

# OAK DEL ESTATES SUBDIVISION - SECOND AMENDED

AMENDING LOTS 3 AND 4 - OAK DEL ESTATES SUBDIVISION  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 11  
 TOWNSHIP 3 NORTH RANGE 1 WEST  
 SALT LAKE BASE & MERIDIAN  
 FRUIT HEIGHTS CITY, DAVIS COUNTY, UTAH

PREFIX

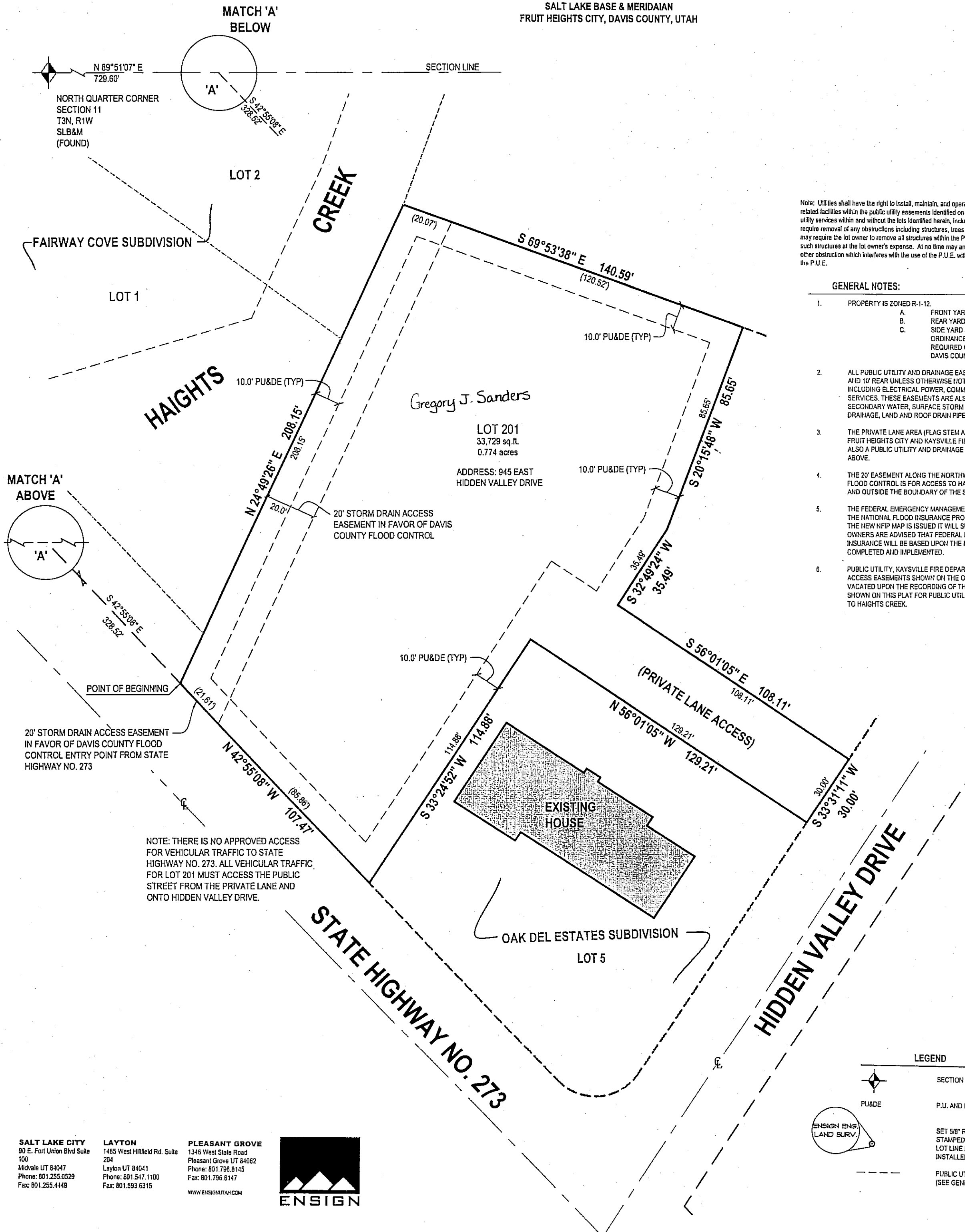
08-520

LAST #  
0201



SCALE:  
1" = 30'

DEVELOPMENT: OAK DEL ESTATES SUBDIVISION - SECOND AMENDED  
 CITY: FRUIT HEIGHTS      LOTS: 201



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.

**GENERAL NOTES:**

- PROPERTY IS ZONED R-1-12.
  - FRONT YARD SETBACK IS 30'
  - REAR YARD SETBACK IS 30'
  - SIDE YARD SETBACK IS 10' 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 HAIGHTS CREEK.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U. & D.E.) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON 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 LANE AREA (FLAG STEM AREA) IS AN INGRESS EASEMENT IN FAVOR OF FRUIT HEIGHTS CITY AND KAYSVILLE FIRE DEPARTMENT. THE PRIVATE LANE AREA IS ALSO A PUBLIC UTILITY AND DRAINAGE EASEMENT, (P.U. & D.E.) AS DEFINED IN NOTE 2 ABOVE.
- THE 20' EASEMENT ALONG THE NORTHWESTERLY LINE IN FAVOR OF DAVIS COUNTY FLOOD CONTROL IS FOR ACCESS TO HAIGHTS CREEK, WHICH IS TO THE NORTHWEST AND OUTSIDE THE BOUNDARY OF THE SUBDIVISION PLAT.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (FEMA) IS CURRENTLY REVISING THE NATIONAL FLOOD INSURANCE PROGRAM, (NFIP) MAP FOR HAIGHTS CREEK. 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 NEWLY REVISED NFIP MAP WHEN IT IS COMPLETED AND IMPLEMENTED.
- PUBLIC UTILITY, KAYSVILLE FIRE DEPARTMENT AND DAVIS COUNTY FLOOD CONTROL ACCESS EASEMENTS SHOWN ON THE ORIGINAL OAK DEL ESTATES SUBDIVISION ARE VACATED UPON THE RECORDING OF THIS PLAT AND REPLACED WITH THE EASEMENTS SHOWN ON THIS PLAT FOR PUBLIC UTILITIES, DRAINAGE AND FLOOD CONTROL ACCESS TO HAIGHTS CREEK.

NOTE: THERE IS NO APPROVED ACCESS FOR VEHICULAR TRAFFIC TO STATE HIGHWAY NO. 273. ALL VEHICULAR TRAFFIC FOR LOT 201 MUST ACCESS THE PUBLIC STREET FROM THE PRIVATE LANE AND ONTO HIDDEN VALLEY DRIVE.

**LEGEND**

- SECTION CORNER
- P.U. AND D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV." A RIVET IN THE SIDE LOT LINE EXTENSIONS AT THE TOP BACK OF CURB WAS INSTALLED ON ALL LOTS.
- PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U. AND D.E.) (SEE GENERAL NOTES 2&3)

**SALT LAKE CITY**  
 89 E. Fort Union Blvd Suite 100  
 Midvale UT 84047  
 Phone: 801.255.0529  
 Fax: 801.255.4449

**LAYTON**  
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 Layton UT 84041  
 Phone: 801.547.1100  
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**PLEASANT GROVE**  
 1345 West State Road  
 Pleasant Grove UT 84062  
 Phone: 801.796.8145  
 Fax: 801.796.6147  
 WWW.ENSGNUTAH.COM



SE 1/4 SEC. 11, T 3N R 1W  
 S.L.M. DAVIS COUNTY, UTAH  
 ALL OF LOTS 3 & 4, OAK DEL ESTATES SUBD.

FILE #5263  
R-03-18-13