

# RICE FARMS ESTATES PHASE 3 P.U.D.

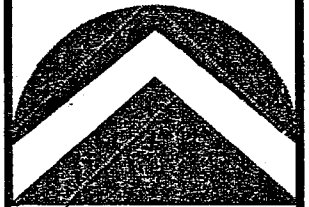
LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 30  
TOWNSHIP 3 NORTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
FARMINGTON CITY, DAVIS COUNTY, UTAH

Rice Farms Estates LLC  
Owns All Lots Not Marked

PREFIX  
07-268

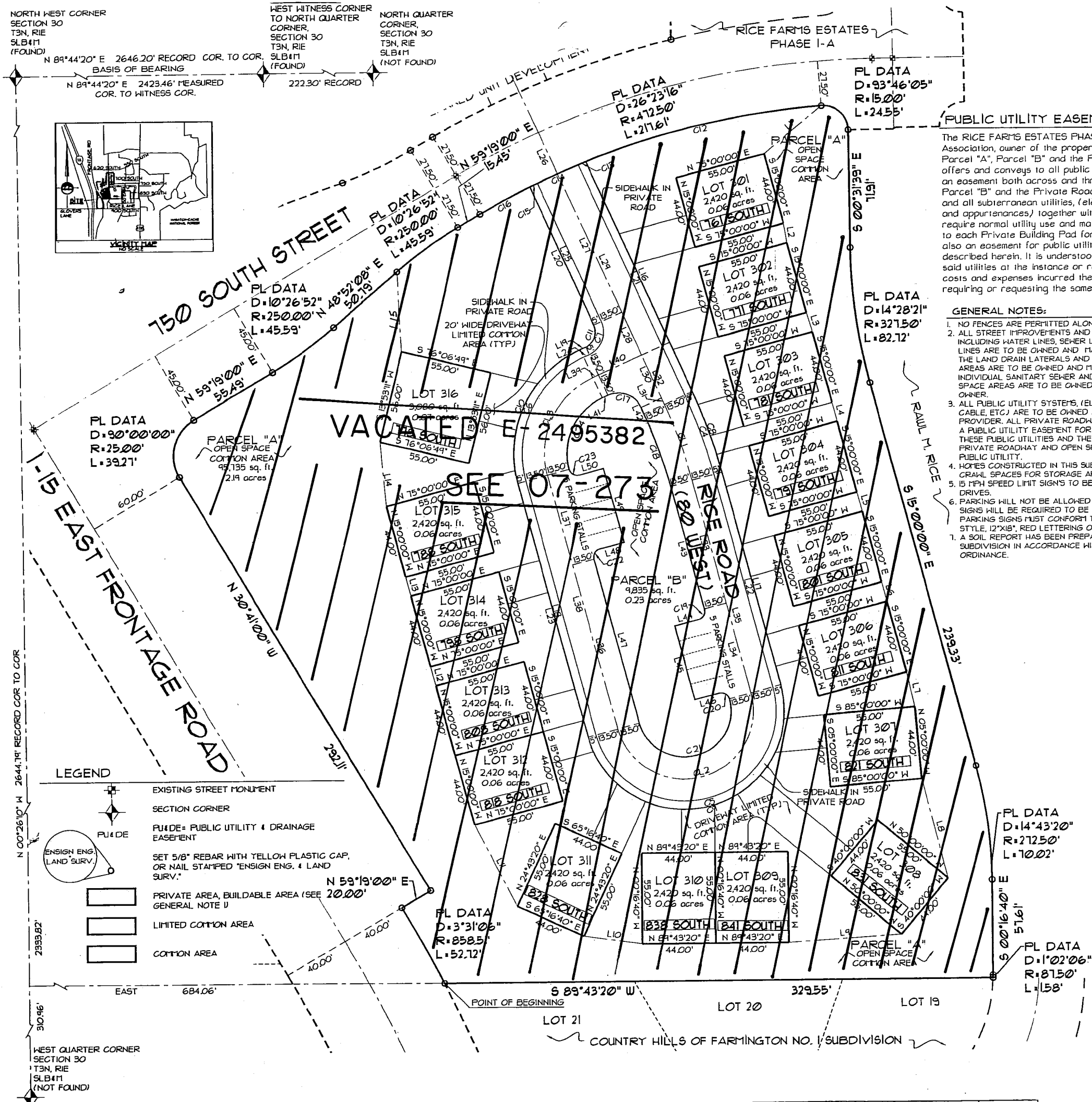
LAST #  
0319

N



SCALE:  
1" = 60'

DEVELOPMENT: RICE FARMS ESTATES PH. 3 PUD  
LOTS: 301 THRU 316, PARCEL A&B,  
PRIVATE ROAD  
CITY: FARMINGTON  
S. L. M. DAVIS COUNTY, UTAH



**PUBLIC UTILITY EASEMENT**  
The RICE FARMS ESTATES PHASE 3 Planned Unit Development Home Owner's Association, owner of the property set forth and described on this plat as Parcel "A", Parcel "B" and the Private Road, (known as Rice Road) hereby offers and conveys to all public utility agencies, their successors and assigns, an easement both across and through those areas designated as Parcel "A", Parcel "B" and the Private Road for the construction and maintenance of any and all subterranean utilities, (electrical, telephone, natural gas, cable, etc. and appurtenances) together with the right of access thereto, which would require normal utility use and maintenance. The Limited Common Area assigned to each Private Building Pad for driveway access to the Private Road is also an easement for public utility agencies, their successors and assigns as described herein. It is understood that if it becomes necessary to relocate said utilities at the instance or request of any public entity or the owner, the costs and expenses incurred thereby will be borne by the owner or the entity requiring or requesting the same.

**GENERAL NOTES:**  
1. NO FENCES ARE PERMITTED ALONG ANY LOT LINES SHOWN HEREON.  
2. ALL STREET IMPROVEMENTS AND PIPING UTILITIES WITHIN THE PRIVATE STREETS INCLUDING WATER LINES, SEWER LINES, STORM DRAINAGE LINES AND LAND DRAIN LINES ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE LAND DRAIN LATERALS AND PIPES AROUND BUILDINGS IN THE OPEN SPACE ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. INDIVIDUAL SANITARY SEWER AND CULINARY WATER LATERALS IN THE OPEN SPACE ARE TO BE OWNED AND MAINTAINED BY INDIVIDUAL LOT/UNIT OWNER.  
3. ALL PUBLIC UTILITY SYSTEMS, ELECTRICAL POWER, NATURAL GAS, COMMUNICATION, CABLE, ETC) ARE TO BE OWNED AND MAINTAINED BY THE PUBLIC UTILITY PROVIDER. ALL PRIVATE ROADWAYS AND OPEN SPACES ON THIS PLAN ARE ALSO A PUBLIC UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING THESE PUBLIC UTILITIES AND THE PROVIDER IS GRANTED AN EASEMENT OVER THE PRIVATE ROADWAY AND OPEN SPACES AREAS TO PROVIDE AND MAINTAIN THE PUBLIC UTILITY.  
4. NOTES CONSTRUCTED IN THIS SUBDIVISION SHALL NOT HAVE BASEMENTS, HOWEVER GRAVE SPACES FOR STORAGE ARE PERMITTED.  
5. 15 MPH SPEED LIMIT SIGNS TO BE POSTED ALONG BOTH EAST AND WEST PRIVATE DRIVES.  
6. PARKING SHALL NOT BE ALLOWED ON THE STREETS OF THIS PROJECT. NO PARKING SIGNS WILL BE REQUIRED TO BE POSTED THROUGHOUT THIS DEVELOPMENT. NO PARKING SIGNS MUST CONFORM TO FARMINGTON CITY SIGN STANDARDS R-11 STYLE, 12"x18" RED LETTERS ON WHITE BACKGROUND WITH DIRECTIONAL ARROW.  
7. A SOIL REPORT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR THE SUBDIVISION IN ACCORDANCE WITH THE PROVISIONS OF THE CITY SUBDIVISION ORDINANCE.

LINE	LENGTH	BEARING
L1	45.24	N 49°50'30" E
L2	12.05	S 09°33'20" E
L3	12.01	S 16°51'26" E
L4	12.00	S 15°00'00" E
L5	12.00	S 15°00'00" E
L6	12.00	S 15°00'00" E
L7	21.51	S 12°46'41" E
L8	62.53	S 14°21'03" E
L9	67.65	S 06°02'34" W
L10	33.62	N 81°51'34" W
L11	55.56	N 21°12'34" W
L12	12.00	N 15°00'00" W
L13	12.00	N 15°00'00" W
L14	38.85	N 05°05'56" W
L15	48.16	N 02°56'36" W
L16	153.64	N 24°16'31" W
L17	132.38	N 15°00'00" W
L18	158.50	S 15°00'00" E
L19	3.78	S 65°43'23" W
L20	42.40	S 24°16'31" E
L21	153.81	S 24°16'31" E
L22	132.38	S 15°00'00" E
L23	158.50	S 15°00'00" E
L24	3.78	N 65°43'23" E
L25	42.51	N 24°16'31" W
L26	21.50	S 24°16'31" E
L27	42.16	S 24°16'31" E
L28	28.50	S 24°16'31" E
L29	121.26	S 24°16'31" E
L30	28.50	S 24°16'31" E
L31	4.24	S 24°16'31" E
L32	32.74	S 24°16'31" E
L33	76.38	N 15°00'00" W
L34	56.00	N 15°00'00" W
L35	132.38	S 15°00'00" E
L36	102.50	N 15°00'00" W
L37	56.00	N 15°00'00" W
L38	158.50	N 15°00'00" W
L39	3.78	N 65°43'23" E
L40	28.50	N 65°43'23" E
L41	3.78	N 24°16'31" W
L42	4.24	N 24°16'31" W
L43	76.38	N 15°00'00" W
L44	15.00	N 15°00'00" W
L45	46.00	N 15°00'00" W
L46	15.00	S 15°00'00" E
L47	102.50	S 15°00'00" E
L48	15.00	S 15°00'00" E
L49	46.00	S 15°00'00" E
L50	15.00	N 15°00'00" E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	48.51	300.00	24.34	48.52	N 14°38'18" W	4°16'31"
C2	130.38	41.50	INFINITE	83.00	N 15°00'00" E	180°00'00"
C3	70.44	50.00	42.50	64.16	S 25°21'42" W	80°43'23"
C4	50.76	33.50	25.44	50.70	N 14°38'18" W	4°16'31"
C5	112.19	55.00	INFINITE	110.00	N 15°00'00" E	180°00'00"
C6	84.46	63.50	53.91	82.25	S 25°21'42" W	80°43'23"
C7	23.56	15.00	15.00	21.21	N 20°43'23" E	90°00'00"
C8	51.57	318.50	25.84	51.51	N 14°38'18" W	4°16'31"
C9	188.50	60.00	INFINITE	120.00	N 15°00'00" E	180°00'00"
C10	23.56	15.00	15.00	21.21	N 69°16'31" W	90°00'00"
C11	46.91	68.50	58.22	88.72	S 25°21'42" W	80°43'23"
C12	46.91	286.50	23.24	46.34	N 14°38'18" W	4°16'31"
C13	1.85	5.00	5.00	1.01	N 30°00'00" E	90°00'00"
C14	1.85	5.00	5.00	1.01	N 60°00'00" W	90°00'00"
C15	81.96	28.00	INFINITE	56.00	N 15°00'00" E	180°00'00"
C16	1.85	5.00	5.00	1.01	S 30°00'00" E	90°00'00"
C17	1.85	5.00	5.00	1.01	S 60°00'00" E	90°00'00"
C18	51.42	36.50	31.02	41.28	S 25°21'42" W	80°43'23"
C19	15.11	10.00	10.00	14.14	N 20°43'23" E	90°00'00"
C20	146.21	412.50	73.13	145.69	S 16°50'09" W	11°44'15"
C21	5.00	412.50	2.50	5.00	S 61°34'44" W	0°36'24"
C22	21.00	412.50	10.50	21.00	S 65°43'23" W	3°16'28"
C23	5.00	412.50	2.50	5.00	S 69°46'31" W	0°36'24"
C24	34.33	412.50	17.17	34.32	S 61°23'33" W	4°04'45"

LOT	OWNER	PID
301	Reid Hansen	0301
302		0302
303		0303
304		0304
305		0305
306		0306
307		0307
308		0308
309		0309
310		0310
311		0311
312		0312
313		0313
314		0314
315		0315
316		0316
Parcel A	Assoc. of Lot Owners of Rice Farms Estates PUD	0317
Parcel B	Assoc. of Lot Owners of Rice Farms Estates PUD	0318
Private Road	Assoc. of Lot Owners of Rice Farms Estates PUD	0319

**LEGEND**

**ENSIGN**  
Engineering • Planning • Surveying

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Layton, Utah 84041  
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