

CENTERVILLE MARKETPLACE SUBDIVISION PHASE 2

A PART OF THE SOUTHWEST QUARTER OF SECTION 7
TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN
CITY OF CENTERVILLE, COUNTY OF DAVIS, STATE OF UTAH

PREFIX 3
02-176

LAST #

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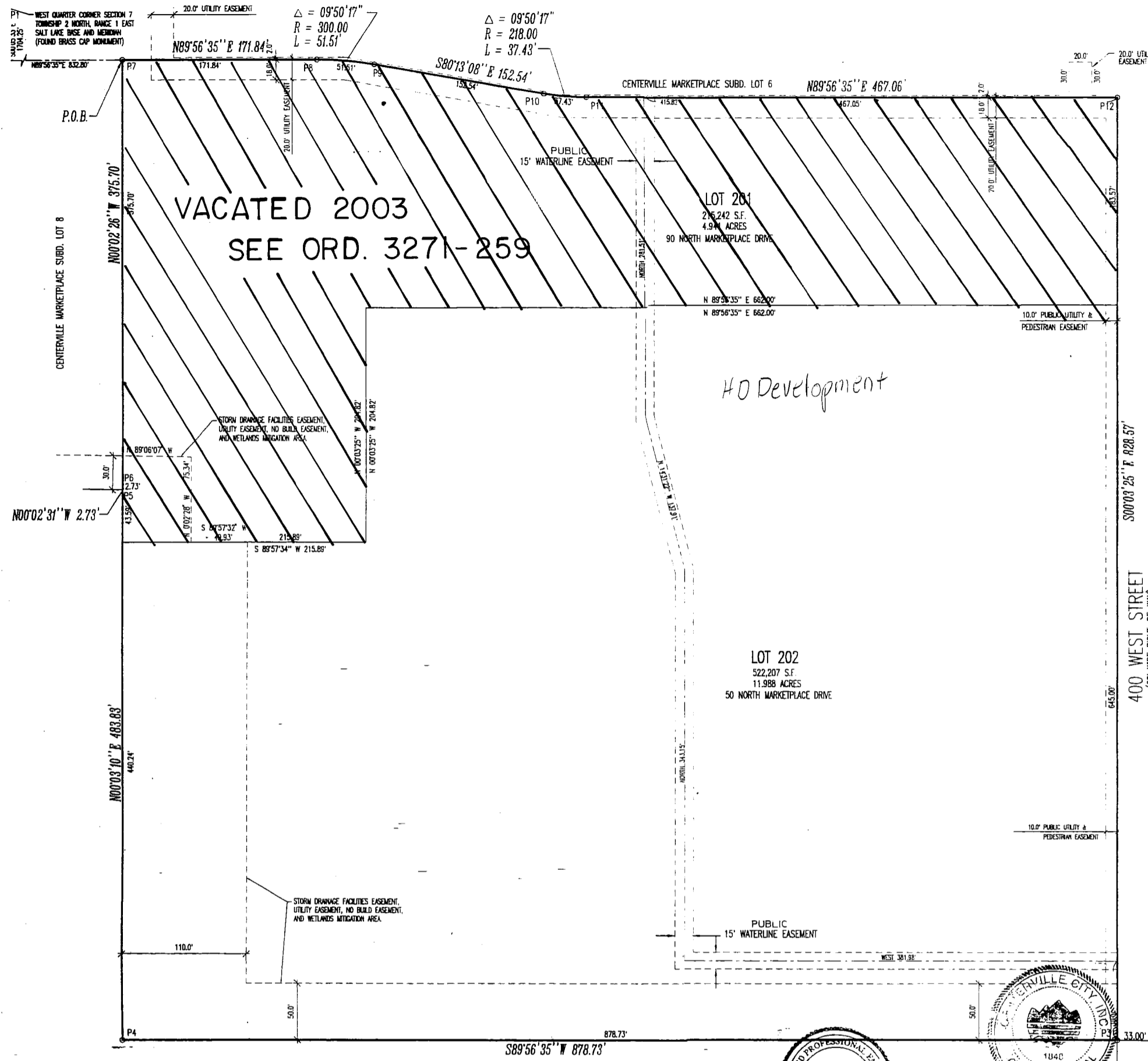
SCALE:
1" = 100'

SUBDIVISION: CENTERVILLE MARKETPLACE PHASE 2

CITY: CENTERVILLE LOT: 201-202

SW 1/4 SECTION 7 T2N R1E
SALT LAKE MERIDIAN
DAVIS COUNTY UTAH

R 2*3*98



APPLICABLE NOTES TAKEN FROM THE ORIGINAL RECORDED PLAT THAT AFFECT THESE LOTS

- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 7 TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE SALT LAKE BASE AND MERIDIAN AND ARE ASSUMED TO BEAR NORTH 00°05'33" WEST BETWEEN THE MONUMENTS SHOWN HEREON.
- APPROVAL OF THIS PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- SUBSURFACE WATER CONDITIONS ARE PRESENT ON THIS PROPERTY AND THE INSTALLATION OF A SUB DRAIN WAS DONE WITH DEVELOPMENT OF THE PROPERTY. A RESTRICTIVE COVENANT WAS RECORDED ON THE PROPERTY PROVIDING FOR THE FUTURE MAINTENANCE RESPONSIBILITIES OF THE SUB DRAIN SYSTEM.
- THE OWNERS SHALL BE RESPONSIBLE TO MAINTAIN THE DETENTION PONDS AND DRAINAGE AREAS. THE CITY WILL PROVIDE SILT REMOVAL AND CLEANING OF THE STORM DRAIN PIPES IN PUBLIC EASEMENTS OR RIGHT-OF-WAYS TO MAINTAIN OPERATIONAL PERFORMANCE OF THE DRAINAGE SYSTEM AND DETENTION LOCATED WITHIN THE SUBDIVISION.
- LOT 201, 202 CONTAINS JURISDICTIONAL WETLANDS, NO GRADING, FILLING OR CONSTRUCTION MAY BE DONE IN THE WETLAND AREA WITHOUT ARMY CORP. OF ENGINEERS PERMIT.

DAVIS COUNTY COORDINATE TABLE

	NORTHING	EASTING
P1	131,888.36	113,032.32
P2	129,237.88	113,036.60
P3	129,323.56	114,746.43
P4	129,322.69	113,867.69
P5	129,806.52	113,868.15
P6	129,809.25	113,868.14
P7	130,184.94	113,867.88
P8	130,185.11	114,039.716
P9	130,180.75	114,090.98
P10	130,154.84	114,241.30
P11	130,151.67	114,278.55
P12	130,152.13	114,745.61
P13	129,323.59	114,779.43

LOT 201 LEGAL DESCRIPTION

BEGINNING AT A POINT SOUTH 00°05'33" EAST 1704.25 FEET, AND NORTH 89°56'35" EAST 832.80 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 6 OF THE CENTERVILLE MARKETPLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 1867 OF PLATS, AT PAGE 32 OF OFFICIAL RECORDS OF DAVIS COUNTY; RUNNING THENCE NORTH 89°56'35" EAST 171.84 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 09°50'17" A DISTANCE OF 51.51 FEET; THENCE SOUTH 80°13'08" EAST 152.54 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 218.00 FOOT RADIUS CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 09°50'17" A DISTANCE OF 37.43 FEET; THENCE NORTH 89°56'35" EAST 467.06 FEET; THENCE SOUTH 00°03'25" EAST 183.57 FEET; THENCE SOUTH 89°56'35" WEST 662.00 FEET; THENCE SOUTH 00°03'25" EAST 204.82 FEET; THENCE SOUTH 89°57'34" WEST 215.89 FEET; THENCE NORTH 00°03'10" EAST 43.59 FEET; THENCE NORTH 00°02'31" WEST 2.73 FEET; THENCE NORTH 00°02'26" WEST 375.70 FEET TO THE POINT OF BEGINNING.

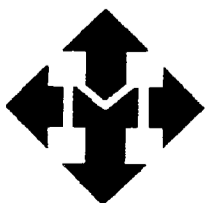
LOT 202 LEGAL DESCRIPTION

BEGINNING AT A POINT SOUTH 00°05'33" EAST 1704.25 FEET, AND NORTH 89°56'35" EAST 832.80 FEET, AND SOUTH 00°02'26" EAST 375.70 FEET, AND SOUTH 00°02'31" EAST 2.73 FEET, AND SOUTH 00°03'10" WEST 43.59 FEET FROM THE WEST QUARTER CORNER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 89°57'34" EAST 215.89 FEET; THENCE NORTH 00°03'25" WEST 204.82 FEET; THENCE NORTH 89°56'35" EAST 662.00 FEET; THENCE SOUTH 00°03'25" EAST 645.00 FEET; THENCE SOUTH 89°56'35" WEST 878.73 FEET; THENCE NORTH 00°03'10" EAST 440.24 FEET TO THE POINT OF BEGINNING.

PREPARED BY:

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&
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