
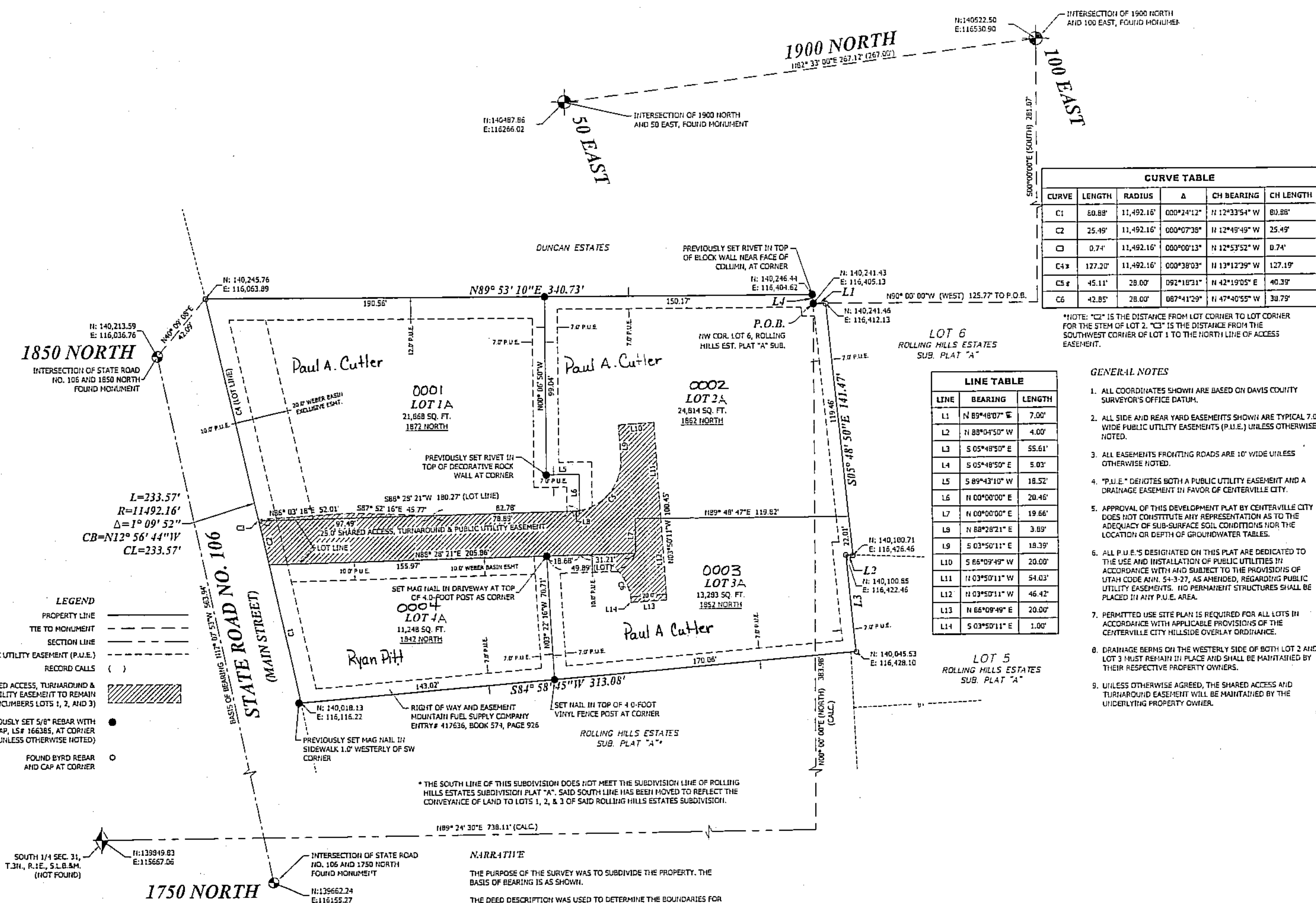


07 322

**1872 NORTH MAIN SUBDIVISION AMENDED**

ALSO PART OF LOTS 5 & 6 ROLLING HILLS ESTATES SUBDIVISION PLAT A AND ALL OF LOTS 1 THRU 4 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

PREFIX  
 07-322  
 LAST #  
 0004  
  
 SCALE:  
 1" = 50'



**CURVE TABLE**

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	50.88'	11,492.16'	000°24'12"	N 12°33'54" W	80.88'
C2	25.49'	11,492.16'	000°07'36"	N 12°49'49" W	25.49'
C3	0.74'	11,492.16'	000°00'13"	N 12°53'52" W	0.74'
C4*	127.20'	11,492.16'	000°38'03"	N 13°12'39" W	127.19'
C5*	45.11'	28.00'	092°18'31"	N 42°19'05" E	40.39'
C6	42.85'	28.00'	087°41'29"	N 47°40'55" W	30.79'

\*NOTE: "C2" IS THE DISTANCE FROM LOT CORNER TO LOT CORNER FOR THE STEM OF LOT 2. "C3" IS THE DISTANCE FROM THE SOUTHWEST CORNER OF LOT 1 TO THE NORTH LINE OF ACCESS EASEMENT.

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N 89°48'07" E	7.00'
L2	N 88°04'50" W	4.00'
L3	S 05°48'50" E	55.61'
L4	S 05°48'50" E	5.00'
L5	S 89°43'10" W	18.52'
L6	N 00°00'00" E	20.46'
L7	N 00°00'00" E	19.66'
L8	N 88°28'21" E	3.89'
L9	S 03°50'11" E	18.39'
L10	S 66°09'49" W	20.00'
L11	N 03°50'11" W	54.03'
L12	N 03°50'11" W	46.42'
L13	N 66°09'49" E	20.00'
L14	S 03°50'11" E	1.00'

- GENERAL NOTES**
1. ALL COORDINATES SHOWN ARE BASED ON DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
  2. ALL SIDE AND REAR YARD EASEMENTS SHOWN ARE TYPICAL 7.0' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
  3. ALL EASEMENTS FRONTING ROADS ARE 10' WIDE UNLESS OTHERWISE NOTED.
  4. "P.U.E." DESIGNATES BOTH A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT IN FAVOR OF CENTERVILLE CITY.
  5. APPROVAL OF THIS DEVELOPMENT PLAN 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.
  6. ALL P.U.E.'S DESIGNATED ON THIS PLAN ARE DEDICATED TO THE USE AND INSTALLATION OF PUBLIC UTILITIES IN ACCORDANCE WITH AND SUBJECT TO THE PROVISIONS OF UTAH CODE ANN. 54-3-27, AS AMENDED, REGARDING PUBLIC UTILITY EASEMENTS. NO PERMANENT STRUCTURES SHALL BE PLACED IN ANY P.U.E. AREA.
  7. PERMITTED USE SITE PLAN IS REQUIRED FOR ALL LOTS IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CENTERVILLE CITY HILLSIDE OVERLAY ORDINANCE.
  8. 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.
  9. UNLESS OTHERWISE AGREED, THE SHARED ACCESS AND TURNAROUND EASEMENT WILL BE MAINTAINED BY THE UNDERLYING PROPERTY OWNER.

- LEGEND**
- PROPERTY LINE
  - TIE TO MONUMENT
  - SECTION LINE
  - PUBLIC UTILITY EASEMENT (P.U.E.)
  - RECORD CALLS
  - SHARED ACCESS, TURNAROUND & PUBLIC UTILITY EASEMENT TO REMAIN (ENCUMBERS LOTS 1, 2, AND 3)
  - PREVIOUSLY SET 5/8" REBAR WITH 1/8" CAP, L.S.# 166286, AT CORNER (UNLESS OTHERWISE NOTED)
  - FOUND BYRD REBAR AND CAP AT CORNER

\*THE SOUTH LINE OF THIS SUBDIVISION DOES NOT MEET THE SUBDIVISION LINE OF ROLLING HILLS ESTATES SUBDIVISION PLAT "A". SAID SOUTH LINE HAS BEEN MOVED TO REFLECT THE CONVEYANCE OF LAND TO LOTS 1, 2, & 3 OF SAID ROLLING HILLS ESTATES SUBDIVISION.

**NARRATIVE**  
 THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE THE PROPERTY. THE BASIS OF BEARING IS AS SHOWN.  
 THE DEED DESCRIPTION WAS USED TO DETERMINE THE BOUNDARIES FOR THE WHOLE PARCEL. IT IS BOUNDED ON THE NORTH BY THE DUNCAN ESTATES SUBDIVISION AND ON THE EAST BY THE ROLLING HILLS ESTATES SUBDIVISION PLAT "A". THE SOUTH LINE MATCHES A SERIES OF CONVEYANCES TO LOTS 3, 4, & 5 OF SAID ROLLING HILLS SUBDIVISION.  
 OUR CONCLUSION MATCHES A SURVEY PERFORMED BY DAVID BYRD IN 2003, SURVEY #004208, AND WE FOUND SEVERAL OF HIS PROPERTY MARKERS AT CORNERS, AS SHOWN.

**HA Entellus**  
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 05 JAN 2017 JH  
 01 FEB 2017 JAC  
 27 MAR 2017 JH

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

SB 1/4 OF SEC. 31, T. 3N., R. 1E., S.L.B.M. DAVIS COUNTY, UTAH ROLLING HILLS ESTATES SUBDIVISION PLAT A & ALL OF LOTS 1-4, 1872 NORTH MAIN SUBDIVISION