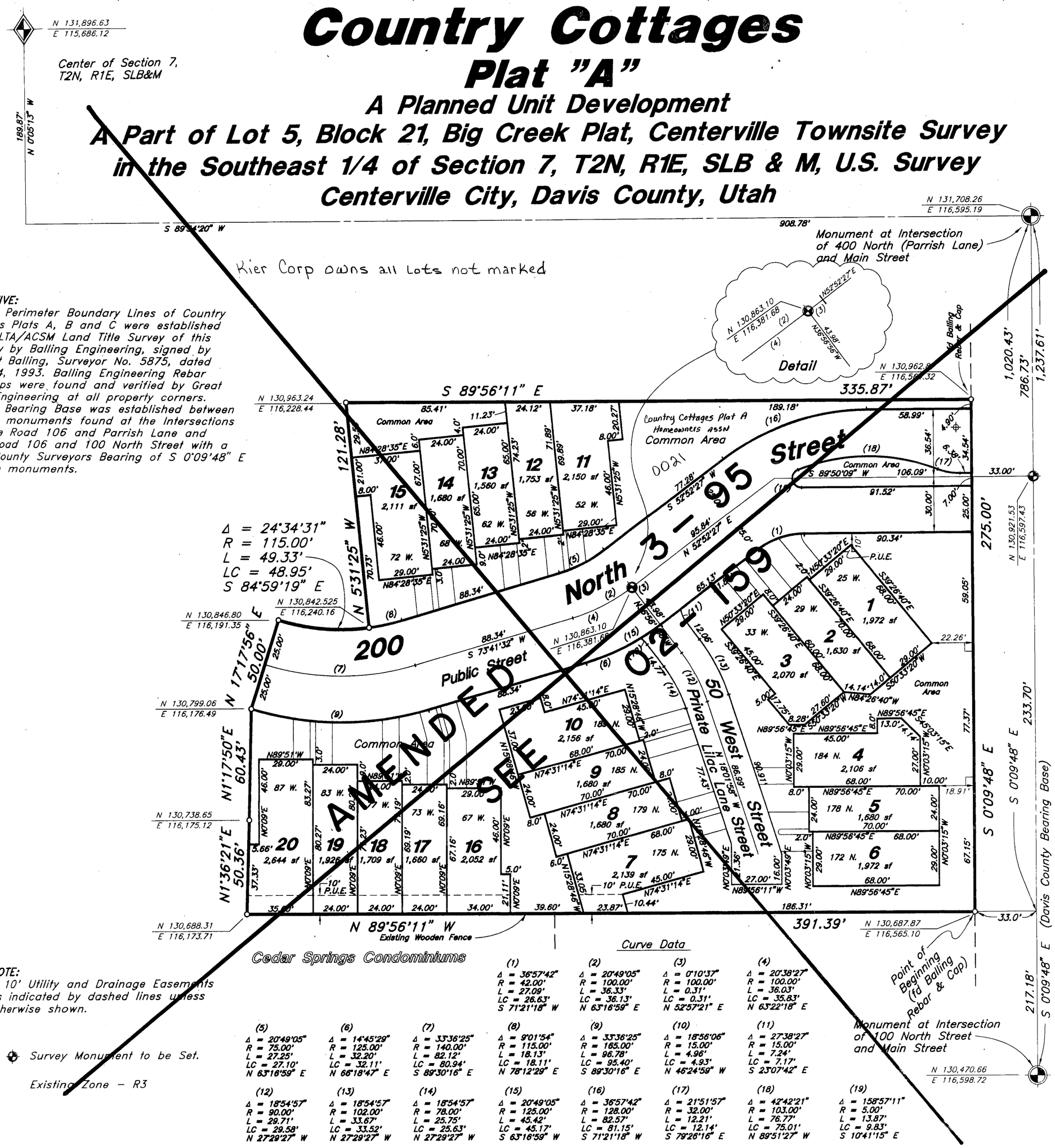
Country Cottages
Plat "A"
A Planned Unit Development
A Part of Lot 5, Block 21, Big Creek Plat, Centerville Townsite Survey in the Southeast 1/4 of Section 7, T2N, R1E, SLB & M, U.S. Survey
Centerville City, Davis County, Utah



NARRATIVE:

The Perimeter Boundary Lines of Country Cottages Plats A, B and C were established by a ALTA/ACSM Land Title Survey of this property by Balling Engineering, signed by J. Scott Balling, Surveyor No. 5875, dated April 14, 1993. Balling Engineering Rebar and Caps were found and verified by Great Basin Engineering at all property corners.

The Bearing Base was established between existing monuments found at the Intersections of State Road 106 and Parrish Lane and State Road 106 and 100 North Street with a Davis County Surveyors Bearing of S 0°09'48" E between monuments.

NOTE:

10' Utility and Drainage Easements as indicated by dashed lines unless otherwise shown.

Survey Monument to be Set.

Existing Zone – R3

Curve Data

(1)	Δ = 36°57'42"	R = 42.00'	L = 27.09'	LC = 26.63'	S 71°21'18" W	
(2)	Δ = 20°49'05"	R = 100.00'	L = 36.33'	LC = 36.13'	N 63°16'59" E	
(3)	Δ = 0°10'37"	R = 100.00'	L = 0.31'	LC = 0.31'	N 52°57'21" E	
(4)	Δ = 20°38'27"	R = 100.00'	L = 36.03'	LC = 35.83'	N 63°22'18" E	
(5)	Δ = 20°49'05"	R = 75.00'	L = 27.25'	LC = 27.10'	N 63°16'59" E	
(6)	Δ = 14°45'29"	R = 125.00'	L = 32.20'	LC = 32.11'	N 66°18'47" E	
(7)	Δ = 33°36'25"	R = 140.00'	L = 82.12'	LC = 80.94'	S 89°30'16" E	
(8)	Δ = 9°01'54"	R = 115.00'	L = 18.13'	LC = 18.11'	N 78°12'29" E	
(9)	Δ = 33°36'25"	R = 165.00'	L = 96.78'	LC = 95.40'	S 89°30'16" E	
(10)	Δ = 18°56'06"	R = 15.00'	L = 4.96'	LC = 4.93'	N 46°24'59" W	
(11)	Δ = 27°38'27"	R = 15.00'	L = 7.24'	LC = 7.17'	S 23°07'42" E	
(12)	Δ = 18°54'57"	R = 90.00'	L = 29.71'	LC = 29.58'	N 27°29'27" W	
(13)	Δ = 18°54'57"	R = 102.00'	L = 33.67'	LC = 33.52'	N 27°29'27" W	
(14)	Δ = 18°54'57"	R = 78.00'	L = 25.75'	LC = 25.63'	N 27°29'27" W	
(15)	Δ = 20°49'05"	R = 125.00'	L = 45.42'	LC = 45.17'	S 63°16'59" W	
(16)	Δ = 36°57'42"	R = 128.00'	L = 82.57'	LC = 81.15'	S 71°21'18" W	
(17)	Δ = 21°51'57"	R = 32.00'	L = 12.21'	LC = 12.14'	S 79°26'16" E	
(18)	Δ = 42°42'21"	R = 103.00'	L = 76.77'	LC = 75.01'	N 89°51'27" W	
(19)	Δ = 158°57'11"	R = 5.00'	L = 13.87'	LC = 9.83'	S 10°41'15" E	

NOTES:

1. All areas including roadways, except public streets not within the numbered lots are Common Areas and facilities, certain of which are marked Common Area hereon.
2. All Common Area is an Easement for Public Utility and Drainage Purposes, this includes the Private Streets.
3. The Common Area will be owned, managed and maintained by the Country Cottages Home Owners Association, a Utah Non-Profit Corporation.
4. Approval of this development plat by Centerville City does not constitute any representation as to the adequacy of sub-surface soil conditions nor the locaton or depth of ground water tables

PREPARED BY:
GREAT BASIN ENGINEERING, INC.
CONSULTING ENGINEERS & SURVEYORS

PRELIM
02-146
LAST #
0021
NORTH
SCALE
1" = 40'

SUBDIVISION COUNTRY COTTAGES PLAT "A" P.U.D.
CITY CENTERVILLE LOTS 1 TO 20
DAVIS COUNTY GEOGRAPHIC INFORMATION DIVISION & COMMON

Main Street (State 106)

LOT 5, BLOCK 21, BIG CREEK PLAT

SE SECTION 7 T2N R1E
Salt Lake Meridian
Davis County, Utah

RI-28-94

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