

02-242

DUNCAN HILL SUBDIVISION AMENDED

ALL OF LOT 3, DUNCAN HILL SUBDIVISION, AND AN ADDITIONAL PARCEL
 LOCATED IN THE NW 1/4 OF SEC. 8, T.2N., R.1E., S.L.B.&M.
 CENTERVILLE CITY, DAVIS COUNTY, UTAH

Ensign Construction And Development LLC
 Owns All Lots Not Marked

PREFIX

02-242

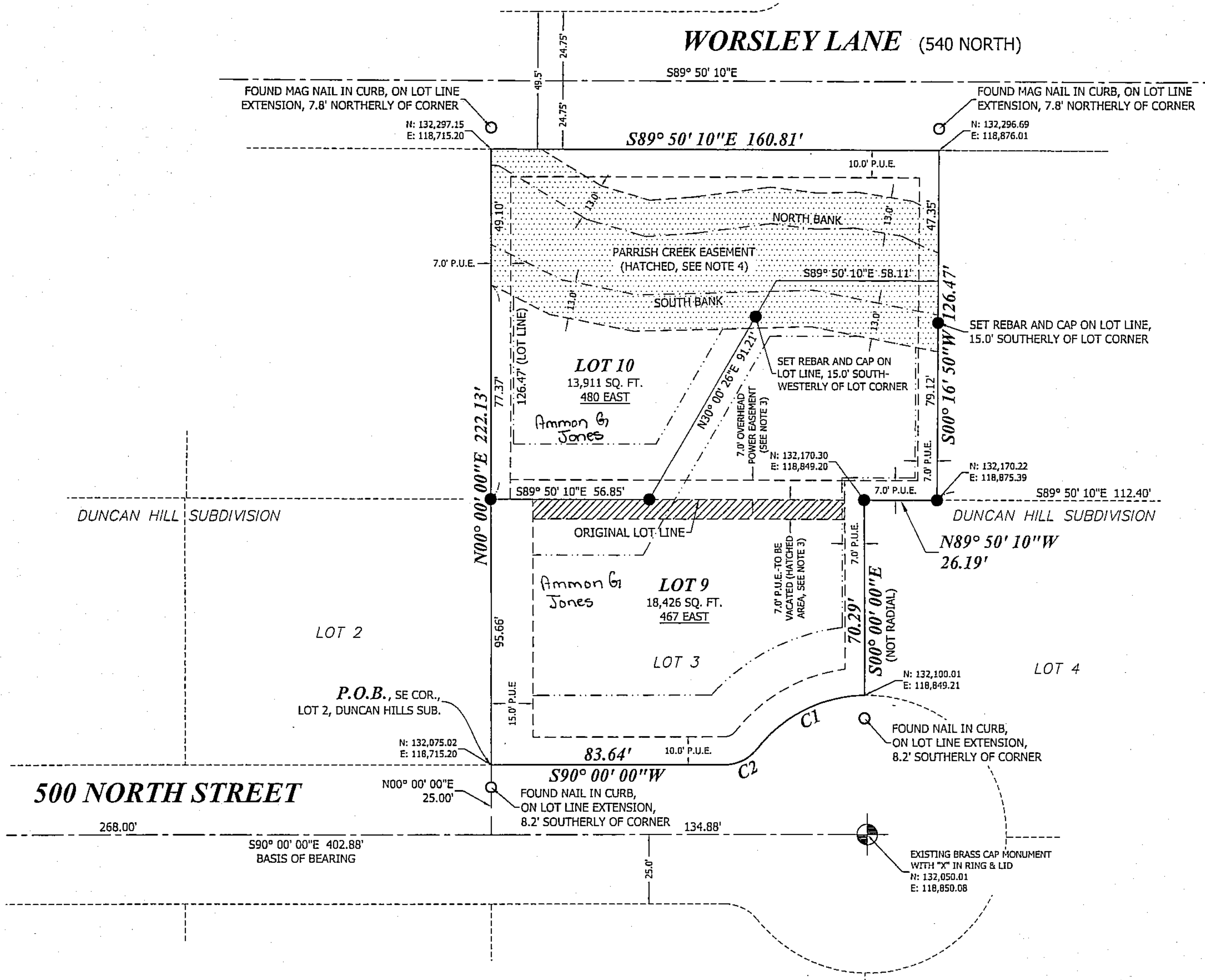
LAST #

0010



SCALE:

1" = 30'



DEVELOPMENT: DUNCAN HILL SUBDIVISION AMENDED
 CITY: CENTERVILLE LOTS: 9 & 10

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	44.53'	50.00'	051°01'36"	S 63°29'35" W	43.07'
C2	13.62'	15.00'	052°01'12"	S 63°59'24" W	13.16'

LEGEND	
SUBDIVISION LINE	—————
LOT LINE	—————
ADJACENT PROPERTY	- - - - -
PUBLIC UTILITY EASEMENT	—————
ROAD CENTERLINE	—————
SECTION LINE	—————
TIE TO MONUMENT	—————
BANK OF CREEK	—————
SET 5/8" X 24" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND LOT CORNER MARKER (AS NOTED)	○

- NOTES**
- ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYOR DATUM.
 - APPROVAL OF THIS SUBDIVISION PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF THE SUB-SL SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLE.
 - AN EXISTING 7.0-FOOT PUBLIC UTILITY EASEMENT RUNNING THROUGH THE PARCEL, ALONG THE NORTH LINE OF LOT 3, DUNCAN HILL SUBDIVISION, IS VACATED UPON RECORDING THIS PLAT, AND A 7.0-FOOT EASEMENT EXCLL FOR OVERHEAD POWER LINES AND THEIR ACCESSORIES WILL REPLACE IT, SHOWN.
 - A NO-BUILD AREA EXISTS BETWEEN TWO LINES EXTENDING 13.0 FEET PERPENDICULARLY FROM BOTH BANKS OF PARRISH CREEK, AS SHOWN. SA NO-BUILD AREA SERVES AS THE NORTHERN LIMIT OF THE BUILDING AREA LOTS, AS SHOWN. THERE IS NO BUILDABLE AREA NORTH OF PARRISH CREEK.
 - BOTH LOTS SHALL HAVE A 25.0-FOOT FRONT YARD SETBACK, 8.0-FOOT SIDE SETBACKS, AND 20.0-FOOT REAR YARD SETBACK, AS SHOWN.
 - A DAVIS COUNTY PERMIT IS REQUIRED FOR ANY DEVELOPMENT WITHIN 5 OF THE DRAINAGE CHANNEL (PARRISH CREEK).

H&A Entellus
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 PROJECT #1186901
 10/31/2016 JRC
 01/09/2017 JRC

NW 1/4 OF SEC. 8, T.2N., R.1E
 S.L.M. DAVIS COUNTY, UTAH
 ALL OF LOT 3, DUNCAN HILL
 SUBDIVISION
 (PART LOT 1 BLK E CENT. BC)
 FILE #5725
 R-01-17-17