

Rick's Creek Subdivision

Being a Part of the Northeast Quarter of Section 6, T.2N., R.1E., S.L.B. & M.
Centerville City, Davis County, Utah

BRUCE G PITT OWNS ALL LOTS NOT MARKED

SEE RICK'S CREEK SUBDIVISION AMENDED
PG. 02 - 209

PREFIX
02-201
LAST #
0005

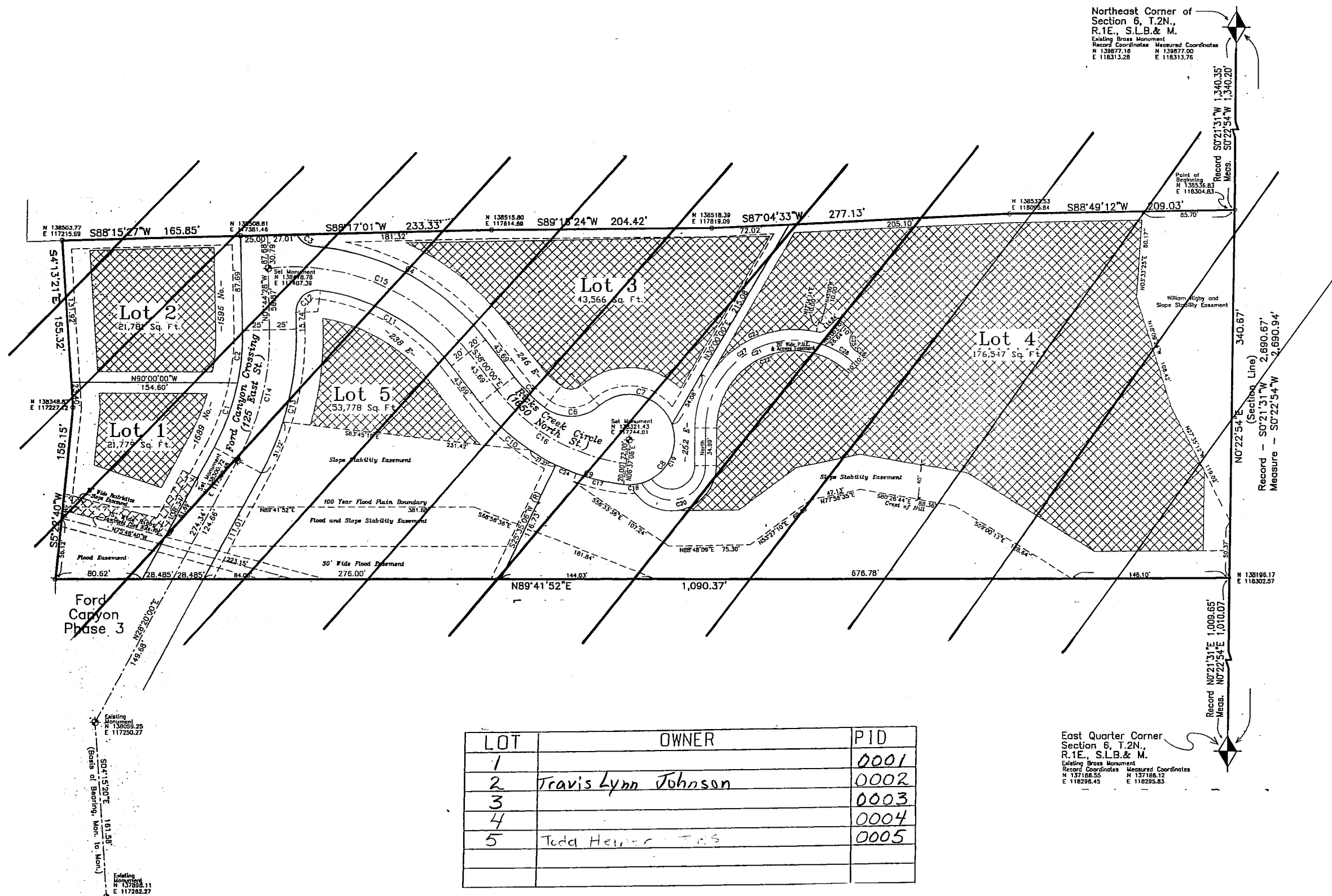


SCALE:
1" = 100'

DEVELOPMENT: RICK'S CREEK SUBD.
CITY: CENTERVILLE LOTS: 1 THRU 5

NE 1/4 SEC. 6, T.2N, R. 1E
S.L.M. DAVIS COUNTY, UTAH

FILE # 4187
R 02-16-05



Notes

- All lots are zoned A, (Agricultural)
- All Easements fronting roads are 10 ft. wide unless otherwise noted. All side yard and rear yard easements are 7 ft. wide unless noted. All easements shown are Public Utility Easements (P.U.E.)
- All coordinates are based on the Davis County Surveyor's Office Datum.
- Approval of this development plat by Centerville City does not constitute any representation as to the adequacy of sub-surface soil condition nor the location or depth of groundwater tables.
- All hillside lots require City Engineer's approval of plat plans and are subject to all regulations of the Centerville Hillside Overlay Zone.
- Sidyard bearings followed by (R) indicate that the extension of these property lines would run radially to the radius point of the road fronting these properties.
- Crosshatching represents an estimate of the buildable area on each lot based on Centerville City ordinance. These areas show a 25 ft. front setback unless noted otherwise, a 25 ft. rear yard setback, and a 10 ft. sidyard setback. All building must conform to Centerville City Ordinance.
- Slope Stability Easements are shown on some lots and prohibit the building or construction of habitable buildings, structures, swimming pools, retaining walls, extensive cutting and fills over four feet in height. Landscaping will be permitted. All plans will be subject to city staff review at the time site grading plans are submitted with building plans.
- 100 year flood plain boundaries are shown. Areas within the 100 year flood plain are non-buildable.
- An existing Easement in favor of William Ribby is shown as recorded in Book 1186, Page 521 of Official Records. Cutting and filling are restricted within this easement.

02 107