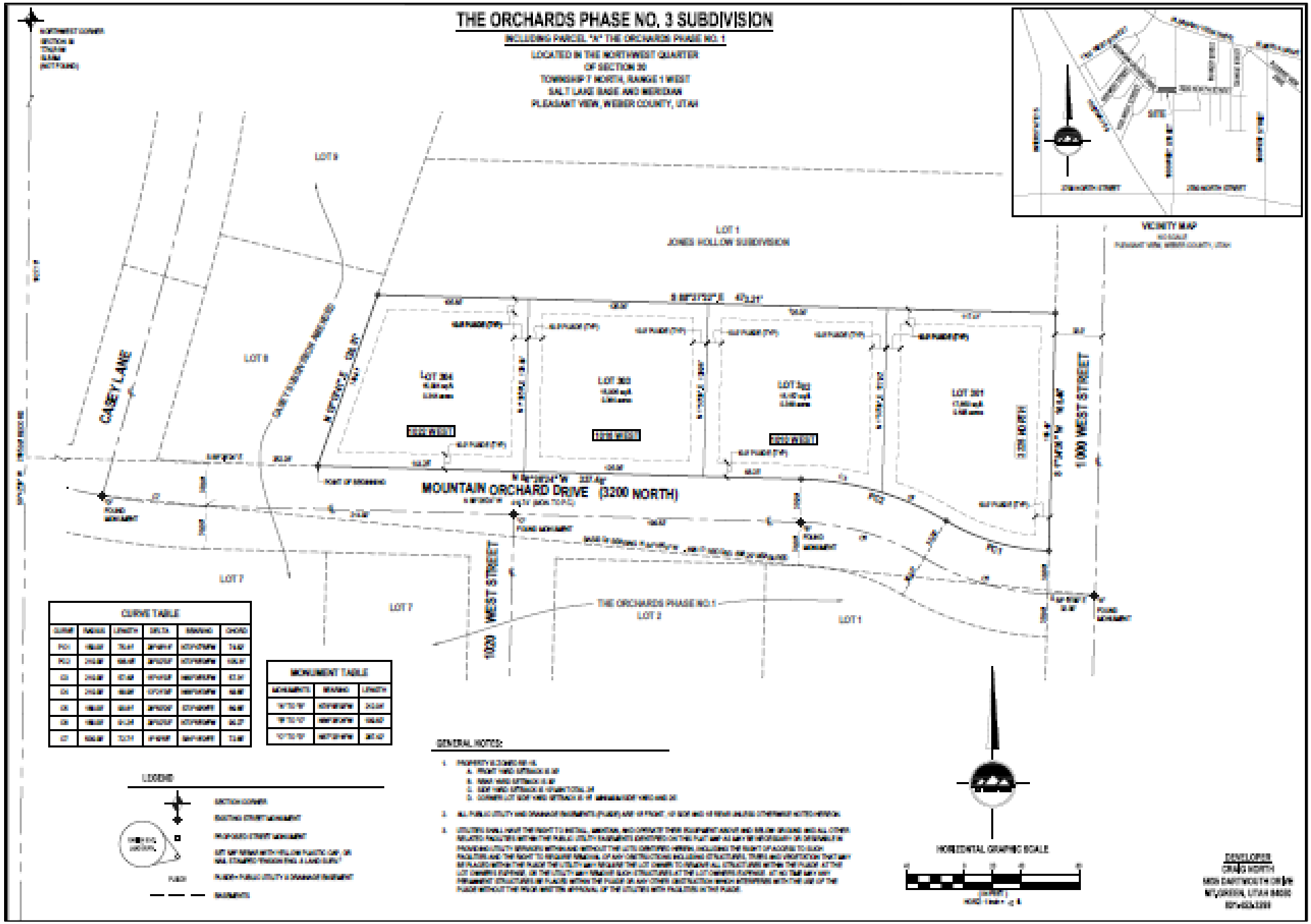
THE ORCHARDS PHASE NO. 3 SUBDIVISION

INCLUDING PARCEL "A" THE ORCHARDS PHASE NO. 1

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 30
TOWNSHIP 7 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
PLEASANT VIEW, WEBER COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

MONUMENT TABLE		
MONUMENTS	BEARING	LENGTH
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

LEGEND

SECTION CORNER
EXISTING STREET MONUMENT
PROPOSED STREET MONUMENT
SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED PINSON ENG. & LAND SURV.
PUDE
PUDE = PUBLIC UTILITY & DRAINAGE EASEMENT
EASEMENTS

GENERAL NOTES:

1. PROPERTY IS ZONED RR-1.
   A. FRONT YARD SETBACK IS 30'
   B. REAR YARD SETBACK IS 30'
   C. SIDE YARD SETBACK IS 10' MINIMUM TOTAL 24'
   D. CORNER LOT SIDE YARD SETBACK IS 15' MINIMUM SIDE YARD AND 24'
2. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
3. 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 AND 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 PUDE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUDE AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUDE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUDE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUDE.

DEVELOPER
CRAIG NORTH
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[illegible]
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