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Lexington Park Subdivision Phase 2

Being a Part of the Southwest Quarter of Section 31, T.3N., R.1E., S.L.B. & M. Centerville City, Davis County, Utah

City Council Approval

Presented to the City Council of Centerville, Utah, this day of MARCH, 1997 at which time this subdivision was approved and accepted.

City Recorder Attest: *[Signature]*

Mayor: *[Signature]*



Scale: 1" = 40'
February, 1997

Consent to Dedicate

Know all men by these presents that the undersigned trustee and beneficiary under that certain deed of trust encumbering the tract of land described hereon, which deed of trust dated October 26, 1996 and recorded in the official records of Davis County, Utah, on January 3, 1997 as Entry No. 1297017, Book 2061, Page 1320, do hereby consent to the dedication for the perpetual use of the public of all portions of the tract of land shown on this plot of Lexington Park Subdivision Phase 2 as being dedicated for public use, and do hereby subordinate its interest in and to the land included within such public streets and easements to the public use forever.

[Signature]
RIGBY FAMILY LIMITED PARTNERSHIP,
a Utah Limited Partnership

SEYMOUR D. RIGBY, General Partner

Narrative

PURPOSE OF SURVEY:
To provide a subdivision of Lots.

BASIS OF ESTABLISHMENT:
Our survey instrument was set on the existing brass monument on the centerline of the frontage road by the Northwest Corner of Green Fields Planned Unit Development AMD #1 and the existing brass monument to the South near the Southwest Corner of said Green Fields Phase 1 as a basis of bearing. From this point all corners were radially located. Meter and surveyor's tape were set on the rear corners and notice area to be set in the walk on a one foot offset.

FOUND MONUMENTS:
The brass monuments on the centerline of the frontage road west of Green Fields AMD #1 were found.

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

Partnership Acknowledgement

On the 21st day of February, 1997, there personally appeared before me, SEYMOUR D. RIGBY, who being duly sworn did acknowledge to me that he is the General Partner of RIGBY FAMILY LIMITED PARTNERSHIP, a Utah Limited Partnership, and acknowledged to me that the foregoing instrument was signed on behalf of said family limited partnership and acknowledged to me that said family limited partnership executed the same.

Notary Public: *[Signature]* Notary Public, State of Utah

Residence: 1210 S 200 E #330 Salt Lake City, UT 84111

My Commission Expires: Aug 25, 1997

Corporate Acknowledgement

On the 26 day of February, 1997, there personally appeared before me, CYRIL E. SHARR, who being duly sworn did acknowledge to me that he is the Vice President of KEY BANK OF UTAH, a Utah Corporation, and acknowledged to me that the foregoing instrument was signed on behalf of said corporation and acknowledged to me that said corporation executed the same.

Notary Public: *[Signature]*

Residence: [Address]

My Commission Expires: [Date]

Boundary Description

Beginning at the Northwest Corner of Lexington Park Subdivision Phase 1 which point is located 355.50 ft. along the Section Line and N 0°11'30"E 1,223.96 ft. along the East Line of a frontage road from the Southwest Corner of Section 31, T.3N., R.1E., and running thence N 0°11'30"E 260.07 ft. along said East Line of a frontage road thence S 89°48'30"W 178.05 ft.; thence S 0°11'30"E 25.11 ft.; thence S 89°48'30"W 240.53 ft.; thence S 83°02'30"E 100.42 ft.; thence S 87°59'48"E 43.79 ft.; thence S 39°07'50"E 75.76 ft.; thence S 24°00'00"E 54.44 ft.; thence S 13°15'12"W 100.51 ft. to the Northeast Corner of Lot 106 of said Lexington Park Subdivision Phase 1, thence along the boundary of said Lexington Park Subdivision Phase 1 in the following eight-courses to the Point of Beginning: S 75°40'00"W 341.11 ft.; N 89°30'30"W 97.63 ft.; N 34°20'04"W 43.80 ft.; West 118.14 ft.; S 20°50'00"W 45.54 ft.; S 89°48'30"W 95.43 ft.; N 63°36'27"W 55.73 ft.; S 89°48'30"W 178.05 ft. Containing: 4.2854 Acres

Surveyor's Certificate

I, J. Scott Balling, a Registered Land Surveyor holding Certificate No. 129196 as presented under the laws of the State of Utah, do hereby certify that by the authority of the owner I have made a survey of the tract of land shown on this plot and described hereafter and have subdivided said tract of land into lots and streets hereafter to be known as Lexington Park Subdivision Phase 2, and that the same has been correctly surveyed and staked on the ground as shown.

Feb. 25, 1997 *[Signature]*
Date: Feb. 25, 1997 Utah Surveyor No. 129196

Owner's Dedication

Know all men by these presents that the undersigned owners of the above described tract of land having caused the same to be divided into lots and streets to hereafter be known as Lexington Park Subdivision Phase 2 and do hereby dedicate for perpetual use of the public all parcels of land shown on this plot for public use and do warrant and defend with the city, its heirs, assigns, successors, and other successors the city, its heirs, assigns, successors, and other successors in the use, maintenance and operation of the streets. We further dedicate for perpetual use of the Lexington Park Subdivision Phase 2 Homeowner's Association all parcels of land shown on this plot for detention basin areas more fully defined in the plat, covenants, conditions, and restrictions of said Lexington Park Subdivision Phase 2 Homeowner's Association. We hereby grant and convey a perpetual easement to Centerville City over and through said detention basin areas for the construction and operation of flood control and storm drain facilities and a public pathway not to exceed 10 feet in width. The above dedication to Lexington Park Subdivision Phase 2 Homeowner's Association is subject to said easement. In witness whereof, we have hereunto set our hand this 26th day of February, 1997.

[Signature]
Robert Miller, President
Symphony Development Corporation

Corporate Acknowledgement

On the 21st day of February, 1997, there personally appeared before me, ROBERT MILLER, who being duly sworn did acknowledge to me that he is the President of SYMPHONY DEVELOPMENT CORPORATION, a Utah Corporation, who executed the foregoing instrument, and acknowledged to me that the foregoing instrument was signed on behalf of said Corporation and acknowledged to me that said Corporation executed the same. Notary Public, State of Utah

Notary Public: *[Signature]*

Residence: 1210 S 200 E #330 Salt Lake City, UT 84111

My Commission Expires: Aug 25, 1997

Consent to Dedicate

Know all men by these presents that the undersigned trustee and beneficiary under that certain deed of trust encumbering the tract of land described hereon, which deed of trust dated October 26, 1996 and recorded in the official records of Davis County, Utah, on November 13, 1996 as Entry No. 1295928, Book 2063, Page 1305, do hereby consent to the dedication for the perpetual use of the public of all portions of the tract of land shown on this plot of Lexington Park Subdivision Phase 2 as being dedicated for public use, and do hereby subordinate its interest in and to the land included within such public streets and easements to the public use forever.

[Signature]
KEY BANK OF UTAH,
a Utah Corporation

[Signature] V.P.

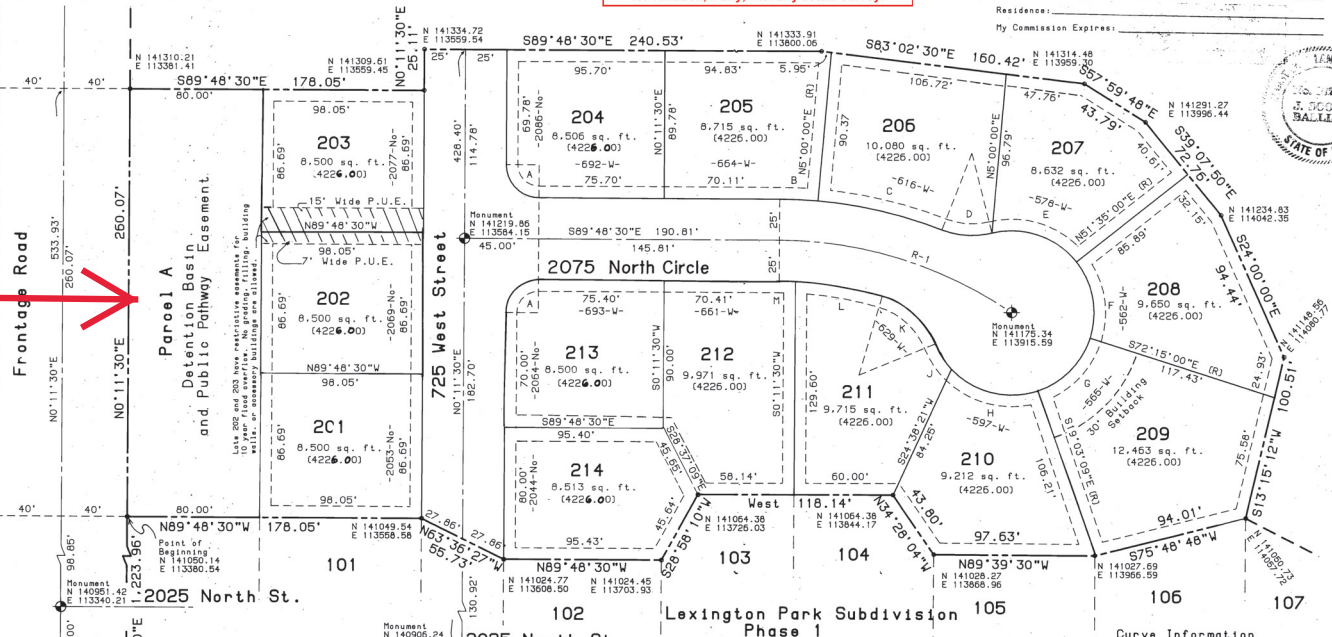
CYRIL E. SHARR, Vice President

Davis County Recorder

Entry No. 1312812 Fee Paid \$45.00
Filed for Record and Recorded this 27th
Day of MARCH, 1997 at 11:4 A.M.
in Book 210 of 180
[Signature]
County Recorder

By: [Signature] Deputy

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Curve	Radius	Angle	Length	Chord	Tangent
A	20.00'	90°00'00"	31.42'	28.28'	20.00'
B	275.00'	4°48'00"	23.08'	23.07'	11.55'
C	275.00'	18°08'18"	77.45'	77.20'	38.99'
D	50.00'	35°11'02"	30.70'	30.28'	15.85'
E	50.00'	65°37'43"	57.27'	54.19'	32.24'
F	50.00'	56°11'00"	49.02'	47.08'	26.68'
G	50.00'	53°11'11"	45.45'	42.71'	25.04'
H	50.00'	18°08'18"	77.45'	77.20'	38.99'
I	50.00'	35°11'02"	30.70'	30.28'	15.85'
J	50.00'	65°37'43"	57.27'	54.19'	32.24'
K	50.00'	56°11'00"	49.02'	47.08'	26.68'
L	225.00'	13°35'56"	53.40'	53.28'	26.33'
M	225.00'	2°28'43"	9.73'	9.73'	4.87'
R-1	250.00'	34°18'20"	149.54'	147.32'	77.08'

Southwest Corner of Section 31, T.3N., R.1E., S.L.B. & M. = 355.50' (Section Line)

Green Fields Planned Unit Development AMD, Phase I

- Notes
- All easements shown are typical 7 ft. wide Public Utility Easements (P.U.E.) unless otherwise noted.
 - All coordinates shown are based on Davis County Surveyors Office Datum.
 - Approval of this development plat by Centerville City does not constitute any representation as to the adequacy of subsurface soil condition near the location of depth of groundwater tables.
 - 4226.00 indicates the lowest allowable basement floor elevations based on UGSS datum. No easements shall be allowed below 4226.00.
 - OR indicates bearings that are radial with road dimensions.
 - All lots are Zoned R-1-85.
 - Lot 203 has restricted sideyard. Setback is minimum of easement width.

P875

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LEXINGTON PARK SUBDIVISION PHASE 3

PART OF THE SOUTHWEST QUARTER OF SECTION 31, T.3N, R.1E, S.L.B.& M., U.S. SURVEY
CENTERVILLE CITY, DAVIS COUNTY, UTAH
AUGUST, 1998

Narrative

THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION DIVIDING THE PROPERTY INTO LOTS AND STREETS. THE BOUNDARY LINES WERE DETERMINED BY A SURVEY THAT WAS PERFORMED ON THE GROUND. MONUMENTS USED TO ESTABLISH THE BOUNDARY ARE SHOWN HEREON. THE FRONTAGE ROAD LOCATION WAS DETERMINED BY EXISTING CENTERLINE MONUMENTS. THE NORTH LINE FOLLOWS FENCES CALLED OUT IN THE DEED. ALL BOUNDARY AND REAR LOT CORNERS SHALL BE SET WITH A 5/8" REBAR AND CAP MARKED "REEVE & ASSOCIATES". ALL FRONT CORNERS SHALL BE MARKED WITH A PLUG IN THE CURB ON THE EXTENSION OF THE LOT SIDELINES.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE DAVIS COUNTY COORDINATE SYSTEM AS DETERMINED LOCALLY BY THE LINE BETWEEN THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 31, T.3N, R.1E, S.L.B.& M., SHOWN HEREON AS: N89°24'30"E

SURVYOR'S CERTIFICATE

I, RANDALL J. WILLIFORD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF LEXINGTON PARK SUBDIVISION PHASE 3 IS A TRUE AND CORRECT REPRESENTATION OF THE DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF CENTERVILLE CITY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 21ST DAY OF DECEMBER, 1998

159437
UTAH R.L.S. LICENSE NUMBER
R. J. WILLIFORD
SURVYOR

OWNER'S DEDICATION AND CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE DIVIDED INTO LOTS AND STREETS TO HEREINAFTER BE KNOWN AS LEXINGTON PARK SUBDIVISION PHASE 3, AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT FOR PUBLIC USE AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION ON THE STREETS. WE FURTHER DEDICATE FOR PERPETUAL USE OF

LEXINGTON PARK SUBDIVISION PHASE 3
HOMEDRIVER'S ASSOCIATION ALL PARCELS OF LAND SHOWN ON THIS PLAT AS DETENTION BASIN AREAS AS MORE FULLY DEFINED IN THE PLAT, COVENANTS, CONDITIONS, AND RESTRICTIONS OF SAID LEXINGTON PARK SUBDIVISION PHASE 3

LEXINGTON PARK SUBDIVISION PHASE 3
HOMEDRIVER'S ASSOCIATION, WE HEREBY GRANT AND CONVEY A PERPETUAL EASEMENT TO CENTERVILLE CITY OVER AND THROUGH SAID DETENTION BASIN AREAS FOR THE CONSTRUCTION AND OPERATION OF FLOOD CONTROL, AND STORM DRAIN FACILITIES AND A PUBLIC PATHWAY NOT TO EXCEED 10 FEET IN WIDTH. WE HEREBY DEDICATE TO THE CITY OF CENTERVILLE CITY

LEXINGTON PARK SUBDIVISION PHASE 3
HOMEDRIVER'S ASSOCIATION, WE HEREBY GRANT AND CONVEY A PERPETUAL EASEMENT TO CENTERVILLE CITY OVER AND THROUGH SAID DETENTION BASIN AREAS FOR THE CONSTRUCTION AND OPERATION OF FLOOD CONTROL, AND STORM DRAIN FACILITIES AND A PUBLIC PATHWAY NOT TO EXCEED 10 FEET IN WIDTH. WE HEREBY DEDICATE TO THE CITY OF CENTERVILLE CITY

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HAND THIS 21ST DAY OF DECEMBER, 1998

RANDALL J. WILLIFORD
SURVYOR

CORPORATE ACKNOWLEDGMENT

ON THE 21ST DAY OF DEC, 1998, THERE PERSONALLY APPEARED BEFORE ME, ROBERT E. HALL, A JUDGE OF THE DISTRICT COURT OF THE STATE OF UTAH, WHO BEING FULLY SHOWN DO ACKNOWLEDGE TO ME THAT HE IS THE PRESIDENT OF CENTERVILLE DEVELOPMENT CORP., A UTAH CORPORATION, WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC
STATE OF UTAH
RESIDENCE: 220 S 200 E #30 94111
MY COMMISSION EXPIRES: 30 OCT 2002

CORPORATE ACKNOWLEDGMENT

ON THE 21ST DAY OF DEC, 1998, THERE PERSONALLY APPEARED BEFORE ME, ROBERT E. HALL, A JUDGE OF THE DISTRICT COURT OF THE STATE OF UTAH, WHO BEING FULLY SHOWN DO ACKNOWLEDGE TO ME THAT HE IS THE VICE PRESIDENT OF CENTERVILLE DEVELOPMENT CORP., A UTAH CORPORATION, WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC
STATE OF UTAH
RESIDENCE: 7163 S 510 E Midvale, UT 84041
MY COMMISSION EXPIRES: 01/01/00
BRANDIE G. CAPORALI
7611 South 570 East
Midvale, Utah 84048

CONSENT TO DEDICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED TRUSTEE AND BENEVOLENT UNDER THAT CERTAIN DEED OF TRUST ENCUMBERING THE TRACT OF LAND DESCRIBED HEREIN, WHICH DEED OF TRUST DATED 28 OCT 1994, AND RECORDED IN THE OFFICE RECORDS OF DAVIS COUNTY, UTAH ON 12/30/1994, AS ENTRY NO. 153515, BOOK 1533, PAGE 181, DO HEREBY CONSENT TO THE DEDICATION FOR THE PERPETUAL USE OF THE PUBLIC ALL PORTIONS OF THE TRACT OF LAND SHOWN ON THIS PLAT OF LEXINGTON PARK SUBDIVISION PHASE 3 AS BEING DEDICATED FOR PUBLIC USE, AND DO HEREBY SUBORDINATE ITS INTEREST IN AND TO THE LAND INCLUDED WITHIN SUCH PUBLIC STREETS AND EASEMENTS TO THE PUBLIC USE FOREVER.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HAND THIS 21ST DAY OF DECEMBER, 1998

Reeve & Associates, Inc. (David A. Long, Vice President)

JOB NO.: 1584-10 SURVYOR: R. WILLIFORD
DATE: 8-15-98 DRAWN BY: H. GUNN
SCALE: 1"=80' CHECKED:
REVISION: REVISION:

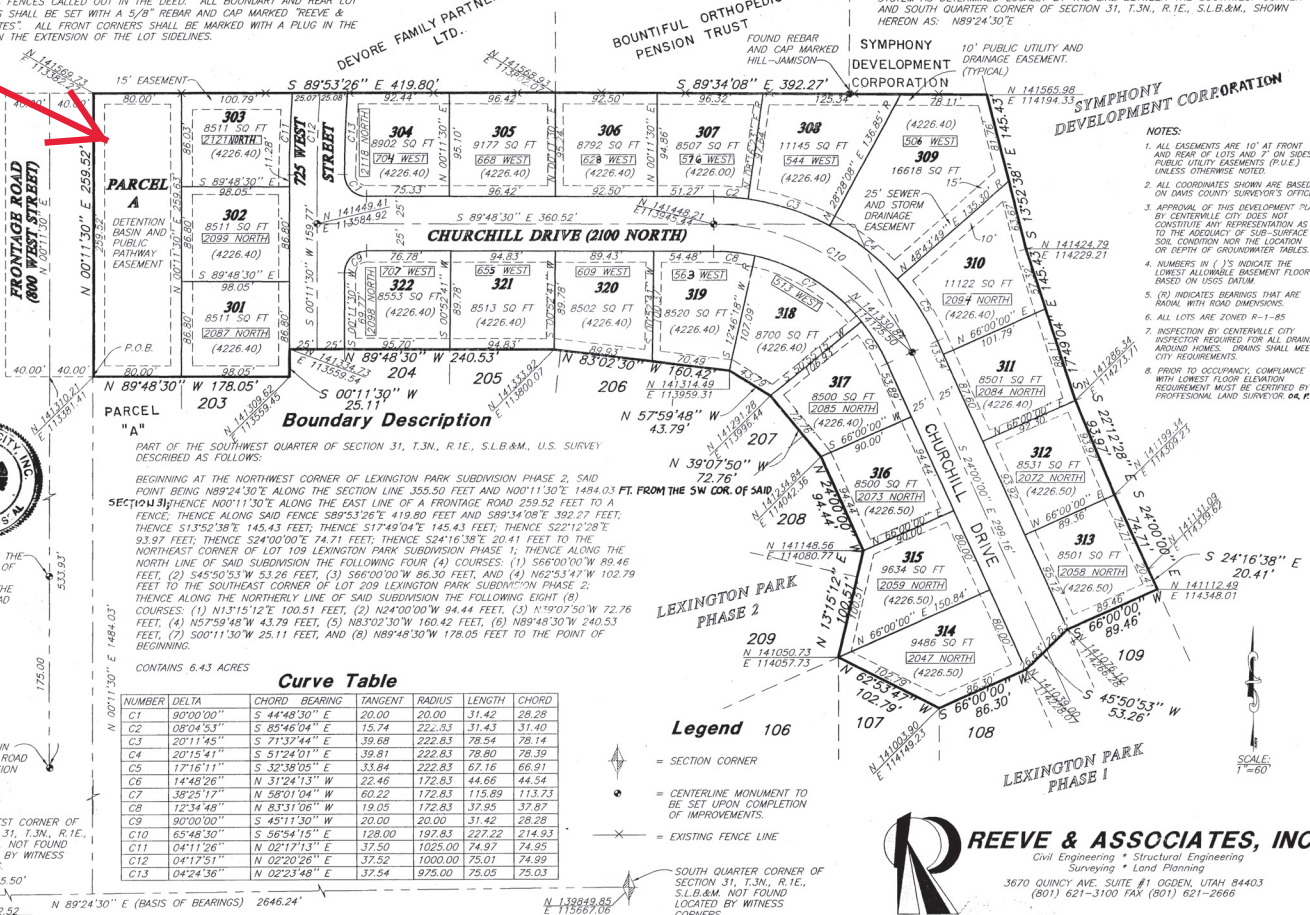
CENTERVILLE CITY COUNCIL
PRESENTED TO THE CENTERVILLE CITY COUNCIL THIS 16TH DAY OF FEBRUARY, 1998 AT WHICH TIME THIS SUBMISSION WAS APPROVED AND ACCEPTED.
CENTERVILLE CITY MAYOR
CENTERVILLE CITY RECORDER

CENTERVILLE CITY PLANNING COMMISSION
RECOMMENDED FOR APPROVAL ON THIS 1ST DAY OF OCTOBER, 1998
CHAIRMAN PLANNING COMMISSION

CENTERVILLE CITY ENGINEER
RECOMMENDED FOR APPROVAL ON THIS 09 DAY OF DECEMBER, 1998
CENTERVILLE CITY ENGINEER

CENTERVILLE CITY ATTORNEY
RECOMMENDED FOR APPROVAL ON THIS 21ST DAY OF DECEMBER, 1998
CENTERVILLE CITY ATTORNEY

DAVIS COUNTY RECORDER
ENTRY NO. 1490619 FEE PAID \$53.00
FILED FOR RECORD AND RECORDED THIS 25TH DAY OF FEBRUARY, 1999 AT 12:30 P.M. IN BOOK 1537, PAGE 223
BY: DAVIS COUNTY RECORDER DEPUTY



SEE ADDRESS AFFIDAVIT
2667-633 LOT 315



MONUMENT AT INTERSECTION OF 2025 NORTH STREET AND THE FRONTAGE ROAD

MONUMENT IN CENTER OF ROAD AT SUBDIVISION BOUNDARY

SOUTHWEST CORNER OF SECTION 31, T.3N, R.1E, S.L.B.& M. NOT FOUND LOCATED BY WITNESS CORNERS

CENTERVILLE CITY COUNCIL
PRESENTED TO THE CENTERVILLE CITY COUNCIL THIS 16TH DAY OF FEBRUARY, 1998 AT WHICH TIME THIS SUBMISSION WAS APPROVED AND ACCEPTED.
CENTERVILLE CITY MAYOR
CENTERVILLE CITY RECORDER

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CENTERVILLE CITY ENGINEER

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This map is provided solely for the purpose of assisting in locating the property and is not intended to constitute an offer of insurance or any other financial product. The insurance Agency, Inc. assumes no liability for valuation, if any, with any actual survey.