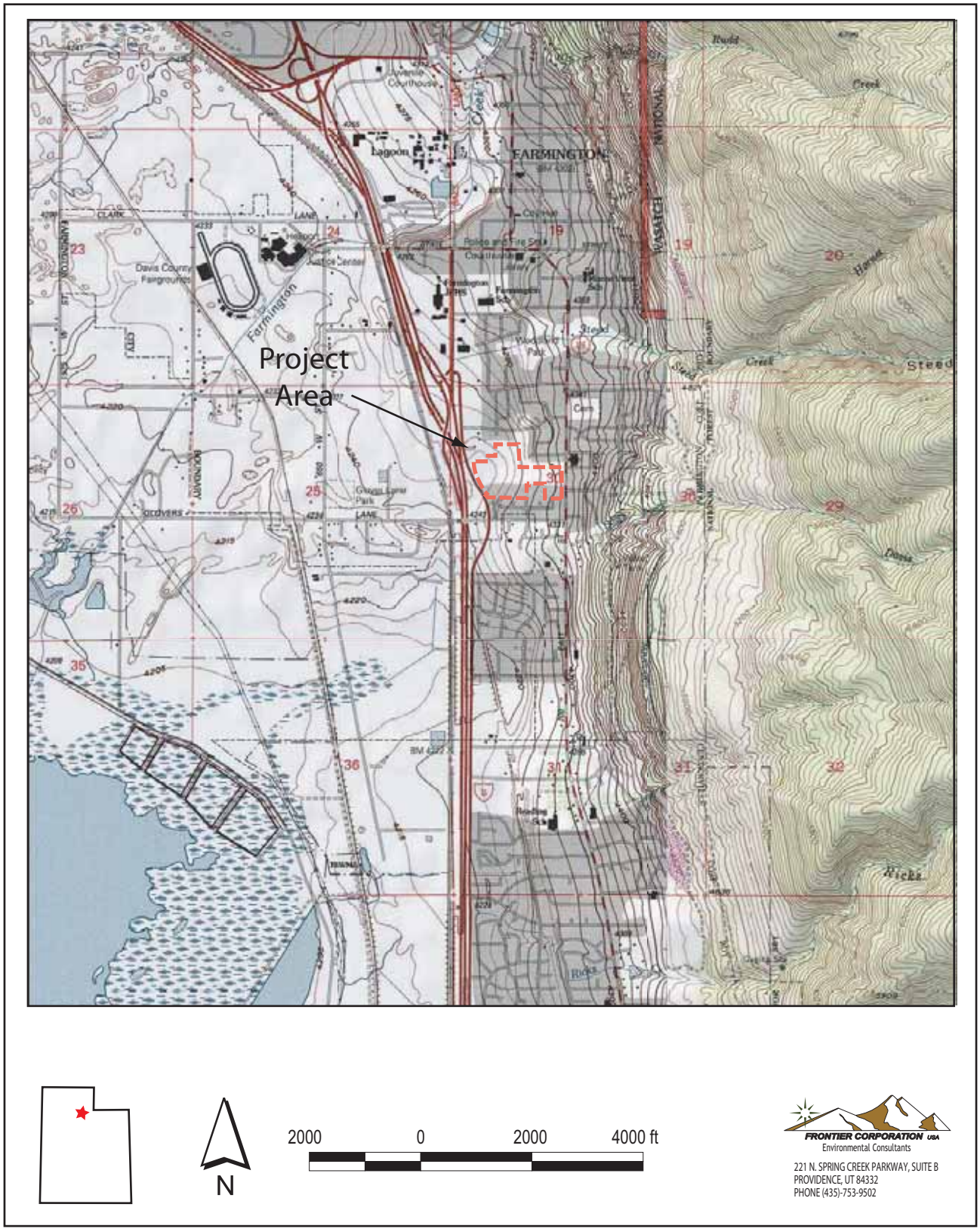
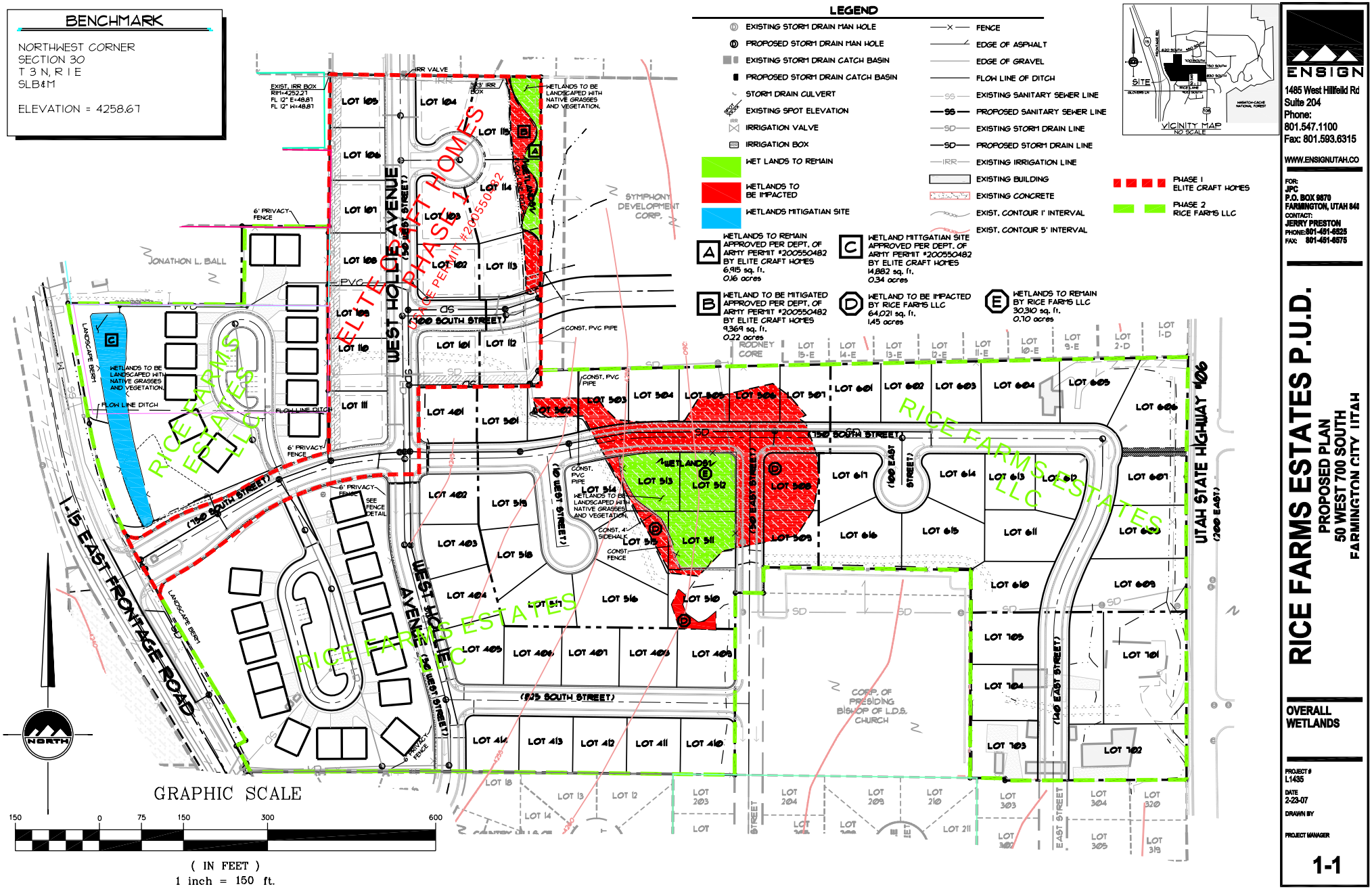


Figure 1. Project Area Location Map. Topographic base is adapted from the Farmington, Utah 7.5-minute USGS quadrangle, revised in 1998.

BENCHMARK

NORTHWEST CORNER
SECTION 30
T 3 N, R 1 E
SLB&M

ELEVATION = 4258.67



ENSIGN
1485 West Hillfield Rd
Suite 204
Phone:
801.547.1100
Fax: 801.593.6315
WWW.ENSIGNUTAH.CO

FOR:
JPC
P.O. BOX 9870
FARMINGTON, UTAH 840
CONTACT:
JERRY PRESTON
PHONE: 801-451-6825
FAX: 801-451-6575

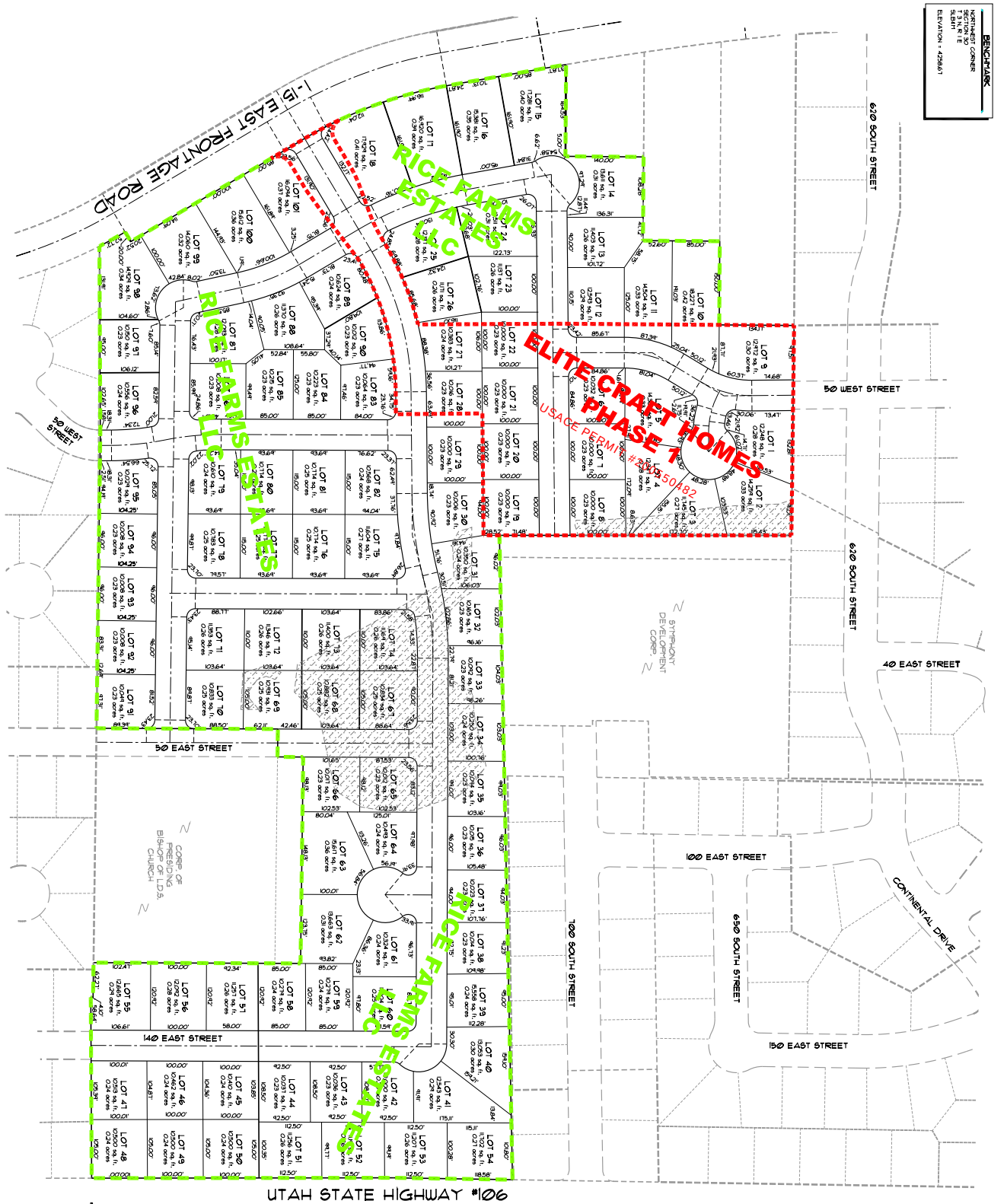
RICE FARMS ESTATES P.U.D.

PROPOSED PLAN
50 WEST 700 SOUTH
FARMINGTON CITY, UTAH

OVERALL WETLANDS

PROJECT # L1435
DATE 2-23-07
DRAWN BY
PROJECT MANAGER

1-1



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 30 TOWNSHIP 5 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN FARMINGTON CITY, DAVIS COUNTY, UTAH

NOTES:

1. LOTS ARE BASED ON LR ZONE
   MINIMUM LOT SIZE = 10,000 sq. ft.
   3.3 UNITS PER ACRE MAXIMUM
   80' TWENTY FRONTAGE
   TOTAL ACREAGE = 39.81
2. TOTAL LOTS PROPOSED = 101
   TOTAL LOTS ALLOWED = 101
   PROPOSED YIELD PER ACRE = 2.98

Date _____

_____
Licensed Surveyor
License No. 6318586

Commencing at a point on the east right of way line of the existing frontage road of Interstate 15, said point being North 0°03'27" East 2639.79 feet along the section line and East 1041.81 feet from the West Quarter corner of Section 30, Township 5 North, Range 1 East, Salt Lake Base and Meridian, and running;

Thence South 89°36'45" East 464.55 feet;
Thence South 0°03'27" West 1323.24 feet;
Thence South 89°36'24" East 376.34 feet along the south line of Grass Valley Acres Subdivision, No. 11 and to the Southeast Corner of said Subdivision;
Thence South 0°03'27" West 1323.24 feet along the west line of Commercial Estates Plat "B" Subdivision and along the south line of Commercial Estates Plat "A" Subdivision to and along the south line of Lot 1, Commercial Estates Plat "A" Subdivision, a total distance of 1340.00 feet to a point being on the west line of Utah State Highway No. 106;
Thence South 0°03'27" West 264.00 feet along the west line of Utah State Highway No. 106;
Thence South 0°03'27" West 1320.00 feet along the west line of Utah State Highway No. 106 to the Northeast Corner of Country Hills of Farmington Hills No. 3 Subdivision;
Thence North 89°36'24" West 660.00 feet along the north line of said Farmington Hills No. 3 Subdivision and along the north line of said Country Hills of Farmington Hills No. 2 Subdivision;
Thence North 89°36'24" West 660.00 feet along the north line of said Country Hills of Farmington Hills No. 1 Subdivision;
Thence North 0°03'27" East 1320.00 feet along the east line of said Country Hills of Farmington Hills No. 1 Subdivision;
Thence North 0°03'27" East 44.00 feet;
Thence South 89°36'24" East 660.00 feet;
Thence North 0°03'27" East 1320.00 feet to the north line of County Hills of Farmington Hills No. 1 Subdivision;
Thence North 89°36'24" West 660.00 feet along the north line to the Southeast Corner of Lot 1, Commercial Estates Plat "A" Subdivision, said point also being the Northeast Corner of Country Hills of Farmington Hills No. 1 Subdivision;
Thence North 0°03'27" East 264.00 feet along the east line of said Lot 1 to the Northeast Corner of said Lot 1;
Thence North 89°36'24" West 376.34 feet along the north line of said Lot 1 to the Southeast Corner of Grass Valley Acres Subdivision, No. 11;
Thence North 0°03'27" East 1323.24 feet along the east line of said Grass Valley Acres Subdivision, No. 11 to the Southeast Corner of Grass Valley Acres Subdivision, No. 10;
Thence North 0°03'27" East 1323.24 feet along the east line of said Grass Valley Acres Subdivision, No. 10 to the Northeast Corner of said Subdivision;
Thence South 89°36'45" East 464.55 feet;
Thence North 0°03'27" East 2639.79 feet to the point of beginning.

Contains 1,412,476 square feet, 32.43 acres.

SURVEYOR'S CERTIFICATE

I, Loren R. Russell, do hereby certify that I am a Professional Land Surveyor and that I hold certificate no. 6318586 as prescribed by the laws of the State of Utah; that I have made or caused to be made a survey of the tract of land shown on this plat and described hereon; that I have subdivided said tract of land into lots, streets, and easements, and that the same has been correctly surveyed and staked on the ground as shown on this plat; that this plat is true and correct to the best of my knowledge, information, and belief; that I have verified all measurements shown on this plat; that the reference monuments shown on this plat are located as shown and are sufficient to readily retrace or reestablish the boundaries and the streets, to accurately establish the lines and dimensions of all lots, blocks, and streets shown on this plat, and to accurately establish the boundaries of the property to be conveyed; that the boundary corners and monuments will be set as shown on this plat within 365 days of the recording of this plat; that the information shown on this plat is sufficient to accurately establish on the ground, the boundaries of the property to be conveyed; that the property described on this plat is the property which is to be subdivided under the Farmington City Subdivision Ordinance.

PROPERTY DESCRIPTION

Beginning at a point on the east right of way line of the existing frontage road of Interstate 15, said point being North 0°03'27" East 2639.79 feet along the section line and East 1041.81 feet from the West Quarter corner of Section 30, Township 5 North, Range 1 East, Salt Lake Base and Meridian, and running;

Thence South 89°36'45" East 464.55 feet;
Thence South 0°03'27" West 1323.24 feet;
Thence South 89°36'24" East 376.34 feet along the south line of Grass Valley Acres Subdivision, No. 11 and to the Southeast Corner of said Subdivision;
Thence South 0°03'27" West 1323.24 feet along the west line of Commercial Estates Plat "B" Subdivision and along the south line of Commercial Estates Plat "A" Subdivision to and along the south line of Lot 1, Commercial Estates Plat "A" Subdivision, a total distance of 1340.00 feet to a point being on the west line of Utah State Highway No. 106;
Thence South 0°03'27" West 264.00 feet along the west line of Utah State Highway No. 106;
Thence South 0°03'27" West 1320.00 feet along the west line of Utah State Highway No. 106;
Thence South 89°36'24" East 660.00 feet along the north line of said Farmington Hills No. 3 Subdivision and along the north line of said Country Hills of Farmington Hills No. 2 Subdivision;
Thence North 89°36'24" West 660.00 feet along the north line of said Country Hills of Farmington Hills No. 1 Subdivision;
Thence North 0°03'27" East 1320.00 feet along the east line of said Country Hills of Farmington Hills No. 1 Subdivision;
Thence North 0°03'27" East 44.00 feet;
Thence South 89°36'24" East 660.00 feet;
Thence North 0°03'27" East 1320.00 feet to the north line of County Hills of Farmington Hills No. 1 Subdivision;
Thence North 89°36'24" West 660.00 feet along the north line to the Southeast Corner of Lot 1, Commercial Estates Plat "A" Subdivision, said point also being the Northeast Corner of Country Hills of Farmington Hills No. 1 Subdivision;
Thence North 0°03'27" East 264.00 feet along the east line of said Lot 1 to the Northeast Corner of said Lot 1;
Thence North 89°36'24" West 376.34 feet along the north line of said Lot 1 to the Southeast Corner of Grass Valley Acres Subdivision, No. 11;
Thence North 0°03'27" East 1323.24 feet along the east line of said Grass Valley Acres Subdivision, No. 11 to the Southeast Corner of Grass Valley Acres Subdivision, No. 10;
Thence North 0°03'27" East 1323.24 feet along the east line of said Grass Valley Acres Subdivision, No. 10 to the Northeast Corner of said Subdivision;
Thence South 89°36'45" East 464.55 feet;
Thence North 0°03'27" East 2639.79 feet to the point of beginning.

Contains 1,412,476 square feet, 32.43 acres.

8			
7			
6			
5			
4			
3			
2			
1			
No.	revision	date	by

ENSIGN
engineering planning surveying
1558 West 700 North Suite 5
Layton, Utah 84041
(801) 547-1100
fax (801) 593-6315

project manager: K.R.Russell | drawn by: E.F.Waters | date: 6/8/05

file: P:\Lt1435dwg\Yield.dwg
project no.: L-1435
sheet: 1 of 1

project name:
RICE VALLEY YIELD PLAN
50 WEST 700 SOUTH
FARMINGTON CITY, UTAH

for:
Jerry Preston

sheet title:
ORIGINAL YIELD PLAN