

1872 NORTH MAIN SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31
TOWNSHIP 3 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH

ALSO PART OF LOTS 5 & 6 ROLLING HILLS ESTATES SUBDIVISION PLAT A

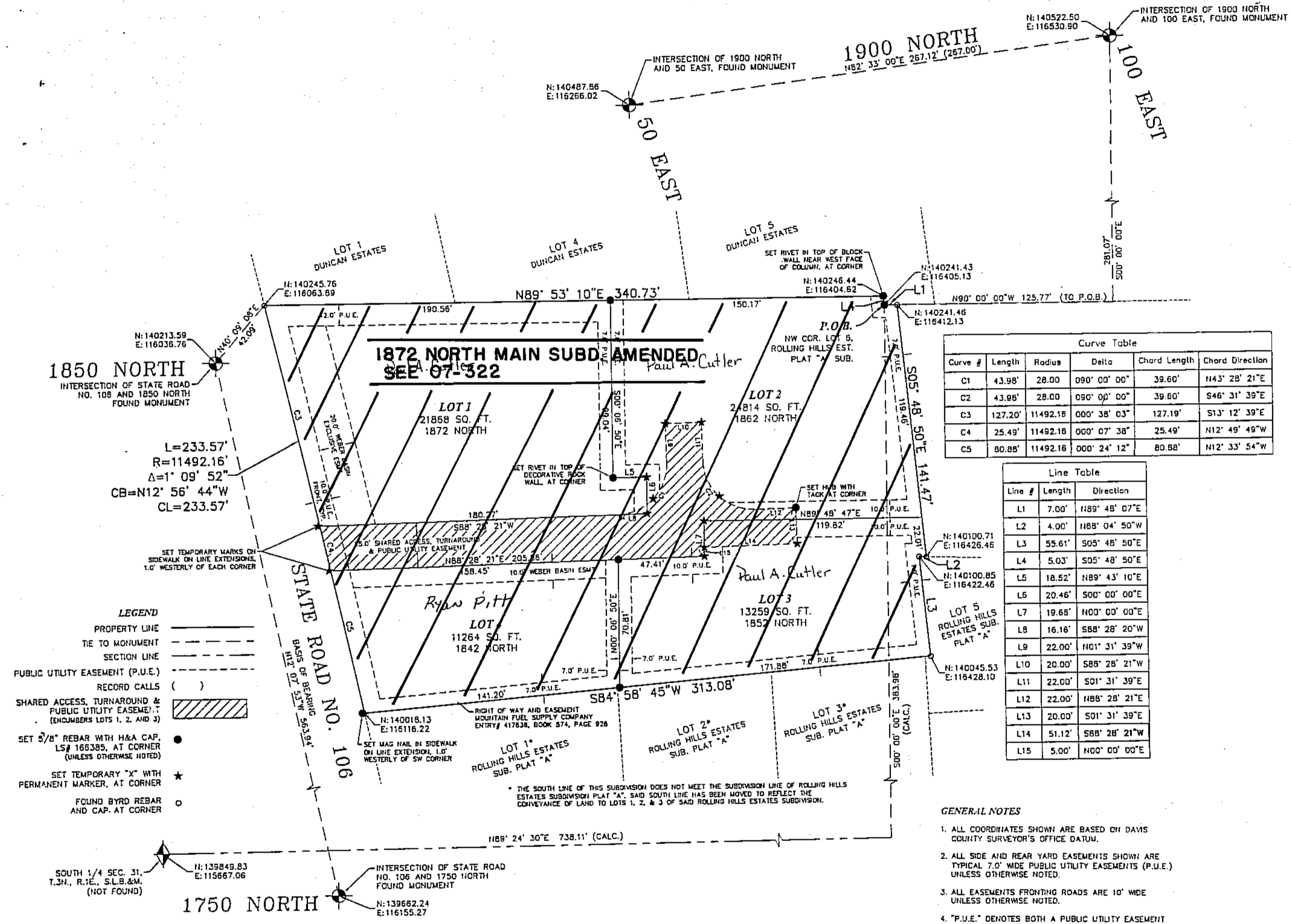
PREFIX 17
07-300
LAST #
0004



SCALE:
1" = 50'

DEVELOPMENT: 1872 NORTH MAIN SUBDIVISION
CITY: CENTERVILLE LOTS: 1 THRU 4

07 300



- LEGEND**
- PROPERTY LINE ———
 - TIE TO MONUMENT - - - - -
 - SECTION LINE - - - - -
 - PUBLIC UTILITY EASEMENT (P.U.E.) - - - - -
 - RECORD CALLS ()
 - SHARED ACCESS, TURNAROUND & PUBLIC UTILITY EASEMENT (ENCUMBERS LOTS 1, 2, AND 3) [Hatched Box]
 - SET 5/8" REBAR WITH H&A CAP, LS# 165385, AT CORNER (UNLESS OTHERWISE NOTED) ●
 - SET TEMPORARY "X" WITH PERMANENT MARKER, AT CORNER *
 - FOUND BYRD REBAR AND CAP, AT CORNER ○

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	43.98'	28.00'	090° 00' 00"	39.60'	N43° 28' 21"E
C2	43.98'	28.00'	090° 00' 00"	39.60'	S46° 31' 39"E
C3	127.20'	11492.16'	000° 38' 03"	127.19'	S13° 12' 39"E
C4	25.49'	11492.16'	000° 07' 38"	25.49'	N12° 49' 49"W
C5	80.88'	11492.16'	000° 24' 12"	80.88'	N12° 33' 54"W

Line #	Length	Direction
L1	7.00'	N89° 48' 07"E
L2	4.00'	N88° 04' 50"W
L3	55.61'	S05° 48' 50"E
L4	5.03'	S05° 48' 50"E
L5	18.52'	N89° 43' 10"E
L6	20.46'	S00° 00' 00"E
L7	19.68'	N00° 00' 00"E
L8	16.16'	S88° 28' 20"W
L9	22.00'	N01° 31' 39"E
L10	20.00'	S88° 28' 21"W
L11	22.00'	S01° 31' 39"E
L12	22.00'	N88° 28' 21"E
L13	20.00'	S01° 31' 39"E
L14	51.12'	S88° 28' 21"W
L15	5.00'	N00° 00' 00"E

- GENERAL NOTES**
- ALL COORDINATES SHOWN ARE BASED ON DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
 - ALL SIDE AND REAR YARD EASEMENTS SHOWN ARE TYPICAL 7.0' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
 - ALL EASEMENTS FRONTING ROADS ARE 10' WIDE UNLESS OTHERWISE NOTED.
 - "P.U.E." DENOTES BOTH A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT IN FAVOR OF CENTERVILLE CITY.
 - APPROVAL OF THIS DEVELOPMENT 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.
 - ALL P.U.E.'S DESIGNATED ON THIS PLAT ARE DEDICATED TO THE USE AND INSTALLATION OF PUBLIC UTILITIES IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF UTAH CODE ANTI. 54-3-27, AS AMENDED, REGARDING PUBLIC UTILITY EASEMENTS. NO PERMANENT STRUCTURES SHALL BE PLACED IN ANY P.U.E. AREA.
 - PERMITTED USE SITE PLAN IS REQUIRED FOR ALL LOTS IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CENTERVILLE CITY HILLSIDE OVERLAY ORDINANCE.
 - DRAINAGE BERMS ON THE WESTERLY SIDE OF BOTH LOT 2 AND LOT 3 MUST REMAIN IN PLACE AND SHALL BE MAINTAINED BY THEIR RESPECTIVE PROPERTY OWNERS.
 - UNLESS OTHERWISE AGREED, THE SHARED ACCESS AND TURNAROUND EASEMENT WILL BE MAINTAINED BY THE UNDERLYING PROPERTY OWNER.

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(801) 298-2238 Phone, (801) 298-5983 Fax
14-185 PLAT

SE 1/4 SEC. 31, T 3N, R 1E
S.L.M. DAVIS COUNTY, UTAH
PART OF LOTS 5 & 6 ROLLING
HILLS ESTATES SUBD. PLAT A
FILE #5413
R-07-10-14