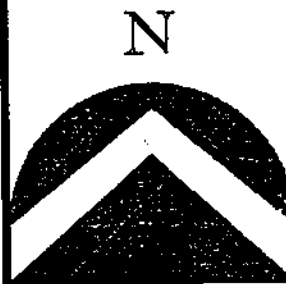


OAK DEL ESTATES SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER
OF SECTION II
TOWNSHIP 3 NORTH RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
FRUIT HEIGHTS CITY, DAVIS COUNTY, UTAH

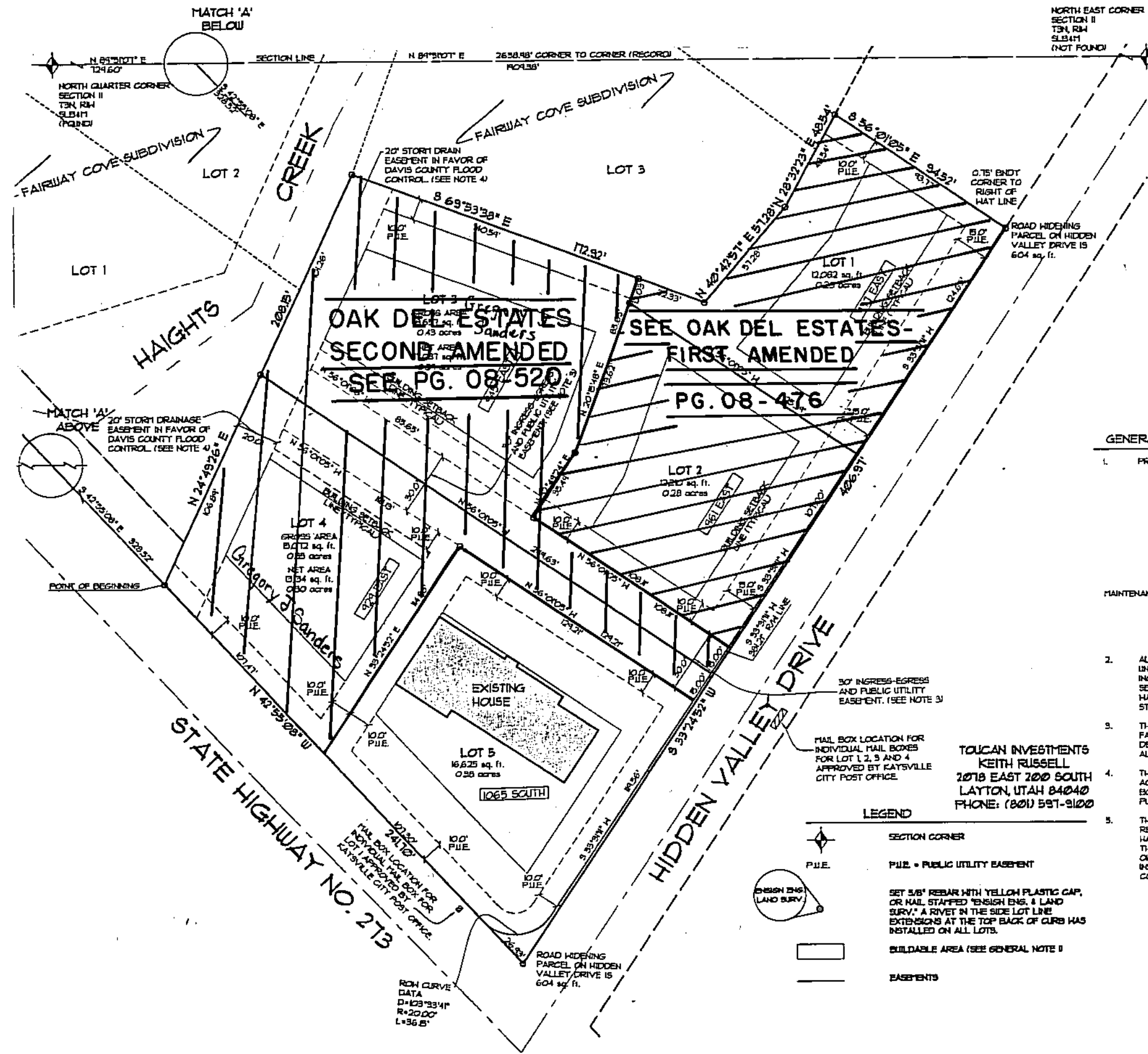
Keith R Russell
Owns All Lots Not Marked

PREFIX
08-442
LAST #
0005



SCALE:
1" = 50'

442



- GENERAL NOTES:**
- PROPERTY IS ZONED AS FOLLOWS:
 - A. LOT 1 AND LOT 2 ARE IN THE R-H-D ZONE
 - a. FRONT YARD SETBACK IS 25 FEET
 - b. REAR YARD SETBACK IS 25 FEET
 - c. SIDE YARD SETBACK IS 10 FEET EACH SIDE
 - B. LOT 3 AND LOT 4 ARE IN THE R-H-D ZONE
 - a. FRONT YARD SETBACK IS 30 FEET
 - b. REAR YARD SETBACK IS 30 FEET
 - c. SIDE YARD SETBACK IS 10 FEET EACH SIDE UNDER THE ORDINANCE HOWEVER A 20 FOOT SIDE YARD EASEMENT IS REQUIRED ON THE NORTHWESTERLY LINE DUE TO THE DAVIS COUNTY EASEMENT FOR HIGHLIGHTS CREEK.
 - C. LOT 5 IS IN THE C-1 ZONE (for residential structures)
 - a. FRONT YARD SETBACK IS 30 FEET
 - b. REAR YARD SETBACK IS 30 FEET
 - c. SIDE YARD SETBACK IS 10 FEET
 - ALL PUBLIC UTILITY EASEMENTS (PUE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HERON AND ARE FOR PUBLIC UTILITIES INCLUDING ELECTRICAL POWER, COMMUNICATIONS, NATURAL GAS AND CABLE SERVICES. THESE EASEMENTS ARE ALSO FOR SANITARY SEWER, CULINARY WATER, SECONDARY WATER, SURFACE STORM DRAINAGE AND SUBSURFACE STORM DRAINAGE, LAND AND ROOF DRAIN PIPES, ETC.
 - THE PRIVATE DRIVEWAY OVER LOTS 3 AND 4 IS AN INGRESS EASEMENT IN FAVOR OF LOT 3 AND LOT 4, FRUIT HEIGHTS CITY, KATYVILLE FIRE DEPARTMENT AND DAVIS COUNTY FLOOD CONTROL. THE PRIVATE ROAD IS ALSO A PUBLIC UTILITY EASEMENT, (PUE) AS DEFINED IN NOTE 2 ABOVE.
 - THE 20' EASEMENT IN FAVOR OF DAVIS COUNTY FLOOD CONTROL IS FOR ACCESS TO HIGHLIGHTS CREEK, WHICH IS TO THE NORTH AND OUTSIDE THE BOUNDARY OF THE SUBDIVISION PLAT. THIS 20' FOOT EASEMENT IS ALSO A PUBLIC UTILITY EASEMENT, (PUE) AS DEFINED IN NOTE 2 ABOVE.
 - THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IS CURRENTLY REVISING THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAP FOR HIGHLIGHTS CREEK CONCURRENT WITH THE RECORDING OF THIS PLAT. WHEN THE NEW NFIP MAP IS ISSUED IT WILL SUPERSEDE CURRENT CONDITIONS. LOT OWNERS ARE ADVISED THAT FEDERAL REQUIREMENTS TO PURCHASE FLOOD INSURANCE WILL BE BASED UPON THE NEXTLY REVISED NFIP MAP WHEN IT IS COMPLETED AND IMPLEMENTED.

DEVELOPMENT: OAK DEL ESTATES SUBDIVISION
CITY: FRUIT HEIGHTS LOTS: 1 THRU 5

NE 1/4 SEC. 11, T.3N, R.1W
S.L.M. DAVIS COUNTY, UTAH
FILE # 4780
R 02-12-08

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