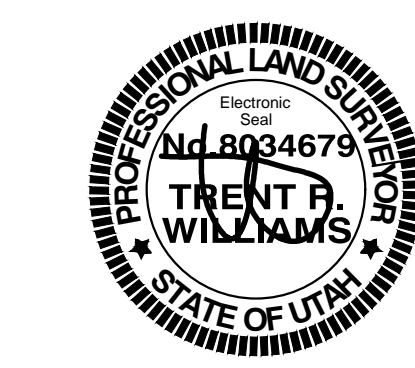
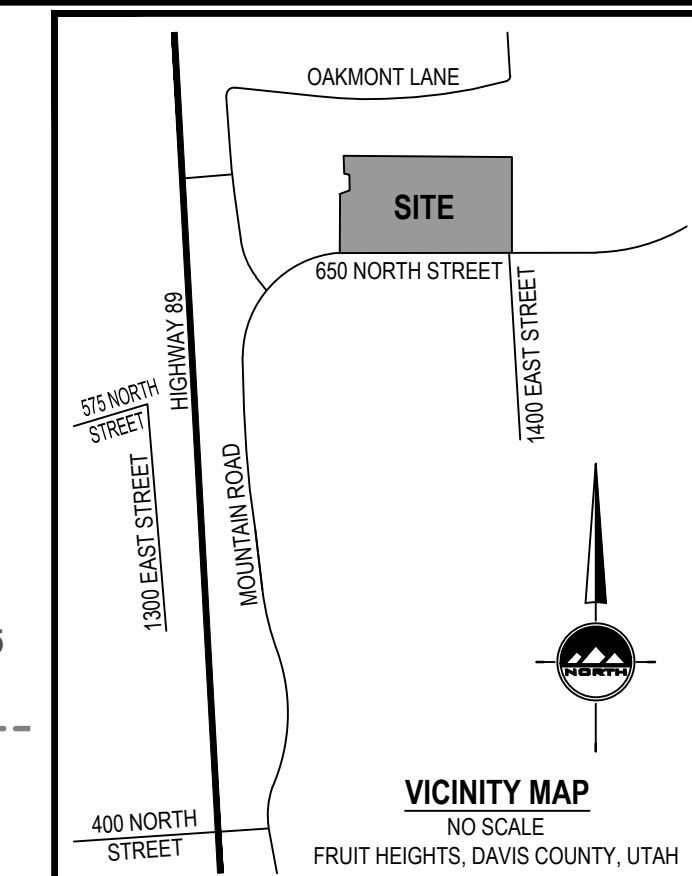
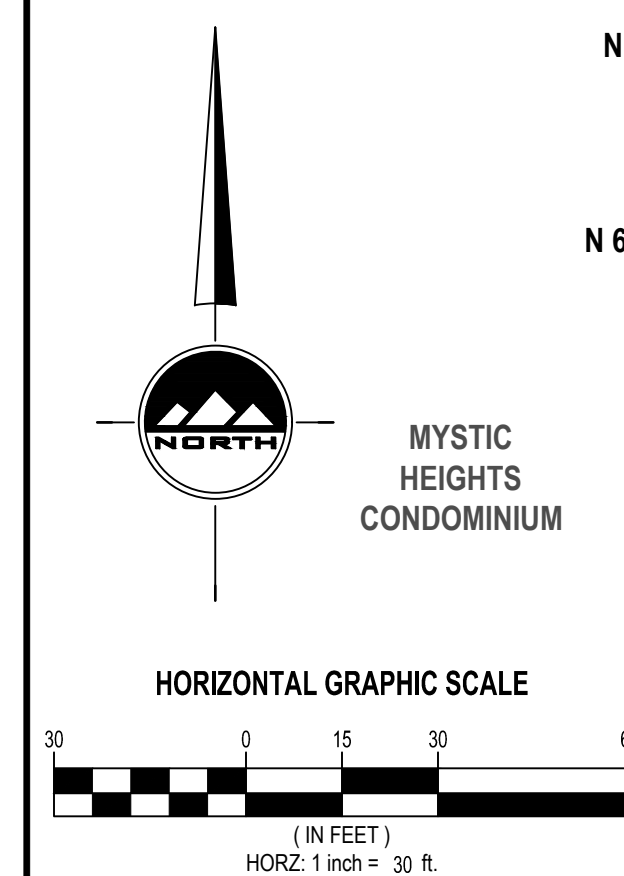
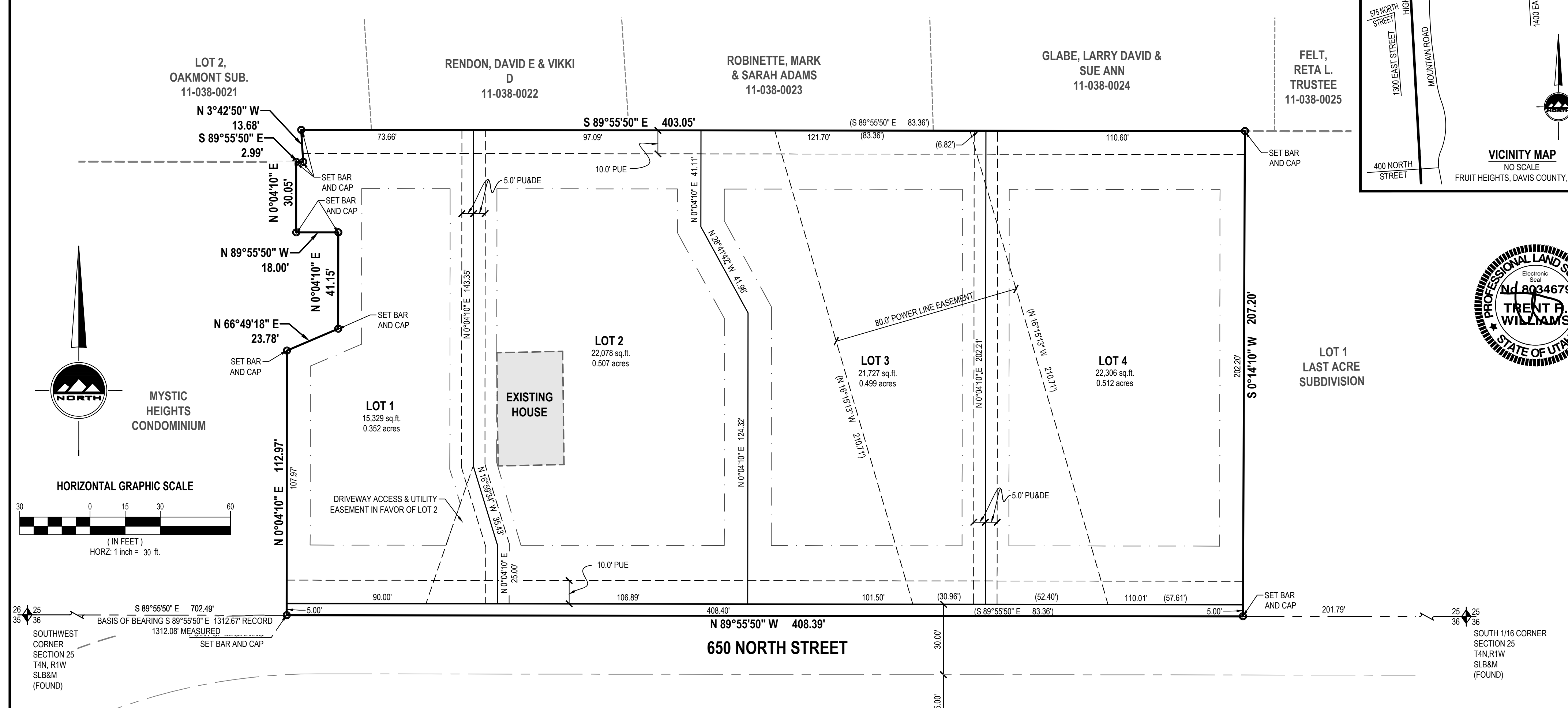


B & J ESTATES
 LOCATED IN THE WEST QUARTER CORNER
 OF SECTION 25
 TOWNSHIP 4 NORTH RANGE 1 WEST
 SALT LAKE BASE & MERIDIAN
 FRUIT HEIGHTS, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE
 I, TRENT R. WILLIAMS do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034679 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as B & J ESTATES and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
 A parcel of land, situate in the Southwest Quarter of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, said parcel also located in Kaysville, Utah, more particularly described as follows:
 Beginning at the Southeast Corner of Mystic Heights, A Condominium Project, said point being South 89°55'50" East 702.49 feet along the Quarter-Section line, from the Southwest Corner of Section 25, Township 4 North, Range 1 West, Salt Lake Base and Meridian, and running:
 thence along the Easterly line of said Mystic Heights, A Condominium Project the following five (5) courses and distances:
 (1) North 00°04'10" East 112.97 feet;
 (2) North 66°49'18" East 23.78 feet;
 (3) North 00°04'10" East 41.15 feet;
 (4) North 89°55'50" West 18.00 feet;
 (5) North 00°04'10" East 30.05 feet to the Southerly line of Oakmont Subdivision;
 thence along said Southerly line of Oakmont Subdivision the following three (3) courses and distances:
 (1) South 89°55'50" East 2.99 feet;
 (2) North 03°42'50" West 13.68 feet;
 (3) South 89°55'50" East 403.05 feet to the Northwest Corner of Last Acre Subdivision;
 thence South 00°14'10" West 207.20 feet along the Westerly line said Last Acre Subdivision to the Quarter-Section line and Northerly line of 650 North Street;
 thence North 89°55'50" West 408.39 feet along said Quarter-Section line and Northerly line of 650 North Street to the point of beginning.
 Contains 83,479 square feet or 1.916 acres.
 September 8, 2020
 Date:
 Trent R. Williams
 License no. 8034679

OWNER'S DEDICATION
 Known all men by these presents that I, we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the
B & J ESTATES
 and do hereby dedicate to Fruit Heights City those certain strips as easements for public utility and drainage purposes as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage as may be authorized by Fruit Heights City; and also dedicate, or confirm as existing, the easements for the respective utility companies as shown hereon, with no buildings or structures being erected within any easement described hereon except that easement dedicated to Rocky Mountain Power which may be built in, with written consent from Rocky Mountain Power.
 In witness whereof I / we have hereunto set our hand (s) this _____ day of _____ A.D., 20____

By: _____
 By: _____
LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH
 County of Davis J.S.S.
 On the _____ day of _____ A.D., 20____, I, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the _____ of _____ a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: _____
 _____ RESIDING IN _____ COUNTY.
 NOTARY PUBLIC
INDIVIDUAL ACKNOWLEDGMENT
 STATE OF UTAH
 County of Davis J.S.S.
 On the _____ day of _____ A.D., 20____, I, _____, personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
 _____ RESIDING IN _____ COUNTY.
 NOTARY PUBLIC

B & J ESTATES

LOCATED IN THE WEST QUARTER CORNER OF SECTION 25 TOWNSHIP 4 NORTH RANGE 1 WEST SALT LAKE BASE & MERIDIAN FRUIT HEIGHTS, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE _____
 PAID _____ FILED FOR RECORD AND
 RECORDED THIS _____ DAY OF _____ 20____
 AT _____ IN BOOK _____ OF OFFICIAL RECORDS
 PAGE _____

PROJECT NUMBER : 9227
 MANAGER : T.WILLIAMS
 DRAWN BY : J.MOSS
 CHECKED BY : T.WILLIAMS
 DATE : 9/10/20

DAVIS COUNTY RECORDER
 BY _____ DEPUTY RECORDER

LEGEND

SECTION CORNER
 ENGIN ENG. LAND SURV.
 SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN ENG. & LAND SURV."
 PU&DE
 PU&DE= PUBLIC UTILITY & DRAINAGE EASEMENT
 EASEMENTS
 BUILDABLE AREA (SEE GENERAL NOTE 1)

GENERAL NOTES:

- PROPERTY IS ZONED R-S-12
 A. FRONT YARD SETBACK IS 25'
 B. REAR YARD SETBACK IS 25'
 C. SIDE YARD SETBACK IS 10'
 D. CORNER LOT SIDE YARD SETBACK IS 20'
- MINIMUM LOT WIDTH AT SETBACK IS 90'
- LOTS 3 AND 4 MUST SUBMIT WRITTEN APPROVAL FROM ROCKY MOUNTAIN POWER TO BUILD UNDER POWER LINES BEFORE A BUILDING PERMIT CAN BE ISSUED.
- ALL SURFACE WATER DRAINAGE MUST BE CONTAINED ON INDIVIDUAL LOTS.

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 PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&DE 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 PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&DE.

SURVEY RECORDING DATA
 DATE: _____
 DRAWING NO. _____

ENSIGN
 LAYTON
 1485 W. Hillfield Rd. Ste 204
 Layton UT 84041
 Phone: 801.547.1100
 Fax: 801.593.6315
 www.ensigneng.com

SALT LAKE CITY
 Phone: 801.201.0251
 TOOLE
 Phone: 435.643.3366
 CEDAR CITY
 Phone: 435.865.1463
 RICHFIELD
 Phone: 435.896.2983

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20____,
 BY THE ROCKY MOUNTAIN POWER REPRESENTATIVE

ROCKY MOUNTAIN POWER REPRESENTATIVE

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
 BY THE FRUIT HEIGHTS ATTORNEY.

FRUIT HEIGHTS ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
 BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, FRUIT HEIGHTS PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
 BY THE FRUIT HEIGHTS ENGINEER

FRUIT HEIGHTS ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS _____ DAY OF _____, 20____,
 BY THE FRUIT HEIGHTS COUNCIL

CITY RECORDER CITY MAYOR

SHEET 1 OF 1

PROJECT NUMBER : 9227
 MANAGER : T.WILLIAMS
 DRAWN BY : J.MOSS
 CHECKED BY : T.WILLIAMS
 DATE : 9/10/20