

# LEGACY CROSSING AT PARRISH LANE LOT 4 AMENDED

AMENDING LOT 4 OF LEGACY CROSSING AT PARRISH LANE  
 LOCATED IN THE SOUTHEAST QUARTER  
 OF SECTION 12  
 TOWNSHIP 2 NORTH, RANGE 1 WEST  
 SALT LAKE BASE AND MERIDIAN  
 CENTERVILLE CITY, DAVIS COUNTY, UTAH

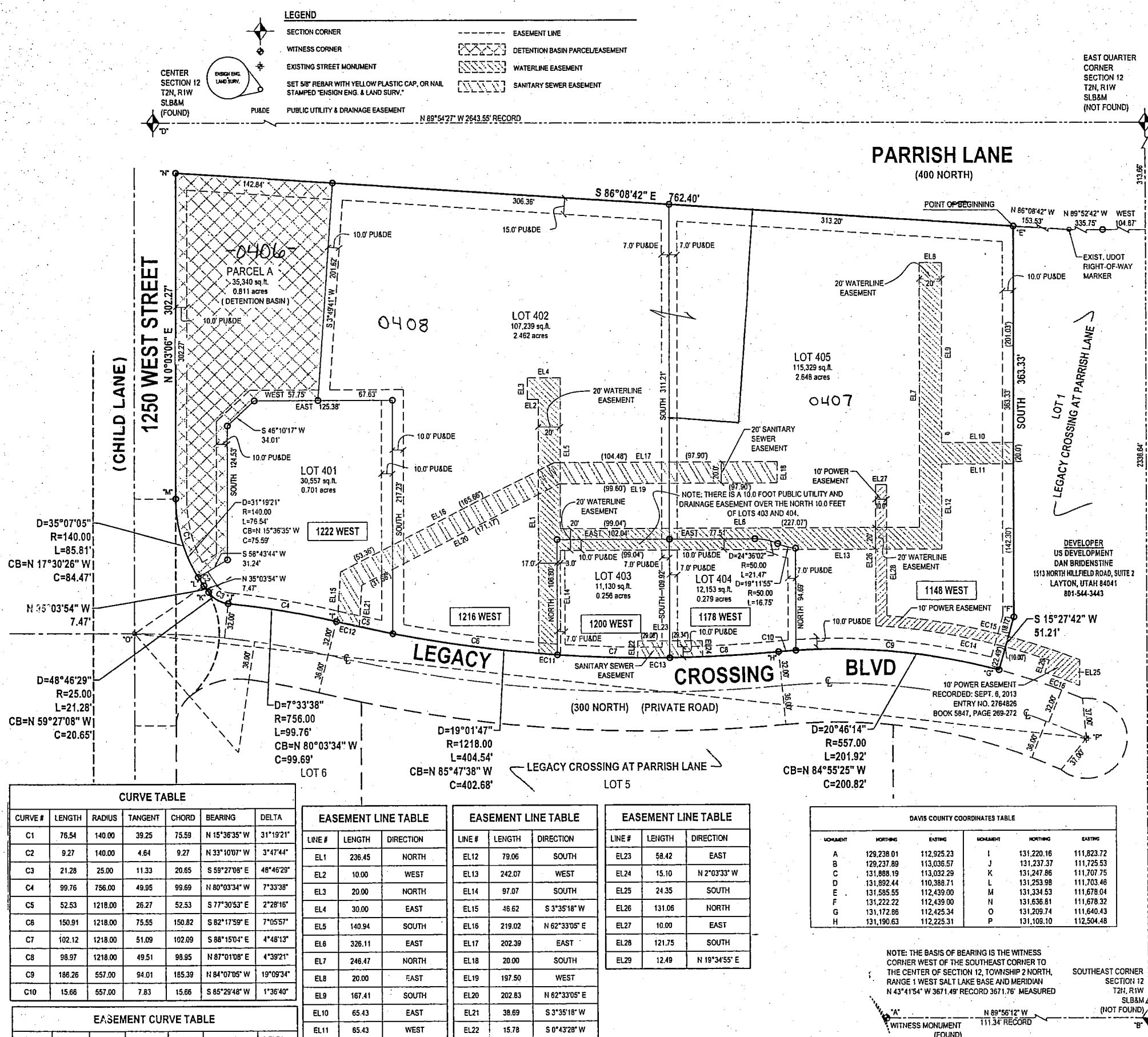
PREFIX 18

06-368

LAST #  
0408



SCALE:  
1" = 100'



CURVE #	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	76.54	140.00	39.25	75.59	N 15°36'35" W	31°19'21"
C2	9.27	140.00	4.84	9.27	N 33°10'07" W	3°47'44"
C3	21.28	25.00	11.33	20.65	S 59°27'08" E	48°46'29"
C4	99.76	756.00	49.95	99.89	N 80°03'34" W	7°33'38"
C5	52.53	1218.00	26.27	52.53	S 77°30'52" E	2°28'10"
C6	150.91	1218.00	75.55	150.82	S 82°17'59" E	7°05'57"
C7	102.12	1218.00	51.09	102.09	S 88°15'04" E	4°48'13"
C8	98.97	1218.00	49.51	98.95	N 87°01'08" E	4°39'21"
C9	186.26	557.00	94.01	185.39	N 84°09'05" W	19°09'34"
C10	15.66	557.00	7.83	15.66	S 85°29'48" W	1°38'40"

CURVE #	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
EC11	20.06	1218.00	10.03	20.06	S 85°31'08" E	0°56'37"
EC12	20.28	1218.00	10.14	20.28	S 78°48'19" E	0°57'15"
EC13	59.18	1218.00	29.59	59.17	N 78°19'55" E	2°47'01"
EC14	161.11	579.49	81.08	160.89	N 78°22'51" W	15°55'47"
EC15	180.27	589.49	90.84	179.57	S 76°40'29" E	17°31'11"
EC16	33.84	567.00	16.97	33.93	N 68°42'12" W	3°25'45"

LINE #	LENGTH	DIRECTION
EL1	236.45	NORTH
EL2	10.00	WEST
EL3	20.00	NORTH
EL4	30.00	EAST
EL5	140.94	SOUTH
EL6	326.11	EAST
EL7	246.47	NORTH
EL8	20.00	EAST
EL9	187.41	SOUTH
EL10	65.43	EAST
EL11	65.43	WEST

LINE #	LENGTH	DIRECTION
EL12	79.05	SOUTH
EL13	242.07	WEST
EL14	97.87	SOUTH
EL15	46.62	S 3°25'18" W
EL16	219.02	N 62°33'05" E
EL17	202.39	EAST
EL18	20.00	SOUTH
EL19	197.50	WEST
EL20	202.83	N 62°33'05" E
EL21	38.69	S 3°25'18" W
EL22	15.78	S 8°43'28" W

LINE #	LENGTH	DIRECTION
EL23	58.42	EAST
EL24	15.10	N 2°03'33" W
EL25	21.35	SOUTH
EL26	131.06	NORTH
EL27	10.00	EAST
EL28	121.75	SOUTH
EL29	12.49	N 10°34'55" E

MONUMENT	NORTHING	EASTING	MONUMENT	NORTHING	EASTING
A	129,238.01	112,252.23	I	131,220.16	111,823.72
B	129,237.89	112,026.57	J	131,237.37	111,725.53
C	131,888.19	113,032.29	K	131,247.86	111,707.75
D	131,892.44	110,388.71	L	131,253.98	111,703.46
E	131,585.55	112,439.00	M	131,234.63	111,678.04
F	131,222.22	112,439.00	N	131,836.81	111,678.32
G	131,172.86	112,425.24	O	131,209.74	111,640.43
H	131,190.63	112,252.21	P	131,109.10	112,504.48

NOTE: THE BASIS OF BEARING IS THE WITNESS CORNER WEST OF THE SOUTHEAST CORNER TO THE CENTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN N 43°44'54" W 3671.48' RECORD 3671.76' MEASURED

LOT	OWNER	PID
401	Hem Holdings LLC	0401
402+part 405	Parrish Crossing LLC	408
403	Jensnt Legacy LLC	0403
404	Teton Office Ventures LLC	0404
part 405	Legacy Office Building LLC	0407
Parcel A	Legacy Crossing Owners Assoc Inc	0406

- GENERAL NOTES:**
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE LABELED (PUDE) AND ARE 10' UNLESS OTHERWISE NOTED HEREON.
  - UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT RIGHTS RESERVED IN THIS PLAN AND AS MANY NECESSARY OR CONVENIENT PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE. THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. ON ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITY WITH FACILITIES IN THE P.U.E.
  - APPROVAL OF THIS PLAN BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ACCURACY OF SUBSURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUND WATER. THE DEVELOPER IS TO FOLLOW THE RECOMMENDATIONS OF THEIR SOIL ENGINEER AND THE CITY ENGINEER.
  - NO SUB-GRADE BASEMENT/SHARABLE SPACE SHALL BE ALLOWED TO BE BUILT IN THIS DEVELOPMENT.
  - THE PROPERTY OWNER AND DEVELOPER SHALL BE RESPONSIBLE TO MAINTAIN, BRIGATE, PROVIDE IRRIGATION WATER AND MOW THE DETENTION BASIN AREAS AND DRAINAGEWAYS. THE CITY WILL PROVIDE SOIL REMOVAL AND CLEANING OF THE DETENTION BASINS AND WATERWAYS AFTER MAJOR STORM EVENTS THAT EQUAL OR EXCEED A 100 YEAR STORM. ON SITE STORM DRAINAGE SHALL BE DESIGNED AND MAINTAINED BY THE PROPERTY OWNER.
  - THE DETENTION BASIN EASEMENTS SHOWN AS PARCEL A IS FOR THE PURPOSES OF THE ENTIRE DEVELOPMENT AND SHALL BE MAINTAINED AS SUCH. HOWEVER, THE CONFIGURATION, LOCATION AND DIMENSIONS OF THE PLOTS CAN BE CHANGED BY FUTURE DEVELOPMENTS AS LONG AS THE STORAGE CAPACITY IS NOT ALTERED AND THAT THE PERFORMANCE IS MAINTAINED.
  - SUBJECT TO THOSE SPECIFIC WATERLINE AND STORM DRAIN EASEMENTS IN FAVOR OF CENTERVILLE CITY AS RECORDED WITH THE COUNTY.
  - ALL PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT AS RECORDED AGAINST THE PROPERTY.
  - ALL PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THAT CERTAIN RECIPROCAL PARKING AND CROSS-ACCESS EASEMENT AGREEMENT AS RECORDED AGAINST THE PROPERTY.
  - ALL PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THAT CERTAIN COVENANTS AND RESTRICTIONS AS RECORDED AGAINST THE PROPERTY.
  - PARCEL A, DETENTION BASIN IS RESERVED AND RETAINED AS A DETENTION BASIN FACILITY TO SERVE THE LEGACY CROSSING SUBDIVISION AND IS HEREBY SUBJECT TO A PERPETUAL EASEMENT FOR DETENTION BASIN FACILITIES AND IMPROVEMENTS.
  - PARCEL A, DETENTION BASIN IS HEREBY DESIGNATED AS COMMON AREA AND SHALL BE OWNED AND MAINTAINED PERPETUALLY BY THE LEGACY CROSSING OWNERS ASSOCIATION, INC. AS A DETENTION BASIN FACILITY IN ACCORDANCE WITH THOSE CERTAIN DECLARATION OF COVENANTS, COVENANTS AND RESTRICTIONS FOR THE LEGACY CROSSING AT PARRISH LANE DATED OCTOBER 20, 2010. PARCEL A, DETENTION BASIN IS PROHIBITED FROM BEING FURTHER DEVELOPED OR SUBDIVIDED.
  - THE OWNERS AND DEVELOPERS OF LOTS IN THE LEGACY CROSSING AT PARRISH LANE SUBDIVISION SHALL BE INDIVIDUALLY AND COLLECTIVELY APPROVED AS MEMBER PARTICIPANTS AS DESCRIBED IN THAT CERTAIN DEVELOPMENT AGREEMENT WHICH IS RECORDED AGAINST THE PROPERTY. OTHER IMPROVEMENTS, SOME OF WHICH MAY BE OFFSITE AS LISTED IN SAID DEVELOPMENT AGREEMENT, MAY BE THE RESULT OF THE OWNERS AND DEVELOPERS OF LOTS WITHIN THIS LEGACY CROSSING AT PARRISH LANE LOT 4 AMENDED SUBDIVISION AND WILL BE TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF LOTS WITHIN THE LEGACY CROSSING AT PARRISH LANE LOT 4 AMENDED SUBDIVISION AND WILL BE TO BE INSTALLED AND MAINTAINED BY THE OWNERS OF LOTS WITHIN THE LEGACY CROSSING AT PARRISH LANE LOT 4 AMENDED SUBDIVISION OR COLLECTIVELY, IN ACCORDANCE WITH APPLICABLE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT AND CENTERVILLE CITY ORDINANCES.
  - THE OWNERS AND DEVELOPERS OF LOTS IN THE LEGACY CROSSING AT PARRISH LANE SUBDIVISION PAID VARIOUS FEES TO THE CITY BUT DID NOT PAY FEES FOR LOTS WITHIN THIS LEGACY CROSSING AT PARRISH LANE LOT 4 AMENDED SUBDIVISION. THE OWNERS AND DEVELOPERS OF THE LOTS WITHIN THIS LEGACY CROSSING AT PARRISH LANE LOT 4 AMENDED SUBDIVISION SHALL PAY THE CITY THE FEES AND OTHER FEES BEFORE THEY ARE APPROVED FOR DEVELOPMENT EITHER INDIVIDUALLY OR COLLECTIVELY.
  - ALL LOTS ARE LOCATED IN THE C-2 ZONE IN CENTERVILLE CITY, UTAH.
  - THE OWNER SHALL BE SUBJECT TO PROVIDE UTILITY EASEMENTS FOR ALL AS-BUILT UTILITIES AFTER THE UTILITIES ARE INSTALLED, IF THEY DO NOT LIE WITHIN THE BOUNDARIES OF AN EXISTING P.U.E.
  - PROPERTY CORNERS OF THE LOTS ARE TO BE SET WITH A REBAR AND CAP, EXCEPT FOR THOSE CORNERS ALONG THE SOUTHWEST CORNER OF LEGACY CROSSING AND PARCEL A.
  - THE LOTS ON THIS AMENDED PLAN ARE SUBJECT TO THE TERMS AND CONDITIONS IN THE DECLARATION OF PARKING AND CROSS-ACCESS EASEMENT AND OTHER AGREEMENTS AND RESTRICTIONS AFFECTING LAND RECORDED OCTOBER 20, 2010 AS ENTRY NO. 286121 IN BOOK 541 AT PAGE 181 AND ALSO THE FIRST AMENDMENT TO DECLARATION OF PARKING AND CROSS-ACCESS EASEMENT AND OTHER AGREEMENTS AND RESTRICTIONS AFFECTING LAND RECORDED OCTOBER 2, 2012 AS ENTRY NO. 286120 IN BOOK 541 AT PAGE 178.
  - THE LOTS ON THIS AMENDED PLAN ARE SUBJECT TO THE PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 20, 2010 AS ENTRY NO. 286122 IN BOOK 541 AT PAGE 181.

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**DEVELOPMENT: LEGACY CROSSING AT PARRISH LANE LOT 4 AMENDED**  
**CENTERVILLE LOTS: 401 THRU 405 & PARCEL A**

**SB 1/4 SEC. 12, T 2N R 1W**  
**S.L.M. DAVIS COUNTY, UTAH**  
**AMENDING LOT 4**  
**LEGACY CROSSING AT PARRISH LANE**

FILE #5369  
R-02-04-14

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