

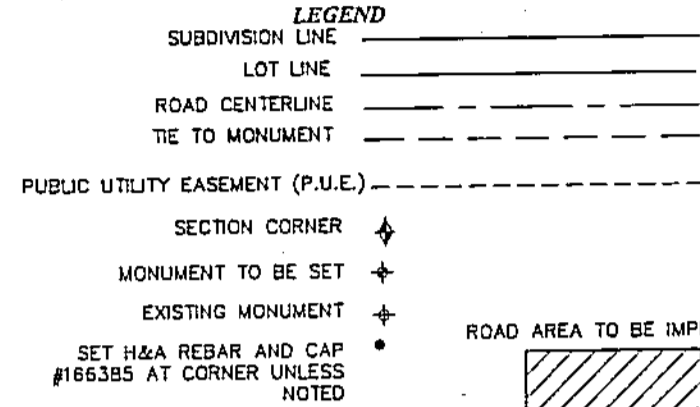
CHITOSE JOHNSON SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18
TOWNSHIP 2 NORTH, RANGE 1 EAST, S. L. B. & M.
CENTERVILLE CITY, DAVIS COUNTY, UTAH

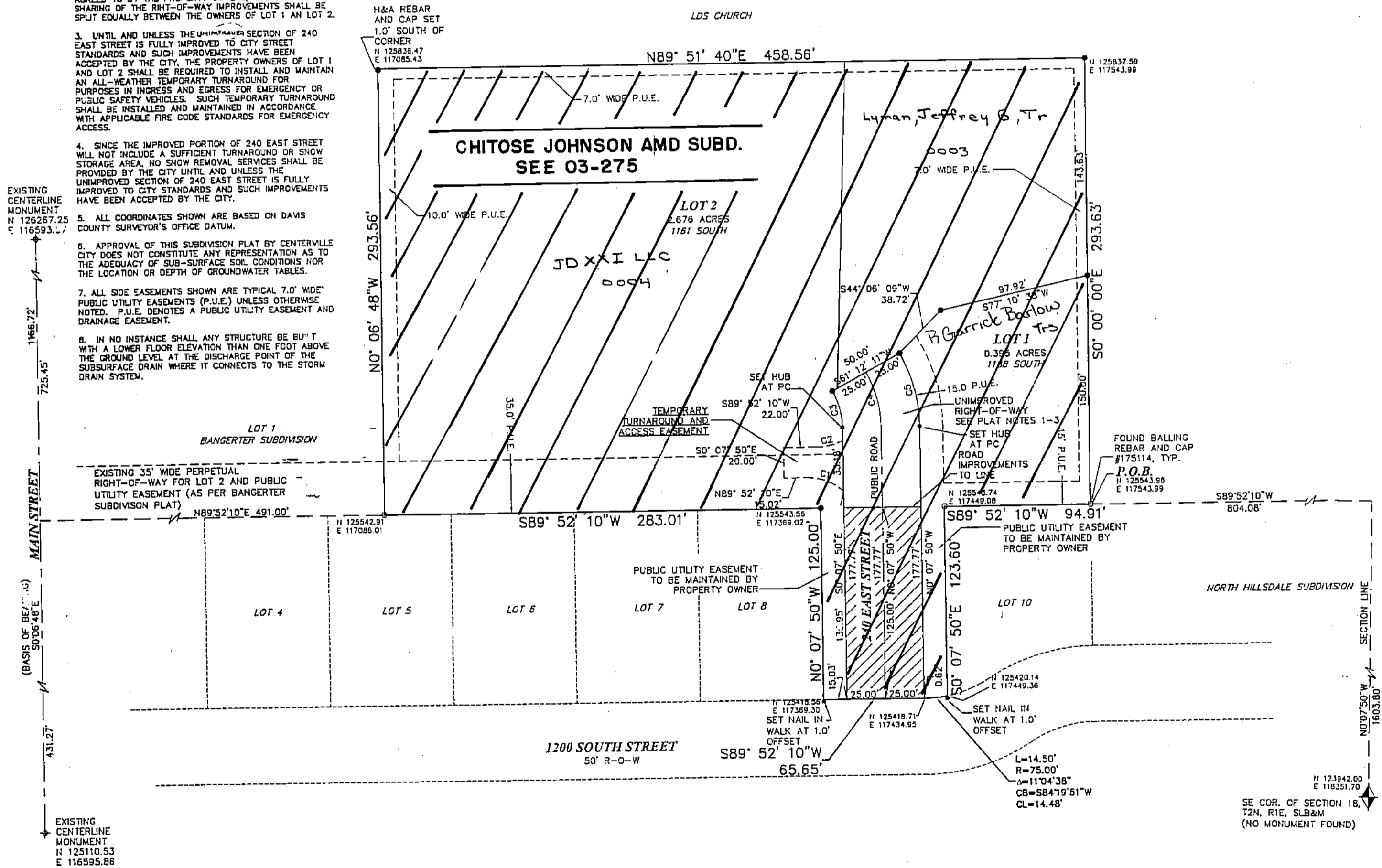
LOT 2 BANGERTER SUBDIVISION

GENERAL NOTES:

1. THIS PORTION OF 240 EAST STREET IS DEDICATED TO CENTERVILLE CITY AS A PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE OWNER'S DEDICATION PROVIDED WITH THE PLAT, BUT WILL NOT BE IMPROVED AS A PUBLIC RIGHT-OF-WAY AT THIS TIME. SUCH AREA SHALL BE DEEMED "UNIMPROVED" RIGHT-OF-WAY FOR PURPOSES OF UTAH CODE ANN. 10-9a-607, AS AMENDED, AND DOES NOT IMPOSE LIABILITY ON THE CITY TO CONSTRUCT OR MAINTAIN SUCH PUBLIC RIGHT-OF-WAY.
2. THE PROPERTY OWNERS OF LOT 1 AND LOT 2 SHALL BE RESPONSIBLE AND LIABLE TO CONSTRUCT AND INSTALL ALL FUTURE RIGHT-OF-WAY IMPROVEMENTS FOR THE UNIMPROVED SECTION OF 240 EAST STREET IN ACCORDANCE WITH THEN APPLICABLE CITY STANDARDS. SUCH IMPROVEMENTS SHALL BE INSTALLED BY THE PROPERTY OWNERS OF LOT 1 AND LOT 2 IF AND WHEN FURTHER DEVELOPMENT OCCURS WITHIN THE SUBDIVISION AND/OR UPON WRITTEN REQUEST AND DEMAND OF THE CITY WHICH OCCURS FIRST. UNLESS OTHERWISE AGREED TO BY THE PROPERTY OWNERS, THE COST SHARING OF THE RIGHT-OF-WAY IMPROVEMENTS SHALL BE SPLIT EQUALLY BETWEEN THE OWNERS OF LOT 1 AND LOT 2.
3. UNTIL AND UNLESS THE UNIMPROVED SECTION OF 240 EAST STREET IS FULLY IMPROVED TO CITY STREET STANDARDS AND SUCH IMPROVEMENTS HAVE BEEN ACCEPTED BY THE CITY, THE PROPERTY OWNERS OF LOT 1 AND LOT 2 SHALL BE REQUIRED TO INSTALL AND MAINTAIN AN ALL-WEATHER TEMPORARY TURNAROUND FOR PURPOSES IN INGRESS AND EGRESS FOR EMERGENCY OR PUBLIC SAFETY VEHICLES. SUCH TEMPORARY TURNAROUND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH APPLICABLE FIRE CODE STANDARDS FOR EMERGENCY ACCESS.
4. SINCE THE IMPROVED PORTION OF 240 EAST STREET WILL NOT INCLUDE A SUFFICIENT TURNAROUND OR SNOW STORAGE AREA, NO SNOW REMOVAL SERVICES SHALL BE PROVIDED BY THE CITY UNTIL AND UNLESS THE UNIMPROVED SECTION OF 240 EAST STREET IS FULLY IMPROVED TO CITY STANDARDS AND SUCH IMPROVEMENTS HAVE BEEN ACCEPTED BY THE CITY.
5. ALL COORDINATES SHOWN ARE BASED ON DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
6. APPROVAL OF THIS SUBDIVISION PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
7. ALL SIDE EASEMENTS SHOWN ARE TYPICAL 7.0' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED. P.U.E. DENOTES A PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT.
8. IN NO INSTANCE SHALL ANY STRUCTURE BE BUILT WITH A LOWER FLOOR ELEVATION THAN ONE FOOT ABOVE THE GROUND LEVEL AT THE DISCHARGE POINT OF THE SUBSURFACE DRAIN WHERE IT CONNECTS TO THE STORM DRAIN SYSTEM.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	25.74	35.00	42°08'32"	S69° 03' 34"E	25.17
C2	17.18	35.00	28°07'37"	S75° 48' 21"W	17.01
C3	25.02	50.00	28°39'59"	S14° 27' 50"E	24.76
C4	37.52	75.00	28°39'59"	N14° 27' 50"W	37.13
C5	50.03	100.00	28°39'59"	N14° 27' 50"W	49.51



PREFIX 17
03-258
LAST #
0004

SCALE:
1" = 60'

DEVELOPMENT: CHITOSE JOHNSON SUBDIVISION
CITY: CENTERVILLE
LOTS: 1 THRU 2

SB 1/4 SEC. 18, T2N R 1E
S.L.M. DAVIS COUNTY, UTAH
ALL OF LOT 2 BANGERTER SUBDIVISION
FILE #5326
R-09-17-13

H & A HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2238 Phone, (801) 298-5983 Fax

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