

CENTERVILLE GATEWAY SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CENTERVILLE, DAVIS COUNTY, UTAH

PREFIX

02-238

LAST #

0002



SCALE:

1" = 50'

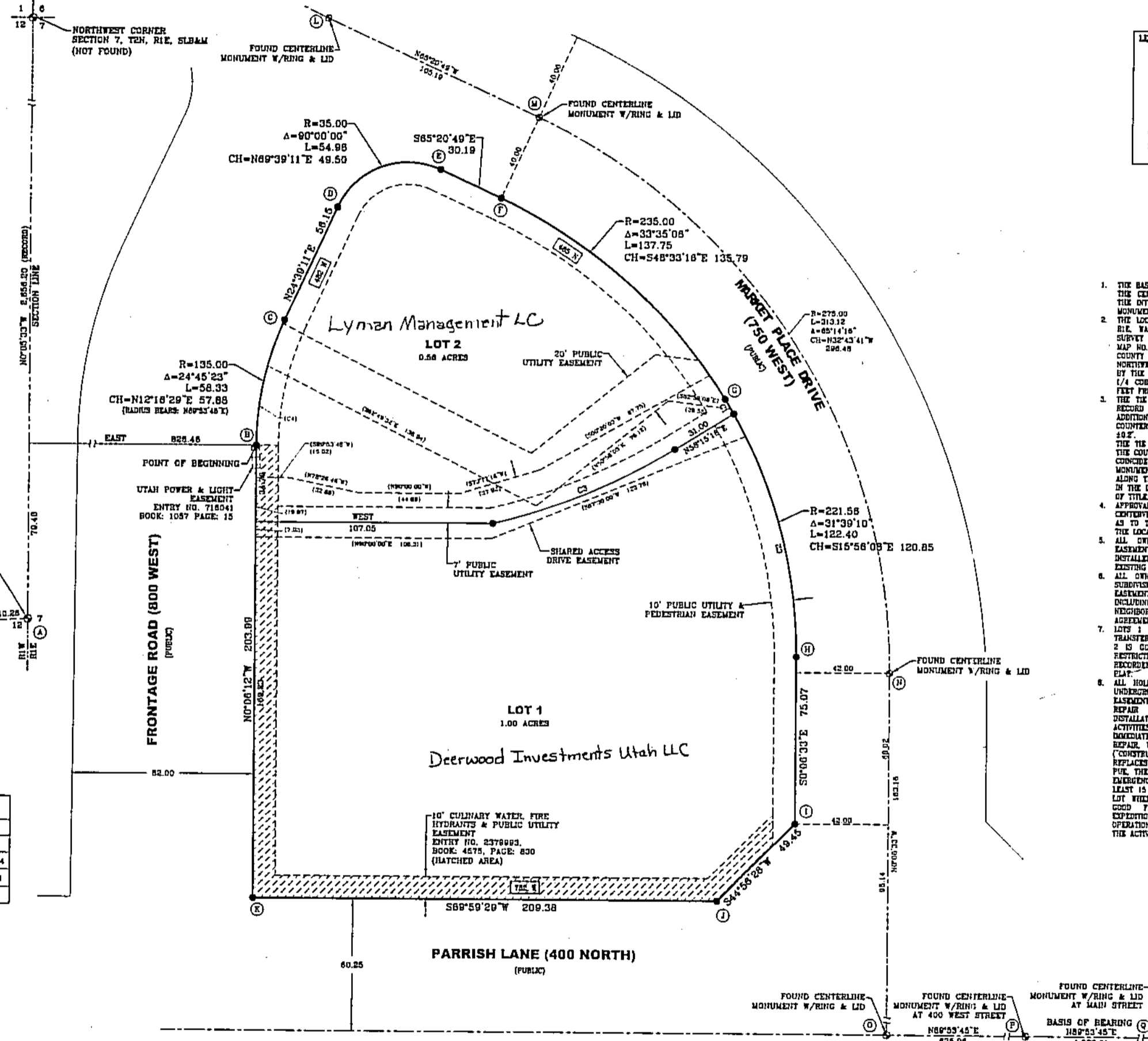
DEVELOPMENT: CENTERVILLE GATEWAY SUBDIVISION
CITY: CENTERVILLE LOTS: 1 & 2

238

02

DAVIS COUNTY COORDINATES	
NORTHING	EASTING
A	131888.19
B	131967.57
C	132024.23
D	132075.28
E	132092.47
F	132079.55
G	131990.00
H	131873.79
I	131798.72
J	131783.72
K	131783.59
L	132190.11
M	132116.23
N	131998.52
O	131703.66
P	131704.80
Q	131705.11

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	221.58	17°58'12"	7.88	327°45'09"E 7.88
C2	221.58	27°39'57"	114.72	214°58'32"E 113.44
C3	281.00	18°09'11"	89.03	187°19'53"E 88.88
C4	135.00	15°21'47"	35.20	97°39'42"E 35.00



- NOTES**
- THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 45° 15' 00" ALONG THE CENTERLINE OF PARRISH LANE FROM THE MONUMENT AT THE INTERSECTION OF PARRISH LANE AND 400 WEST AND THE MONUMENT AT PARRISH LANE AND MAIN STREET.
 - THE LOCATION OF THE WEST 1/4 CORNER OF SECTION 7, T2N, R1E WAS CALCULATED FROM THE TIES SHOWN ON AN ALTA SURVEY PREPARED BY BEN ENGLISH DATED 02/02/1984, MAP NO. 2728 AND ONE OF THE FOUND TIES FROM THE DAVIS COUNTY BOOKS. THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SAID SECTION 7 HAVE BEEN IDENTIFIED BY THE CONSTRUCTION OF THE LIGHT BULL TRACKS. THE SOUTH 1/4 CORNER OF SAID SECTION 7 BEARS 54°51'47" S, 712.22 FEET FROM SAID WEST 1/4 CORNER.
 - THE TIE TO THE POINT OF BEGINNING AS CONTAINED IN THE RECORD DEED USES MULTIPLE COURSES AND DISTANCES. IN ADDITION, THE COURSES IN THE RECORD DEED RUN IN A COUNTER CLOCKWISE DIRECTION AND HAS A CLOSURE ERROR OF 48.2". FOR THE SURVEYING AND PLATING OF THIS PLAT, THE TIE TO THE POINT OF BEGINNING AND THE DIRECTION OF THE COURSES HAVE BEEN MODIFIED FROM THE RECORD DEED TO CONFORM WITH INDUSTRY STANDARDS. BASED UPON FOUND MONUMENTS THE CLOSURE ERROR WAS ISOLATED TO THE CALL ALONG THE FRONTAGE ROAD. THE CALL FOR THE RECORD DEED IN THE LEGAL DESCRIPTION PROVIDES CONTINUITY IN THE CHAIN OF TIE.
 - APPROVAL OF THE SMALL SUBDIVISION WATER PLAN BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUND WATER TABLES.
 - ALL OWNERS SHALL BE REQUIRED TO PROVIDE UTILITY EASEMENTS FOR ALL AS-BUILT UTILITIES AFTER UTILITIES ARE INSTALLED IF THEY DO NOT LIE WITHIN THE BOUNDARIES OF AN EXISTING EASEL.
 - ALL OWNERS, USES, LOTS AND DEVELOPMENT WITHIN THE SUBDIVISION SHALL BE SUBJECT TO ALL AGREEMENTS, EASEMENTS AND RESTRICTIONS GOVERNING THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE PARRISH LANE GATEWAY NEIGHBORHOOD DEVELOPMENT PLAN, AS AMENDED, AND THE AGREEMENT FOR DISPOSITION OF LAND, AS AMENDED, AND THE LOTS 1 AND 2 ARE ENCLOSED BY, AND ALL OWNERSHIP, TRANSFER, DEVELOPMENT, USE AND OCCUPANCY OF LOTS 1 AND 2 IS GOVERNED BY, THE DETAILED LIST OF EASEMENTS AND RESTRICTIONS TO BE RECORDED WITH THE DAVIS COUNTY RECORDS IMMEDIATELY FOLLOWING THE RECORDING OF THIS PLAT.
 - ALL HOLDERS OF THE NON-EXCLUSIVE RIGHTS-OF-WAY AND UNDERGROUND EASEMENTS IN AND TO THE PUBLIC UTILITY EASEMENTS (TIES) SHOWN ON THIS SUBDIVISION PLAN MUST REPAIR ANY DAMAGE TO THE PUE CAUSED BY THEIR INSTALLATION, MAINTENANCE, REPAIR, USE, AND REPLACEMENT ACTIVITIES TO SUBSTANTIALLY THE SAME CONDITION AS EXISTED IMMEDIATELY PRIOR TO SUCH INSTALLATION, MAINTENANCE, REPAIR, USE AND REPLACEMENT ACTIVITIES. EVERY PARTY (CONSTRUCTING PARTY) CONSTRUCTING, REPAIRING, MAINTAINING OR REPLACING ANY UTILITY LINES OR UTILITY FACILITIES WITHIN THE PUE, THE CONSTRUCTING PARTY SHALL (a) EXCEPT IN CASES OF EMERGENCY WHEN NO NOTICE WILL BE REQUIRED, GIVE AT LEAST 15 DAYS FROM NOTICE TO THE OWNER OF THE LOT WHERE THE ACTIVITIES WILL TAKE PLACE, AND (b) USE GOOD FAITH EFFORTS TO PERFORM SUCH ACTIVITIES EXPEDITIOUSLY AS POSSIBLE AND MINIMIZE THE DISRUPTION OF OPERATIONS CAUSED BY THESE ACTIVITIES ON THE LOT WHERE THE ACTIVITIES WILL TAKE PLACE.

LEI
An Utah S Corporation
**ENGINEERS
SURVEYORS
PLANNERS**

3302 N. Main Street
Spaulden Park, UT 84060
Phone: 801.798.0888
Fax: 801.798.9383
office@lei-eng.com
www.lei-eng.com

NW 1/4 SEC. 7, T 2N, R 1E
SW 1/4 SEC. 7, T 2N, R 1E
S.L.M. DAVIS COUNTY, UTAH

FILE #5563
R-08-10-15