

STEEPLECHASE FARM PUD, AMENDED

AMENDING ONLY LOTS 5,6,13 ONLY OF
STEEPLECHASE FARM PUD,
LOCATED IN THE NORTHEAST QUARTER AND THE
NORTHWEST QUARTER OF SECTION 7
TOWNSHIP 2 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
ALSO PART OF LOT 4, BLOCK "B"
BIG CREEK PLAT, CENTERVILLE TOWNSHIP SURVEY
CENTERVILLE CITY, DAVIS COUNTY, UTAH

PREFIX
02-215

LAST #
0013

N



SCALE:
1" = 60'

DEVELOPMENT: STEEPLECHASE FARM PUD AMENDED
CITY: CENTERVILLE LOTS: 5,6, & 13

N 1/2 SEC. 7 T. 2N, R. 1E
LOT 4, BLK B, BC PLAT, CTS
LOTS 5,6,13 & CA STEEPLECHASE FARM PUD
S.L.M. DAVIS COUNTY, UTAH

FILE # 4543
R 11-07-06

NOTES:

- 1. O = REBAR AND CAP SET AT EACH PROPERTY CORNER.
- 2. = CONST. POINT.

3. ALFE = APPROPRIATE LOWEST ALLOWABLE FLOOR ELEVATION TABLE FOR EACH LOT. THE LOWEST ALLOWABLE FLOOR ELEVATION MUST BE 24" ABOVE THE HIGHEST KNOWN ELEVATION OF GROUND WATER AT THE BUILDING LOCATION TO BE DETERMINED DURING SITE PLAN APPROVAL AND WHEN APPLICATION FOR A BUILDING PERMIT IS SUBMITTED. THE LOWEST FLOOR ELEVATION MUST BE APPROVED BY THE CENTERVILLE CITY ENGINEER. PROOF OF LOWEST FLOOR ELEVATION MUST BE PROVIDED FOR BUILDING INSPECTOR BY LICENSED CIVIL ENGINEER OR SURVEYOR PRIOR TO OCCUPANCY.

4. DAVIS COUNTY BENCHMARK AT THE SOUTHWEST CORNER OF MAIN STREET AND CHASE LANE - 4281.57

5. PROPERTY IS ZONED R-4-B5 AS OF DATE OF ORIGINAL PLAT APPROVAL JUNE, 2000

6. ALL COORDINATES SHOWN ARE BASED ON DAVIS COUNTY SURVEYORS OFFICE DATUM.

7. APPROVAL OF THIS PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITIONS OR THE LOCATION OR DEPTH OF ANY GROUNDWATER.

8. ALL AREA INSIDE LOT BOUNDARY INCLUDING PATIO ENCLOSURES IS PRIVATE DRIVEWAY SHALL BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNERS. DRIVEWAY AREAS OUTSIDE OF LOT ARE LEFT TO COTTON AREA. ALL OTHER AREAS LABELED AS COTTON OPEN SPACE ARE COTTON AREAS FOR THE EQUAL BENEFIT OF ALL LOTS AND SHALL BE OWNED, MANAGED, AND MAINTAINED BY THE STEEPLECHASE FARM PUD HOME OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION.

9. LOTS THAT FACE CHASE LANE MUST HAVE A 30 FOOT FRONT SETBACK.

10. A DESIGNATED "NET LAND" EXISTS ON THE SITE AND NO FILL OR CONSTRUCTION ACTIVITY IS ALLOWED IN THE "NET LAND" AREA WITHOUT PROPER PERMITS FROM THE CORP. OF ENGINEERS.

11. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (IF ANY) ARE 10 FEET WIDE UNLESS OTHERWISE NOTED. ALL COTTON OPEN SPACE IS COTTON AREA AND SUCH AREAS ARE ALSO CONSIDERED TO HAVE BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT RIGHTS.

12. BUILDING SETBACK REQUIREMENTS ARE:
A- REAR OF BUILDING TO BOUNDARY - 10 FEET MIN.
B- SIDE OF BUILDING TO BOUNDARY - 10 FEET MIN.
C- SIDE OF BUILDING TO REAR OF BUILDING - 10 FEET MIN.
D- FRONT SETBACK FROM STREET - 30 FEET MIN. (PUBLIC PRIVATE-20')
E- SIDE OF BUILDING TO SIDE OF BUILDING - 10 FEET MIN.

13. THIS SUBDIVISION PLAT IS SUBJECT TO THE SPECIFIC CONDITIONS PERMITTED APPROVED BY CENTERVILLE CITY.

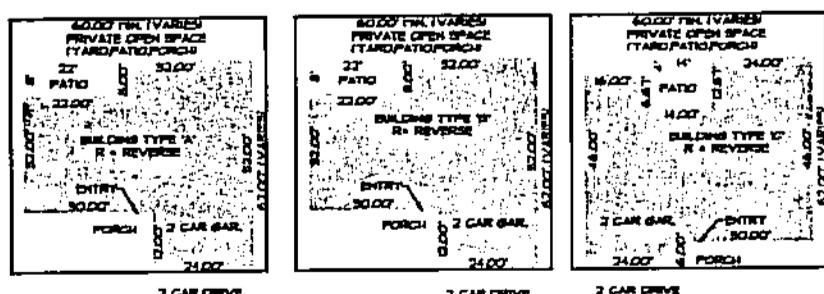
14. EASEMENTS ARE NOT ALLOWED EXCEPT AS APPROVED BY CENTERVILLE CITY ENGINEER.

15. THIS AMENDMENT ONLY AFFECTS LOTS 5,6,13 AND 14. SEE THE ORIGINAL PLAT FOR INFORMATION REGARDING ALL OTHER LOT, STREET WITH THIS AMENDMENT A SMALL PORTION OF THE ORIGINAL COTTON OPEN SPACE HAS NOW BEEN INCLUDED IN LOT 5,6 AND 13. IT HAS MOVED 5 FEET TO THE WEST FROM ITS ORIGINAL POSITION ON THE ORIGINAL PLAT.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	80.00'	N 00°01'24" W	L31	82.00'	N 00°04'44" W	L61	102.00'	S 89°32'36" E
L2	61.00'	S 89°32'36" E	L32	82.00'	N 00°04'44" W	L62	102.00'	S 00°07'24" E
L3	61.00'	S 89°32'36" E	L33	60.00'	S 89°32'36" E	L63	102.00'	S 00°07'24" E
L4	61.00'	S 89°32'36" E	L34	60.00'	S 89°32'36" E	L64	102.00'	S 00°07'24" E
L5	61.00'	S 89°32'36" E	L35	60.00'	S 89°32'36" E	L65	102.00'	S 00°07'24" E
L6	61.00'	S 89°32'36" E	L36	60.00'	S 89°32'36" E	L66	102.00'	S 00°07'24" E
L7	61.00'	S 89°32'36" E	L37	60.00'	S 89°32'36" E	L67	102.00'	S 00°07'24" E
L8	61.00'	S 89°32'36" E	L38	60.00'	S 89°32'36" E	L68	102.00'	S 00°07'24" E
L9	61.00'	S 89°32'36" E	L39	60.00'	S 89°32'36" E	L69	102.00'	S 00°07'24" E
L10	61.00'	S 89°32'36" E	L40	60.00'	S 89°32'36" E	L70	102.00'	S 00°07'24" E
L11	61.00'	S 89°32'36" E	L41	60.00'	S 89°32'36" E	L71	102.00'	S 00°07'24" E
L12	61.00'	S 89°32'36" E	L42	60.00'	S 89°32'36" E	L72	102.00'	S 00°07'24" E
L13	61.00'	S 89°32'36" E	L43	60.00'	S 89°32'36" E	L73	102.00'	S 00°07'24" E
L14	61.00'	S 89°32'36" E	L44	60.00'	S 89°32'36" E	L74	102.00'	S 00°07'24" E
L15	61.00'	S 89°32'36" E	L45	60.00'	S 89°32'36" E	L75	102.00'	S 00°07'24" E
L16	61.00'	S 89°32'36" E	L46	60.00'	S 89°32'36" E	L76	102.00'	S 00°07'24" E
L17	61.00'	S 89°32'36" E	L47	60.00'	S 89°32'36" E	L77	102.00'	S 00°07'24" E
L18	61.00'	S 89°32'36" E	L48	60.00'	S 89°32'36" E	L78	102.00'	S 00°07'24" E
L19	61.00'	S 89°32'36" E	L49	60.00'	S 89°32'36" E	L79	102.00'	S 00°07'24" E
L20	61.00'	S 89°32'36" E	L50	60.00'	S 89°32'36" E	L80	102.00'	S 00°07'24" E
L21	61.00'	S 89°32'36" E	L51	60.00'	S 89°32'36" E	L81	102.00'	S 00°07'24" E
L22	61.00'	S 89°32'36" E	L52	60.00'	S 89°32'36" E	L82	102.00'	S 00°07'24" E
L23	61.00'	S 89°32'36" E	L53	60.00'	S 89°32'36" E	L83	102.00'	S 00°07'24" E
L24	61.00'	S 89°32'36" E	L54	60.00'	S 89°32'36" E	L84	102.00'	S 00°07'24" E
L25	61.00'	S 89°32'36" E	L55	60.00'	S 89°32'36" E	L85	102.00'	S 00°07'24" E
L26	61.00'	S 89°32'36" E	L56	60.00'	S 89°32'36" E	L86	102.00'	S 00°07'24" E
L27	61.00'	S 89°32'36" E	L57	60.00'	S 89°32'36" E	L87	102.00'	S 00°07'24" E
L28	61.00'	S 89°32'36" E	L58	60.00'	S 89°32'36" E	L88	102.00'	S 00°07'24" E
L29	61.00'	S 89°32'36" E	L59	60.00'	S 89°32'36" E	L89	102.00'	S 00°07'24" E
L30	61.00'	S 89°32'36" E	L60	60.00'	S 89°32'36" E	L90	102.00'	S 00°07'24" E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CH BRS	DELTA
C1	26.64'	11.00'	16.94'	24.03'	S 44°53'56" W	84°51'20"
C2	34.27'	25.00'	25.00'	35.36'	N 44°52'36" E	90°00'00"
C3	34.27'	25.00'	25.00'	35.36'	N 45°01'24" W	90°00'00"
C4	26.12'	11.00'	16.94'	24.03'	S 45°06'04" E	90°07'24"
C5	109.30'	61.00'	61.00'	94.71'	S 45°06'04" E	90°07'24"
C6	7.85'	5.00'	5.00'	7.07'	S 45°01'24" E	90°00'00"
C7	8.91'	5.00'	6.21'	7.57'	S 38°21'25" W	102°50'23"
C8	15.61'	21.50'	8.02'	15.40'	S 29°13'22" E	32°31'00"
C9	206.50'	52.50'	125.63'	46.88'	N 61°15'00" E	225°21'33"
C10	81.61'	22.50'	40.30'	43.66'	N 64°40'21" E	201°58'58"
C11	33.16'	12.50'	50.11'	24.26'	S 64°40'21" W	157°01'02"
C12	66.01'	42.00'	42.00'	59.42'	S 45°06'04" E	90°07'24"
C13	151.33'	40.00'	95.72'	73.81'	N 61°15'00" E	225°21'33"
C14	7.85'	5.00'	5.00'	7.07'	N 64°31'03" E	90°00'00"
C15	7.85'	5.00'	5.00'	7.07'	S 00°28'51" E	90°00'00"

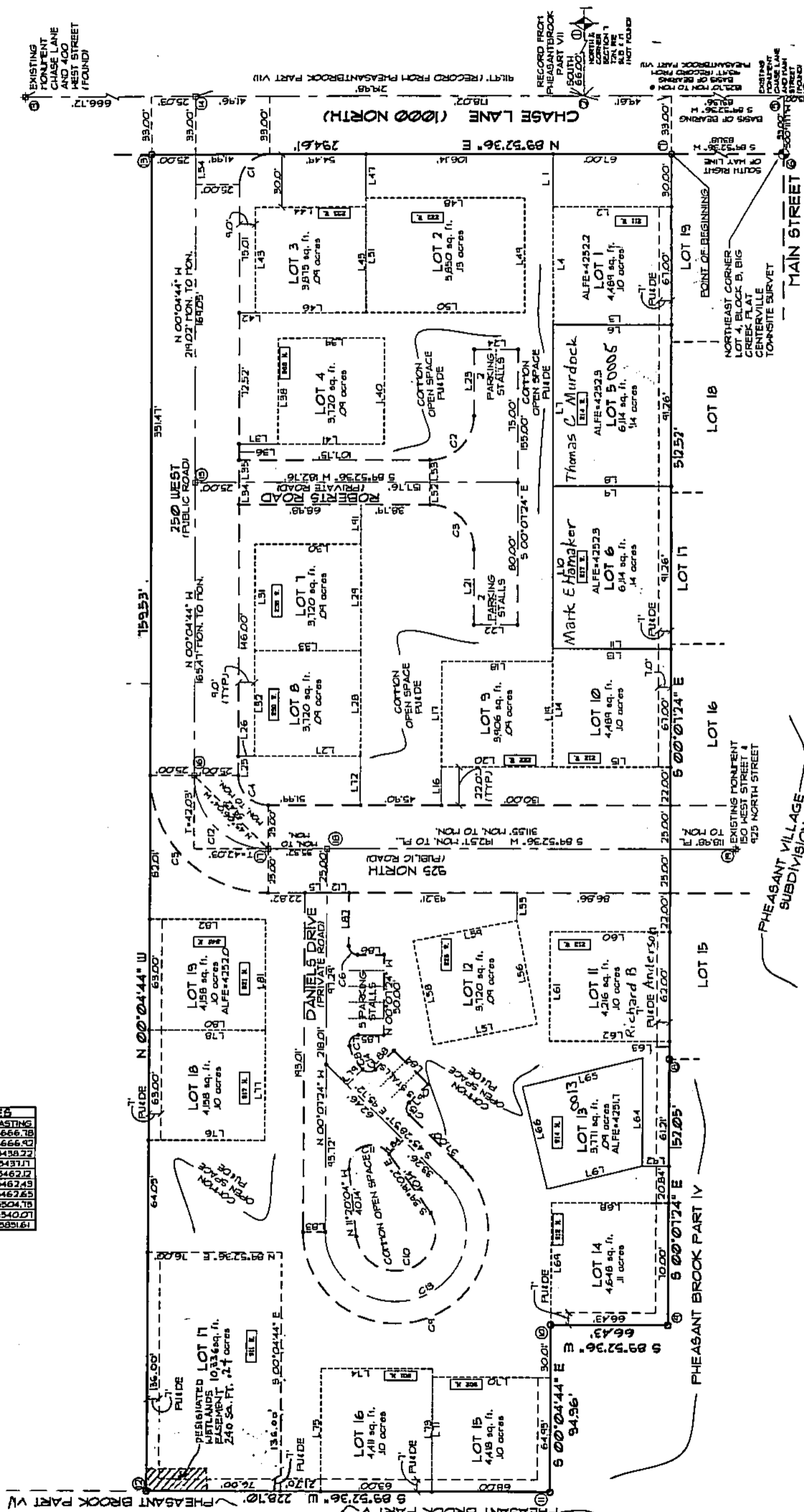
NO	NORTHING	EASTING	NO	NORTHING	EASTING
1	13454.26	15682.00	10	135180.18	15686.78
2	13441.86	15683.82	11	135180.18	15686.78
3	13441.86	15683.82	12	135180.18	15686.78
4	13440.33	15696.07	13	135180.18	15686.78
5	13440.33	15696.07	14	135180.18	15686.78
6	13440.33	15696.07	15	135180.18	15686.78
7	13440.33	15696.07	16	135180.18	15686.78
8	13440.33	15696.07	17	135180.18	15686.78
9	13440.33	15696.07	18	135180.18	15686.78
10	13440.33	15696.07	19	135180.18	15686.78
11	13440.33	15696.07	20	135180.18	15686.78



BUILDING PAD LAYOUT
NOT TO SCALE

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