit a nonrefundable application fee of One Hundred Dollars (\$100). The receipt of this application fee is hereby acknowledged, which amount represents the initial review of your application.

14. This agreement makes no finding as to the right, title, or validity of the Permittee or the encroaching interest, but merely defines the conditions under which the encroachment will not be deemed unreasonable by the United States.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

UNITED STATES OF AMERICA



Name: Kent Kofford

Title: Area Manager

TALBOT ESTATES, KAYSVILLE, LLC



Name: Nate Pugsley

Title: General Manager

CONCUR:

WEBER BASIN WATER CONSERVANCY DISTRICT



Name: Kage I. Flint,

Title: General Manager

EXHIBIT A

SPECIAL PROVISIONS

- A. Surface structures that generally will be allowed to be constructed within United States rights-of-way include asphalt roadways, with no utilities within roadway, non-reinforced parking lots, curbs, gutters and sidewalks, walkways, driveways, fences with gated openings (no footings, foundation, and masonry block walls). However, where United States system pipe has specific maximum and minimum cover designation the special requirements for roadways, parking lots and driveways crossing over the pipe shall be obtained from the United States for the maximum allowable external loading or minimum cover. **HOWEVER, IT IS UNDERSTOOD THAT ALL SURFACE STRUCTURES SHALL BE ANALYZED AND CONSIDERED ON AN INDIVIDUAL BASIS.**
- B. Structures that may not be constructed in, on, or along United States rights-of-way include but are not limited to, permanent structures such as buildings, garages, carports, trailers, and swimming pools as designated by the United States.
- C. No trees or vines will be allowed within the rights-of-way of the United States.
- D. All temporary or permanent changes in ground surfaces within United States rights-of-way are to be considered encroaching structures and must be handled as such. Earthfills and cuts on adjacent property shall not encroach onto United States rights-of-way without prior approval by the United States.
- E. Existing gravity drainage of the United States rights-of-way must be maintained. No new concentration of surface or subsurface drainage may be directed onto or under the United States rights-of-way without adequate provision for removal of drainage water or adequate protection of the United States rights-of-way.
- F. Prior to construction of any structure that encroaches within United States rights-of-way, an excavation must be made to determine the location of existing United States facilities. The excavation must be made by or in the presence of the District or the United States.
- G. Any contractor or individual constructing improvements in, on, or along United States rights-of-way must limit his construction to the encroaching structure previously approved and construct the improvements strictly in accordance with plans or specifications.
- H. The ground surfaces within United States rights-of-way must be restored to a condition equal to that which existed before the encroachment work began or as shown on the approved plans or specifications.
- I. The owner of newly constructed facilities that encroach on United States rights-of-way shall notify the United States upon completion of construction and shall provide the United States with two copies of as-built drawings showing actual improvements in, on, or along the rights-of-way.

J. Except in case of ordinary maintenance and emergency repairs, an owner of encroaching facilities shall give the District at least 10 days notice in writing before entering upon United States rights-of-way for the purpose of reconstructing, repairing, or removing the encroaching structure or performing any work on or in connection with the operation of the encroaching structure.

K. If unusual conditions are proposed for the encroaching structure or unusual field conditions within United States rights-of-way are encountered, the United States reserves the right to impose more stringent criteria than those prescribed herein.

L. All backfill material within United States rights-of-way shall be compacted to 90 percent of maximum density unless otherwise shown. Mechanical compaction shall not be allowed within 6 inches of the projects works whenever possible. In no case will mechanical compaction using heavy equipment be allowed over the project works or within 18 inches horizontally of the projects works.

M. The backfilling of any excavation or around any structure within the United States rights-of-way shall be compacted in layers not exceeding 6 inches thick to the following requirements: (1) cohesive soils to 90 percent maximum density specified by ASTM Part 19, D-698, method A; (2) noncohesive soils to 70 percent relative density specified by ANSI/ASTM Part 19, d-2049, par. 7.1.2, wet method.

N. Any nonmetallic encroaching structure below ground level shall be accompanied with a metallic strip within the United States rights-of-way.

O. Owners of encroaching facilities shall notify the United States at least forty-eight (48) hours in advance of commencing construction to permit inspection by the United States.

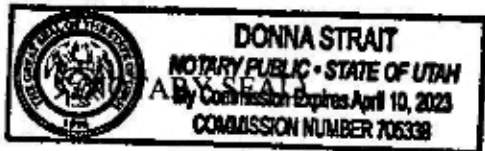
P. No use of United States lands or rights-of-way shall be permitted that involve the storage of hazardous material.

ACKNOWLEDGMENT OF THE UNITED STATES

State of UT)  
 ) ss.  
County of UT)

On this 8 day of June, 2021, personally appeared before me Kent Kofford, known to me to be the Area Manager of the Provo Area Office, Bureau of Reclamation, Upper Colorado Region, United States Department of Interior, the signer of the above instrument, who duly acknowledged to me that he executed the same on behalf of the United States of America pursuant to authority delegated to him.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



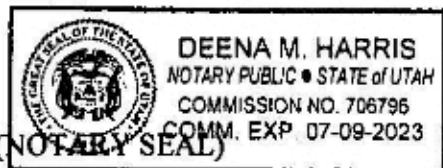
Donna Strait  
Notary Public

ACKNOWLEDGMENT OF WEBER BASIN WATER CONSERVANCY DISTRICT

State of UT)  
 ) ss.  
County of Davis)

On this 25 day of May, 2021, personally appeared before me Tage I. Flint known to me to be the General Manager of WEBER BASIN WATER CONSERVANCY DISTRICT the signer of the above instrument, who duly acknowledged to me that he executed the same on behalf of WEBER BASIN WATER CONSERVANCY DISTRICT pursuant to authority delegated to him.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Deena M Harris  
Notary Public



ACKNOWLEDGMENT OF TALBOT ESTATES, KAYSVILLE, LLC

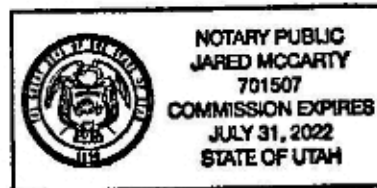
State of        UT)  
                  ) ss.  
County of     Davis)

On this 11 day of MAY, 2021, personally appeared before me Nate Pugsley known to me to be the General Manager of TALBOT ESTATES, KAYSVILLE, LLC, the signer of the above instrument, who duly acknowledged to me that he executed the same on behalf of TALBOT ESTATES, KAYSVILLE, LLC pursuant to authority delegated to him.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

(NOTARY SEAL)

  
Notary Public



**EXHIBIT B**

**Contract 21-LM-41-0690**

Parcel ID: 11-897-0119

ALL OF LOT 119, TALBOT ESTATES PHASE 1A PRUD. CONT. 0.28000 ACRES.



Weber Basin Water  
Conservancy District



Weber Basin Water  
Author: ZB

Disclaimer: Information shown on the map is for planning and illustration purposes only. Weber Basin Water assumes no liability for any errors, omissions or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Date: 12/3/2019 Time: 3:03:04 PM

1 inch = 188 feet



# TALBOT ESTATES P.R.U.D. PHASE 1

1084 NORTH HIGHWAY 89  
KAYSVILLE, UTAH

**FOR REVIEW  
NOT FOR CONSTRUCTION**

**INDEX OF DRAWINGS**

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C-001	GENERAL NOTES	PP-5	WHITNEY LANE PLAN AND PROFILE
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C-200	SITE PLAN	PP-7	GRAITHAM WAY PLAN AND PROFILE
C-300	GRAZING AND DRAINAGE PLAN	PP-8	WIZARD HEIGHTS AND HERTFORD LANE PLAN AND PROFILE
C-400	UTILITY PLAN	C-300	DETAILS
C-401	DAVIS AQUEDUCT CROSSINGS	C-401	DETAILS
C-500	EROSION CONTROL PLAN		
PP-1	KENSINGTON HEIGHTS PLAN AND PROFILE		

**NOTES TO CONTRACTOR**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE ADJACENT PROPERTY OWNERS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE ADJACENT PROPERTY OWNERS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE ADJACENT PROPERTY OWNERS.

**GENERAL NOTES**

1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

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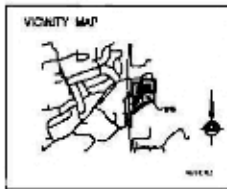
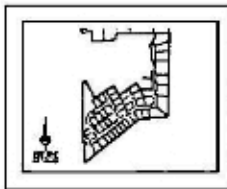
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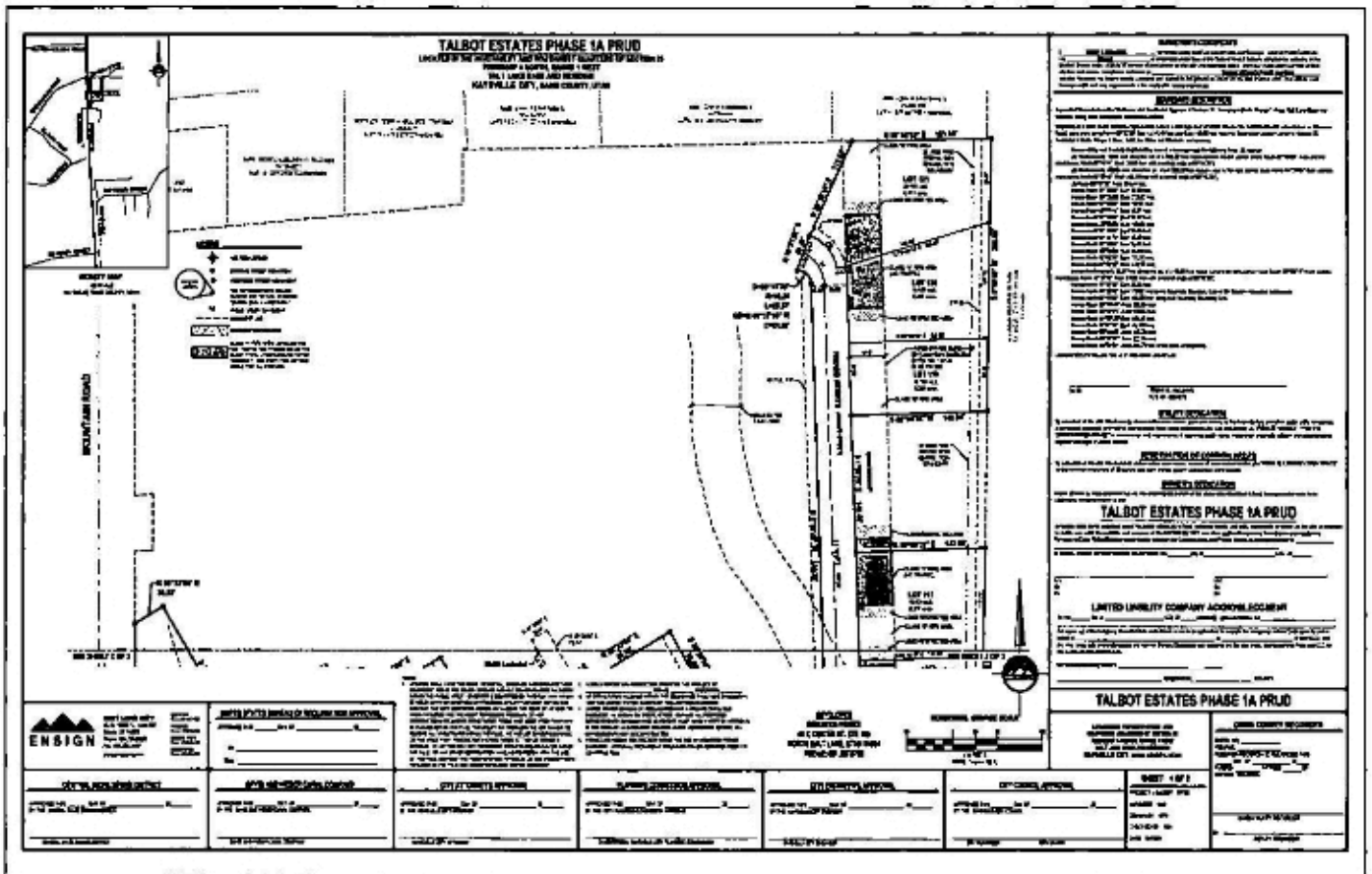
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**ENSIGN**  
1000 EAST 1000 SOUTH  
SALT LAKE CITY, UT 84143

**TALBOT ESTATES P.R.U.D.  
PHASE 1  
1084 NORTH HIGHWAY 89  
KAYSVILLE, UTAH**

**COVER**

DATE: 11/11/11  
BY: [Signature]



1001 East 10th  
 Suite 100  
 Salt Lake City, UT 84143  
 (801) 488-8888  
 www.ensign.com

**PROJECT CONTACTS**

OWNER: \_\_\_\_\_  
 ARCHITECT: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_

**DATE OF ISSUE:** \_\_\_\_\_

**SCALE:** \_\_\_\_\_

**PROJECT LOCATION:** \_\_\_\_\_

**PROJECT NUMBER:** \_\_\_\_\_

**PROJECT NAME:** \_\_\_\_\_

**PROJECT ADDRESS:** \_\_\_\_\_

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**PROJECT ADDRESS:** \_\_\_\_\_

**GENERAL NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH.

3. ALL REINFORCEMENT SHALL BE #4 BARS UNLESS OTHERWISE NOTED.

4. ALL FOUNDATIONS SHALL BE 18" MINIMUM DEEP.

5. ALL EXTERIOR WALLS SHALL BE 8" MINIMUM THICK.

6. ALL ROOFS SHALL BE 2" MINIMUM THICK CONCRETE ON 2" MINIMUM THICK POLYSTYRENE INSULATION.

7. ALL FLOORS SHALL BE 4" MINIMUM THICK CONCRETE ON 2" MINIMUM THICK POLYSTYRENE INSULATION.

8. ALL CEILING SHALL BE 5/8" MINIMUM THICK GYPSUM BOARD.

9. ALL INTERIORS SHALL BE FINISHED WITH 1/2" MINIMUM THICK GYPSUM BOARD.

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60. ALL EXTERIORS SHALL BE FINISHED WITH 1/2" MINIMUM THICK GYPSUM BOARD.

61. ALL ROOFING SHALL BE 2" MINIMUM THICK POLYSTYRENE INSULATION WITH 1/2" MINIMUM THICK GYPSUM BOARD.

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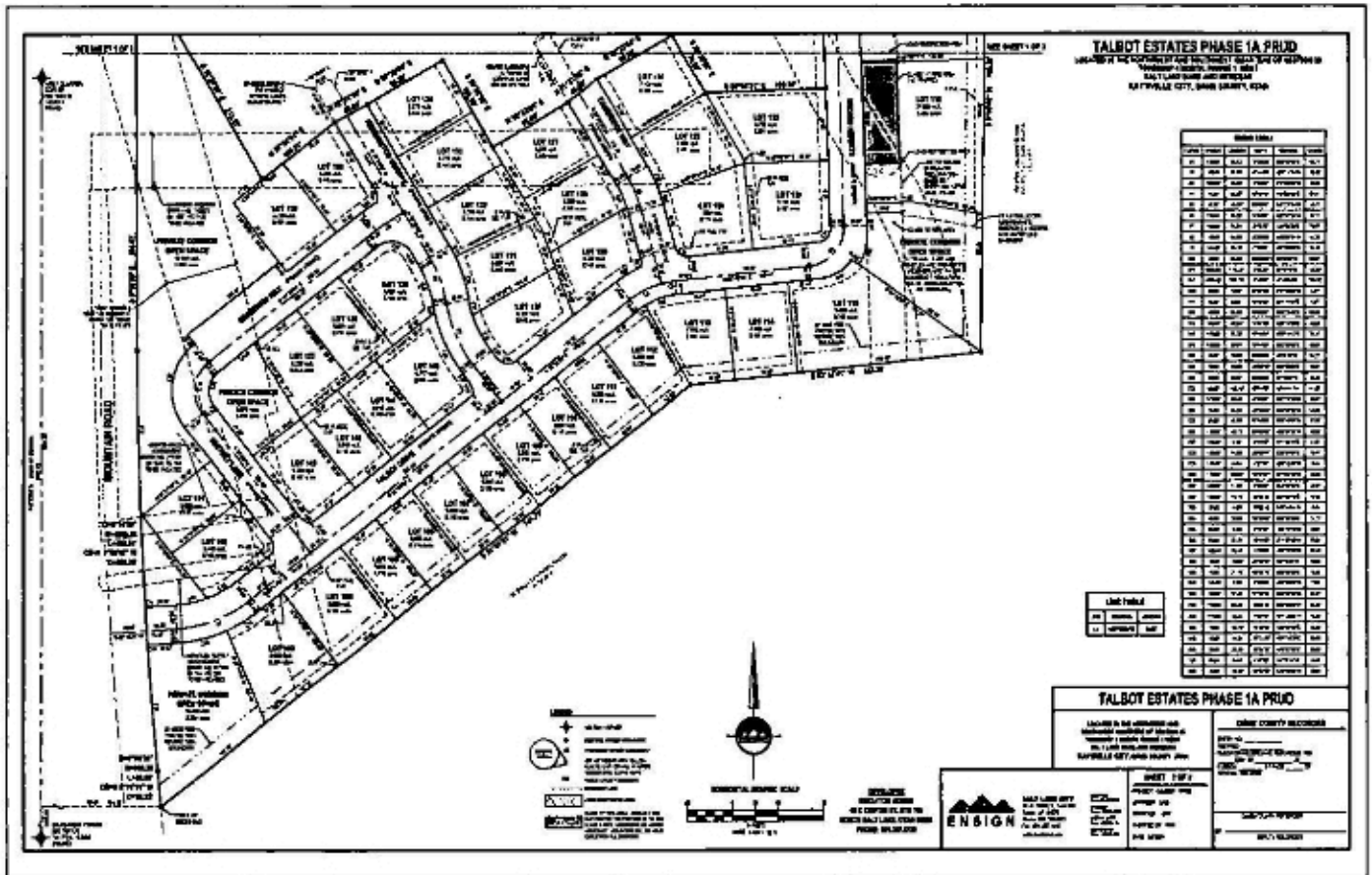
**TALBOT ESTATES PHASE 1A PRUD**

**UNITED LIABILITY COMPANY ACKNOWLEDGMENT**

THIS DOCUMENT IS THE PROPERTY OF ENSIGN CONSTRUCTION COMPANY, INC. AND IS LOANED TO YOU FOR YOUR INFORMATION ONLY. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ENSIGN CONSTRUCTION COMPANY, INC. ANY UNAUTHORIZED REPRODUCTION OR DISTRIBUTION OF THIS DOCUMENT IS STRICTLY PROHIBITED.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_



**TALBOT ESTATES PHASE 1B PRUD**  
 LOCATED IN THE COUNTY RECORD OF DEEDS IN  
 TOWNSHIP 4 NORTH, RANGE 1 WEST  
 INCLUDING BARR AND RIVERSIDE  
 KANEVILLE CITY, WASH COUNTY, IOWA

**GENERAL NOTES:**  
 1. THIS PLAN SHOWS THE LAYOUT OF THE PROPOSED DEVELOPMENT...  
 2. THE DEVELOPER ASSURES THAT ALL UTILITIES HAVE BEEN DEEPLY RELOCATED...  
 3. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ZONING ORDINANCES...

**ADJACENT PROPERTIES:**  
 TO THE NORTH: [Property Name]  
 TO THE SOUTH: [Property Name]  
 TO THE WEST: [Property Name]  
 TO THE EAST: [Property Name]

**ENGINTECH ENGINEERS**  
 2150 E. 12TH AVE. SUITE 200  
 ANKENY, IOWA 52002  
 PHONE: (515) 942-1234  
 FAX: (515) 942-5678  
 WWW.ENGINTECH.COM

**PROJECT MANAGER:**  
 \_\_\_\_\_

**DATE:**  
 \_\_\_\_\_

**OWNER:**  
 \_\_\_\_\_

**ADDRESS:**  
 \_\_\_\_\_

**CITY:**  
 \_\_\_\_\_

**STATE:**  
 \_\_\_\_\_

**LEGEND:**

**SCALE:**  
 1" = 200'

**NOTE:**  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**DIVISION CERTIFICATE**

**PROPERTY DESCRIPTION**

\_\_\_\_\_

**ENGINE'S DECLARATION**

I, the undersigned, being duly licensed as a Professional Engineer in the State of Iowa, do hereby certify that the above described project has been reviewed and approved for construction in accordance with the applicable codes and ordinances of the City of Kaneville, Iowa.

**TALBOT ESTATES PHASE 1B PRUD**

**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

\_\_\_\_\_

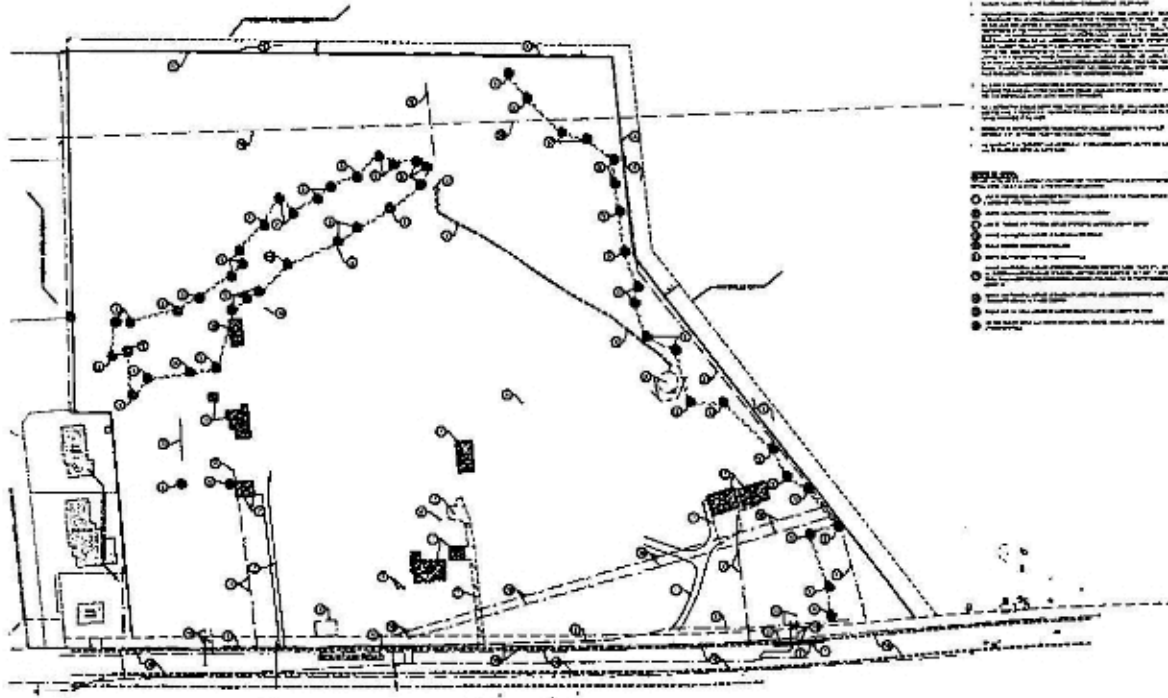
**TALBOT ESTATES PHASE 1B PRUD**

**WASH COUNTY RECORDS**

\_\_\_\_\_

\_\_\_\_\_

ENGINTECH ENGINEERS	PROJECT MANAGER	DATE	OWNER	ADDRESS	CITY	STATE	COUNTY



- NOTES**
1. All utility lines shown on this plan are as shown on the attached utility maps.
  2. All utility lines shown on this plan are as shown on the attached utility maps.
  3. All utility lines shown on this plan are as shown on the attached utility maps.
  4. All utility lines shown on this plan are as shown on the attached utility maps.
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- LEGEND**
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  - 10. All utility lines shown on this plan are as shown on the attached utility maps.

**ENSIGN**  
 SURVEYORS & ENGINEERS

501 S. MAIN ST.  
 SUITE 100  
 SALT LAKE CITY, UT 84143  
 PHONE: 325-1111  
 FAX: 325-1112

---

**TALBOT ESTATES P.R.U.D.**  
**PHASE 1**  
 1804 NORTH HARBURY DR  
 KAYSVILLE, UTAH

---

**CONTRACT NO.**

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**CONTRACT PLAN**

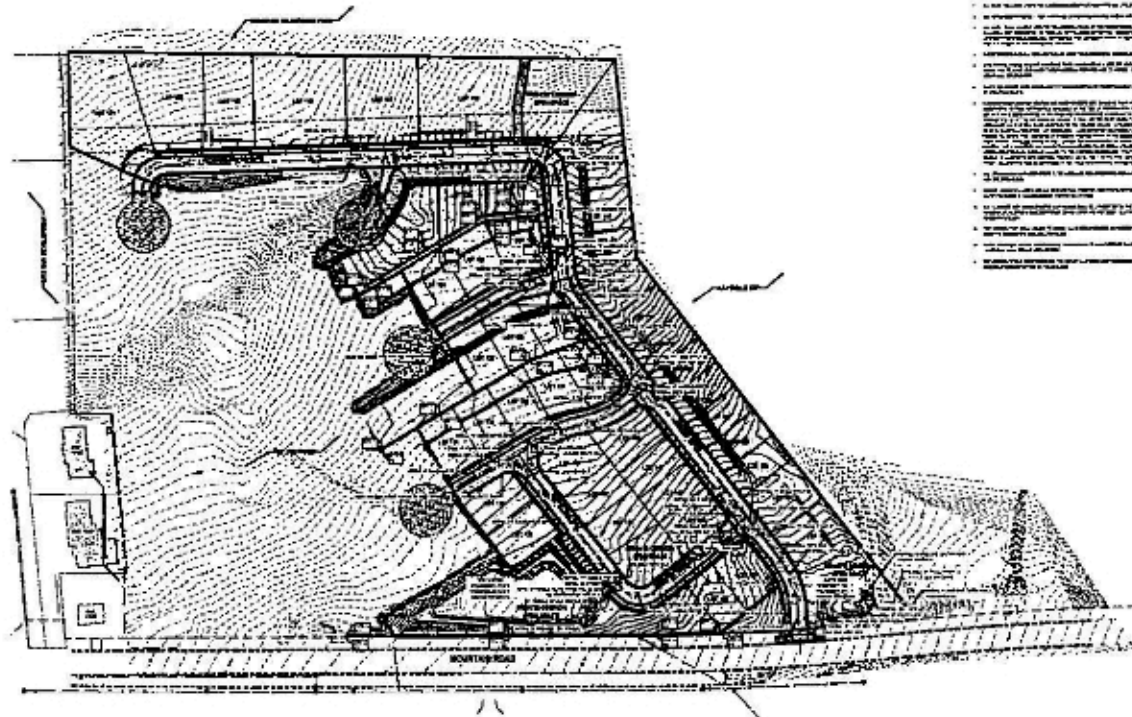
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**C-100**









- NOTES:**
1. ALL ROAD RIGHTS ARE SHOWN BY DASHED LINES.
  2. ALL EASEMENTS ARE SHOWN BY SOLID LINES.
  3. ALL UTILITIES ARE SHOWN BY SOLID LINES WITH CIRCLES AT STRUCTURE LOCATIONS.
  4. ALL EXISTING STRUCTURES ARE SHOWN BY SOLID LINES WITH SHADING.
  5. ALL EXISTING ROADS ARE SHOWN BY SOLID LINES WITH SHADING.
  6. ALL EXISTING CONTOUR LINES ARE SHOWN BY DOTTED LINES.
  7. ALL EXISTING PROPERTY LINES ARE SHOWN BY DASHED LINES.
  8. ALL EXISTING ZONING LINES ARE SHOWN BY DASHED LINES.
  9. ALL EXISTING SURVEY LINES ARE SHOWN BY DASHED LINES.
  10. ALL EXISTING CORNER MARKERS ARE SHOWN BY SOLID LINES WITH CIRCLES.
  11. ALL EXISTING ADJACENT PARCELS ARE SHOWN BY DOTTED LINES.
  12. ALL EXISTING ADJACENT OWNERS ARE SHOWN BY DOTTED LINES.
  13. ALL EXISTING ADJACENT ZONING AREAS ARE SHOWN BY DOTTED LINES.
  14. ALL EXISTING ADJACENT SURVEYS ARE SHOWN BY DOTTED LINES.
  15. ALL EXISTING ADJACENT CORNER MARKERS ARE SHOWN BY SOLID LINES WITH CIRCLES.
  16. ALL EXISTING ADJACENT PROPERTY LINES ARE SHOWN BY DASHED LINES.
  17. ALL EXISTING ADJACENT ZONING LINES ARE SHOWN BY DASHED LINES.
  18. ALL EXISTING ADJACENT SURVEY LINES ARE SHOWN BY DASHED LINES.
  19. ALL EXISTING ADJACENT CORNER MARKERS ARE SHOWN BY SOLID LINES WITH CIRCLES.
  20. ALL EXISTING ADJACENT PROPERTY LINES ARE SHOWN BY DASHED LINES.

**ENSIGN**  
ENGINEERS & ARCHITECTS

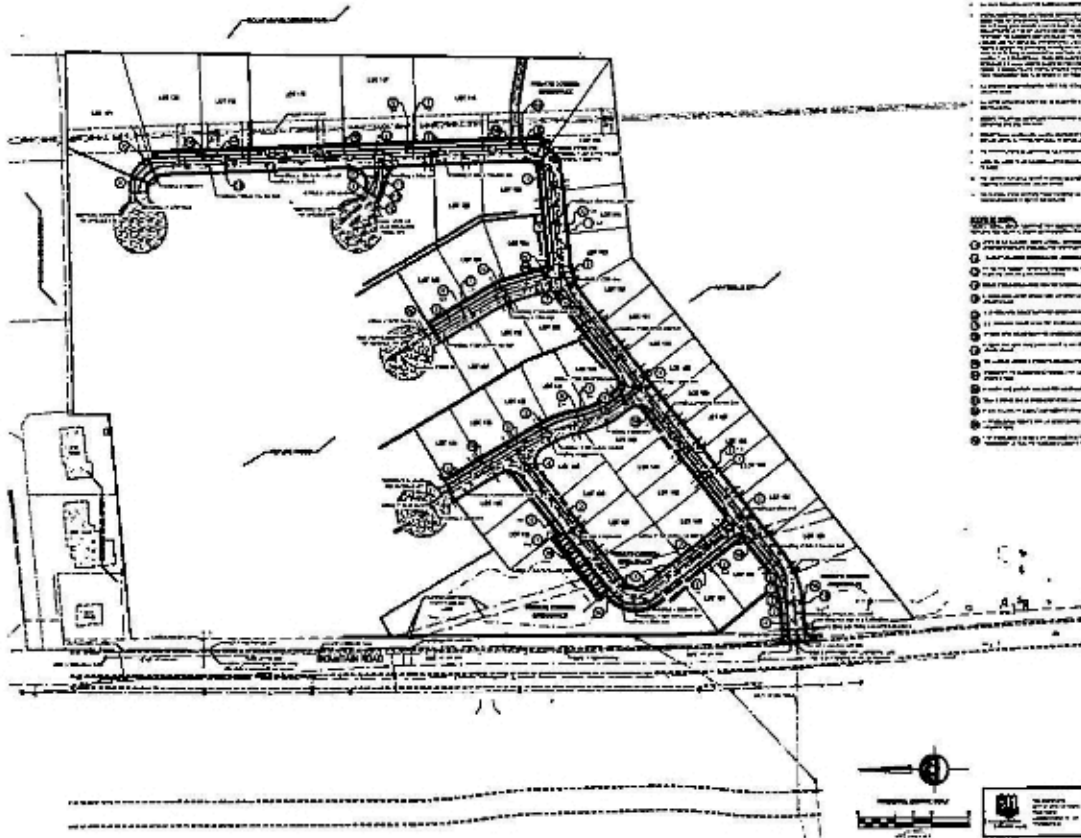
WEST WASH. ST.  
S.W. COR. 2nd & 3rd  
SALT LAKE CITY, UTAH 84111  
PHONE: 531-1111

DATE: 10/1/88  
PROJECT: TALBOT ESTATES P.R.O.D.  
PHASE 1  
1044 NORTH HIGHLAND DR  
MOUNTAIN VIEW, UTAH

SCALE: AS SHOWN

DESIGNED AND DRAWN BY: [Name]

C-300

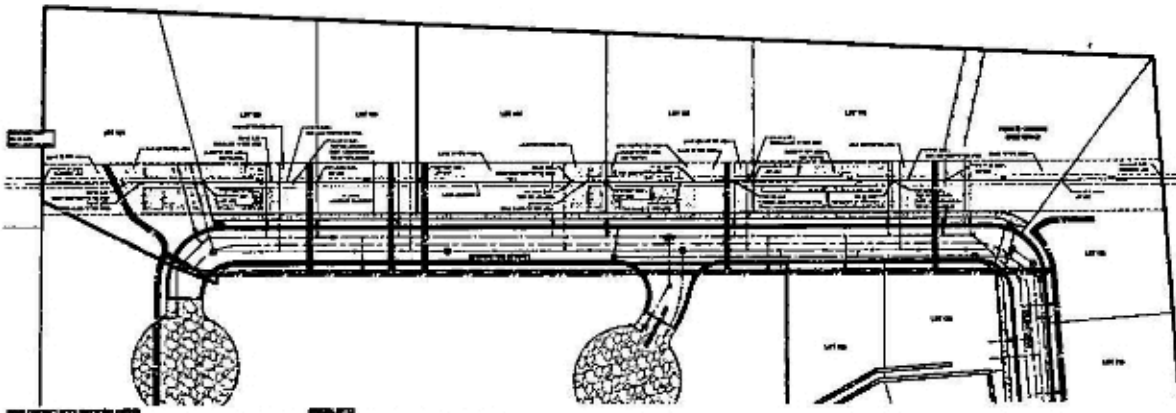


- NOTES**
1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
  2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS AS SHOWN.
  3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE CORRECTLY LOCATED AND DEPTHS AS SHOWN.
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**ENSIGN**

**TALBOT ESTATES P.R.U.**  
**PHASE 1**  
1044 NORTH HICKORY ST  
MIDVILLE, UTAH

DATE: 08/10/10  
SCALE: AS SHOWN  
PROJECT NO: C-400



**NOTES:**

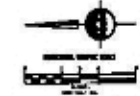
1. THE ROAD SHALL BE CONSTRUCTED TO THE STANDARDS OF THE STATE OF MICHIGAN.
2. THE ROAD SHALL BE 40 FEET WIDE AT ALL TIMES.
3. THE ROAD SHALL BE SURFED WITH ASPHALT.
4. THE ROAD SHALL BE MAINTAINED AT ALL TIMES.
5. THE ROAD SHALL BE OPEN TO TRAFFIC AT ALL TIMES.
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10. THE ROAD SHALL BE OPEN TO TRAFFIC AT ALL TIMES.



① TYPICAL ROAD CROSS SECTION



**REVISIONS:**

NO.	DATE	DESCRIPTION
1		

**ENSIGN**  
ENGINEERING & ARCHITECTURE  
2000 W. HURON ST.  
ANN ARBOR, MI 48106  
TEL: 734-769-1000  
FAX: 734-769-1001  
WWW.ENSIGN-ENG.COM

TALBOT ESTATES P.R.U.D.  
PHASE 1  
1000 NORTH HURONWAY #2  
ANN ARBOR, MI 48106

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

C-401

