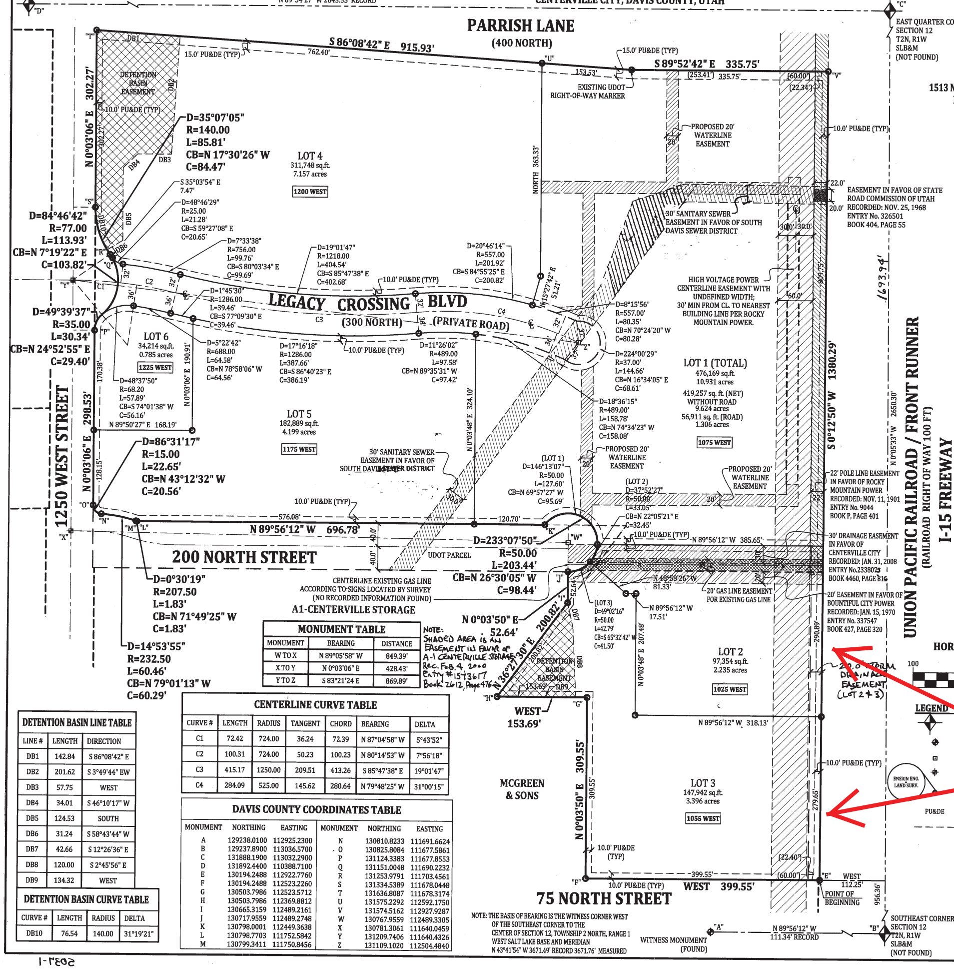
2031-1

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

5037-1

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



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°41'54" W 3671.49' RECORD 3671.76' MEASURED

MONUMENT TABLE

MONUMENT	BEARING	DISTANCE
W TO X	N 89°05'58" W	849.39'
X TO Y	N 0°03'06" E	428.43'
Y TO Z	S 83°21'24 E	869.89'

CENTERLINE CURVE TABLE

CURVE #	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	72.42	724.00	36.24	72.39	N 87°04'58" W	5°43'52"
C2	100.31	724.00	50.23	100.23	N 80°14'53" W	7°56'18"
C3	415.17	1250.00	209.51	413.26	S 85°47'38" E	19°01'47"
C4	284.09	525.00	145.62	280.64	N 79°48'25" W	31°00'15"

DETENTION BASIN LINE TABLE

LINE #	LENGTH	DIRECTION
DB1	142.84	S 86°08'42" E
DB2	201.62	S 3°49'44" EW
DB3	57.75	WEST
DB4	34.01	S 46°10'17" W
DB5	124.53	SOUTH
DB6	31.24	S 58°43'44" W
DB7	42.66	S 12°26'36" E
DB8	120.00	S 2°45'56" E
DB9	134.32	WEST

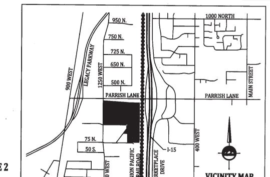
DETENTION BASIN CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
DB10	76.54	140.00	31°19'21"

DAVIS COUNTY COORDINATES TABLE

MONUMENT	NORTHING	EASTING	MONUMENT	NORTHING	EASTING
A	129238.0100	112925.2300	N	130810.8233	111691.6624
B	129237.8900	113036.5700	O	130825.8084	111677.5861
C	131888.1900	113032.2900	P	131124.3383	111677.8553
D	131892.4400	110388.7100	Q	131151.0048	111690.2232
E	130194.2488	112922.7760	R	131253.9791	111703.4561
F	130194.2488	112523.2260	S	131334.5389	111678.0448
G	130503.7986	112523.5712	T	131636.8087	111678.3174
H	130503.7986	112369.8812	U	131575.2292	112592.1750
I	130665.3159	112489.2161	V	131574.5162	112927.9287
J	130717.9559	112489.2748	W	130767.9559	112489.3305
K	130798.0001	112449.3638	X	130781.3061	111640.0459
L	130798.7703	111752.5842	Y	131209.7406	111640.4326
M	130799.3411	111750.8456	Z	131109.1020	112504.4840

DEVELOPER
US DEVELOPMENT
DAN BRIDENSTINE
1513 NORTH HILLFIELD ROAD, SUITE 2
LAYTON, UTAH 84041
801-544-3443



VICINITY MAP
NOT TO SCALE
CENTERVILLE, UTAH

GENERAL NOTES:

1. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE LABELED (PU&DE) AND ARE 10' UNLESS OTHERWISE NOTED HEREON.
2. THE STREET 'LEGACY CROSSING BLVD' IS OWNED AND MAINTAINED BY THE PROPERTY OWNERS BUT IS DEDICATED AS A PUBLIC UTILITY, WATER LINE, STORM DRAINAGE AND ACCESS EASEMENT.
3. THE OWNERS AND DEVELOPERS OF LOT 1 INSTALLED ONSITE AND OFFSITE IMPROVEMENTS INCLUDING UTILITIES, STREET IMPROVEMENTS, SIDEWALKS, ROUNDABOUTS, PAVING ALONG 1250 WEST AND 200 NORTH, LOOPING OF WATER LINES AND OTHER INFRASTRUCTURE. THESE ARE LISTED IN DETAIL IN A DEVELOPMENT AGREEMENT WHICH IS RECORDED AGAINST THE PROPERTY AT THE COUNTY. OTHER IMPROVEMENTS, SOME OF WHICH MAY BE OFFSITE AS LISTED IN SAID DEVELOPMENT AGREEMENT, MAY BE THE RESPONSIBILITY OF THE OWNERS AND DEVELOPERS OF LOTS 2,3,4,5 AND 6 AND WILL NEED TO BE INSTALLED BEFORE LOTS 2,3,4,5, AND 6 ARE APPROVED FOR DEVELOPMENT EITHER INDIVIDUALLY OR COLLECTIVELY, IN ACCORDANCE WITH APPLICABLE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT AND CENTERVILLE CITY ORDINANCES.
4. THE OWNERS AND DEVELOPERS OF LOT 1 PAID VARIOUS FEES TO THE CITY BUT DID NOT PAY FEES FOR LOTS 2, 3,4,5 OR 6. THE OWNERS AND DEVELOPERS OF THESE LOTS, 2,3,4,5 AND 6 WILL NEED TO PAY DEVELOPMENT FEES AND OTHER FEES BEFORE THEY ARE APPROVED FOR DEVELOPMENT EITHER INDIVIDUALLY OR COLLECTIVELY.
5. 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 EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN 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, OR 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. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.
6. APPROVAL OF THIS PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUND WATER. THE DEVELOPER IS TO FOLLOW THE RECOMMENDATIONS OF THEIR SOILS ENGINEER AND THE CITY ENGINEER.
7. NO SUB-GRADE BASEMENTS/HABITABLE SPACE SHALL BE ALLOWED TO BE BUILT IN THIS DEVELOPMENT.
8. THE PROPERTY OWNERS AND DEVELOPERS SHALL BE RESPONSIBLE TO MAINTAIN, IRRIGATE, PROVIDE IRRIGATION WATER AND MOW THE DETENTION BASIN AREAS AND DRAINAGE WAYS. THE CITY WILL PROVIDE SILT REMOVAL AND CLEANING OF THE DETENTION BASINS AND WATER WAYS AFTER MAJOR STORM EVENTS THAT EQUAL OR EXCEED A 100 YEAR STORM. ON SITE STORM DRAINS SHALL BE OPERATED AND MAINTAINED BY THE PROPERTY OWNERS.
9. THE DETENTION BASIN EASEMENTS SHOWN ON LOTS 2 AND 4 ARE FOR THE PURPOSES OF THE ENTIRE DEVELOPMENT AND SHALL BE MAINTAINED AS SUCH. HOWEVER, THE CONFIGURATION, LOCATION AND DIMENSIONS OF THE PONDS CAN BE CHANGED BY FUTURE DEVELOPMENTS AS LONG AS THE STORAGE CAPACITY IS NOT ALTERED AND THAT THE PERFORMANCE IS MAINTAINED.
10. SUBJECT TO THOSE SPECIFIC WATERLINE AND STORM DRAIN EASEMENTS IN FAVOR OF CENTERVILLE CITY AS RECORDED WITH THE COUNTY.
11. ALL PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT AS RECORDED AGAINST THE PROPERTY
12. ALL PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THAT CERTAIN RECIPROCAL PARKING AND CROSS-ACCESS EASEMENT AGREEMENT AS RECORDED AGAINST THE PROPERTY.
13. ALL PROPERTY WITHIN THE SUBDIVISION IS SUBJECT TO THE CERTAIN COVENANTS AND RESTRICTIONS AS RECORDED AGAINST THE PROPERTY.
14. FOR DETAILED INFORMATION ON THE PROPOSED WATERLINE, SANITARY SEWER AND STORM DRAIN EASEMENTS SEE SHEET 2 OF 2.

ENSIGN
LAYTON: 1485 West Hillfield Rd. Suite 204 Layton UT 84041 Phone: 801.547.1100 Fax: 801.593.6315
SALT LAKE CITY: Phone: 801.255.0529
TOOELE: Phone: 435.843.3590
WWW.ENSIGNUTAH.COM

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch =100ft.

LEGEND
- SECTION CORNER
- WITNESS CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENT LINE
- SETBACK LINE

SURVEYOR'S CERTIFICATE

I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as LEGACY CROSSING AT PARRISH LANE, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area re-quirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

Beginning at a point on the west line of a Union Pacific Railroad Right-of-Way, said point being North 0°05'33" West 956.36 feet along the section line and West 112.25 feet from the Southeast Corner Section 12, Township 2 North, Range 1 West, Salt Lake Base and Meridian, and running;

thence West 399.55 feet;
thence North 309.55 feet;
thence West 153.69 feet;
thence North 36°27'30" East 200.82 feet;
thence North 0°03'50" East 52.64 feet to the Southeast Corner of a parcel in the ownership of the Utah Department of Transportation, (UDOT) 200 North Street;
thence northeasterly, northerly, and northwesterly 203.44 feet along the arc of a 50.00 foot radius curve to the left, (center bears North 0°03'50" East and long chord bears North 26°30'05" West 89.44 feet, with a central angle of 233°07'50"), to the north line of said UDOT parcel 200 North Street;
thence North 89°56'12" West 696.78 feet along the north line of said UDOT parcel;
thence northwesterly 1.83 feet along the arc of a 207.50 foot radius curve to the right, (center bears North 17°55'25" East and long chord bears North 71°49'25" West 1.83 feet, with a central angle of 0°30'19");
thence northwesterly 60.46 feet along the arc of a 232.50 foot radius curve to the left, (center bears South 18°25'44" West and long chord bears North 79°01'13" West 60.29 feet, with a central angle of 14°53'55");
thence northwesterly 22.65 feet along the arc of a 15.00 foot radius curve to the right, (center bears North 3°31'49" East and long chord bears North 43°12'32" West 20.56 feet, with a central angle of 86°31'17"), to the east line of 1250 West Street;
thence North 0°03'06" East 298.53 feet along the east line of 1250 West Street;
thence northeasterly 30.34 feet along the arc of a 35.00 foot radius curve to the right, (center bears South 89°56'54" East and long chord bears North 24°52'55" East 29.40 feet, with a central angle of 49°39'37");
thence northeasterly 113.93 feet along the arc of a 77.00 foot radius curve to the left, (center bears North 40°17'17" West and long chord bears North 7°19'25" East 103.82 feet, with a central angle of 84°46'42");
thence northwesterly 85.81 feet along the arc of a 140.00 foot radius curve to the right, (center bears North 54°56'01" East and long chord bears North 17°30'26" West 84.47 feet, with a central angle of 35°07'05"), to the east line of 1250 West Street;
thence North 0°03'06" East 302.27 feet along the east line of 1250 West Street to the south line of Parrish Lane;
thence South 86°08'42" East 915.93 feet along the south line of Parrish Lane to an existing UDOT Right-of-Way Marker;
thence South 89°52'42" East 335.75 feet along the south line of Parrish Lane to the west line of a Union Pacific Railroad Right-of-Way;
thence South 0°12'50" West 1380.29 feet along the west line of a Union Pacific Railroad Right-of-Way to the point of beginning.

Contains: 1,250,315 square feet, 28.703 acres, 6 lots.

9-14-10 [signature]
Date
Keith R. Russell
License no. 164386 KRR

REGISTERED LAND SURVEYOR No. 164386 KEITH R. RUSSELL 9-14-10 State of Utah

OWNER'S DEDICATION

Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, ~~having~~ caused same to be subdivided, hereafter known as the

LEGACY CROSSING AT PARRISH LANE

do hereby dedicate for perpetual use of the public all easements shown on this plat as intended for Public use. (See "A" Below)
"B" Legacy Crossing Boulevard, a private road shown heron is granted to Centerville City Corporation as an easement for public utilities, waterlines, storm drainage lines and as a vehicular and pedestrian access easement.
In witness whereof I / we have hereunto set our hand (s) this 15 day of Sept A.D., 2010.

By: Craig Mogel - Manager Parrish Land Holdings LLC
By: Kevin S. Garn Manager Legacy Crossing Theatre LLC

"A" AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION AND MAINTENANCE OF THE STREETS. (SEE "B" ABOVE)

STATE OF UTAH }S.S. L.L.C. ACKNOWLEDGMENT
County of DAVIS

On the 15 day of Sept A.D., 2010 [illegible] personally appeared before me, the undersigned Notary Public, in and for said County of Summit County in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the Manager of PARRISH LAND HOLDINGS, L.L.C. and that He/~~She~~ signed the Owner's Dedication freely and voluntarily for and in behalf of said L.L.C.

MY COMMISSION EXPIRES: 7-18-14
[signature] RESIDING IN Park City Summit County COUNTY.
NOTARY PUBLIC

STATE OF UTAH }S.S. L.L.C. ACKNOWLEDGMENT
County of Davis

On the 24 day of September A.D., 2010 Kevin Garn personally appeared before me, the undersigned Notary Public, in and for said County of Davis in the State of Utah, who after being duly sworn, acknowledged to me that He/~~She~~ is the Manager of Legacy Crossing Theatre of and that He/~~She~~ signed the Owner's Dedication freely and voluntarily for and in behalf of said ~~Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same~~ L.L.C.

MY COMMISSION EXPIRES: 2013
[signature] RESIDING IN Davis COUNTY.
NOTARY PUBLIC

ALISA DRAPER Notary Public • State of Utah Commission # 578016 COMM. EXP. 06-27-2013

RECOMMENDED FOR APPROVAL

ON THIS 1st DAY OF Oct, 2010
[signature: John Campbell] City Engineer

RECOMMENDED FOR APPROVAL

ON THIS 26th DAY OF October, 2010
[signature] City Attorney

RECOMMENDED FOR APPROVAL

ON THIS 25th DAY OF August, 2010
[signature: Jim Pedersen]
CHAIRMAN PLANNING COMMISSION

CENTERVILLE CITY, INC. CORPORATE SEAL

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF CENTERVILLE, UTAH THIS 21st DAY OF September, 2010, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[signature: Marsha L Morrow, Deputy]
CITY RECORDER ATTEST
[signature]
MAYOR

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

SHEET 1 of 2
PROJECT NUMBER : L1882
MANAGER : K.RUSSELL
DRAWN BY : A.SHELBY
CHECKED BY : K.RUSSELL
DATE : 9/14/10

DAVIS COUNTY RECORDER

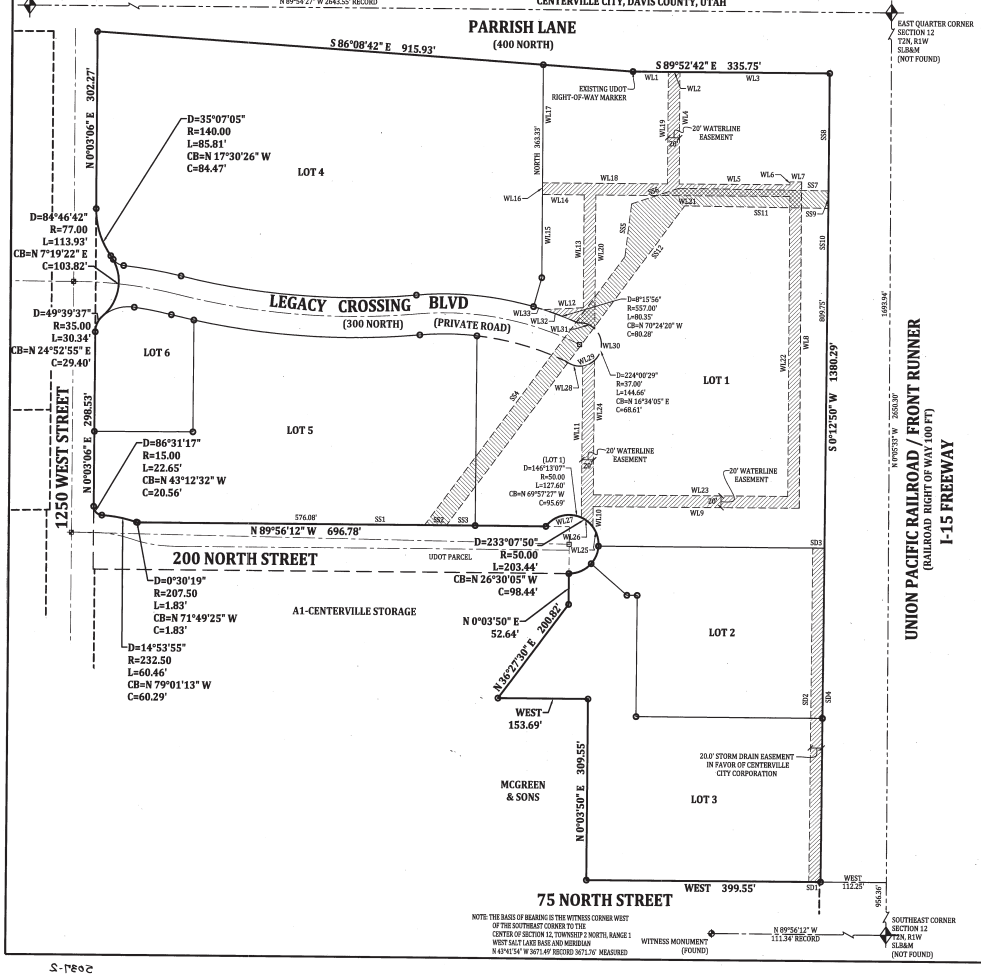
ENTRY NO. 2563120 FEE PAID $67.00 FILED FOR RECORD AND RECORDED THIS 29th DAY OF OCT, 2010 AT 10:51 AM IN BOOK 5141 OF OFFICIAL RECORDS PAGE 956
[signature: Richard T Maughan]
DAVIS COUNTY RECORDER
BY
DEPUTY RECORDER

5037-1

5037-2

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



STORM DRAIN EASEMENT TABLE

LINE TABLE		
LINE #	LENGTH	DIRECTION
SD1	20.00	WEST
SD2	570.56	N 0°12'50" E
SD3	20.00	S 89°56'12" E
SD4	570.54	S 0°12'50" W

SANITARY SEWER EASEMENT TABLE

LINE TABLE		
LINE #	LENGTH	DIRECTION
SS1	487.98	N 89°56'12" W
SS2	87.23	N 89°56'12" W
SS3	50.96	N 89°56'12" W
SS4	573.46	N 26°22'57" E
SS5	90.53	N 6°45'50" E
SS6	85.51	N 71°16'02" E
SS7	254.91	S 89°23'26" E
SS8	199.97	S 0°12'50" W
SS9	30.00	S 0°12'50" W
SS10	579.78	S 0°12'50" W
SS11	244.89	N 89°23'26" W
SS12	691.99	S 36°22'52" W

WATER LINE EASEMENT TABLES

LINE TABLE		
LINE #	LENGTH	DIRECTION
WL1	60.34	S 89°52'42" E
WL2	20.00	S 89°52'42" E
WL3	255.41	S 89°52'42" E
WL4	190.54	SOUTH
WL5	188.79	EAST
WL6	5.00	N 0°00'33" W
WL7	20.00	N 89°59'27" E
WL8	556.87	S 0°00'33" E
WL9	351.65	WEST
WL10	35.20	S 0°04'19" W
WL11	258.92	N 0°04'19" E
WL12	67.79	N 86°41'40" E

LINE TABLE		
LINE #	LENGTH	DIRECTION
WL13	192.79	N 0°04'19" E
WL14	71.41	WEST
WL15	142.30	NORTH
WL16	20.00	NORTH
WL17	201.03	NORTH
WL18	213.52	EAST
WL19	190.58	NORTH
WL20	228.74	S 0°04'19" W
WL21	330.90	WEST
WL22	511.86	N 0°00'33" W
WL23	331.62	EAST
WL24	229.71	S 0°04'19" W

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
WL25	34.31	50.00	17.86	33.64	N 16°30'15" W	39°18'44"
WL26	25.98	50.00	13.29	25.69	N 51°02'51" W	29°46'29"
WL27	67.31	50.00	39.87	62.34	S 75°29'57" W	77°07'54"
WL28	30.49	37.00	16.17	29.63	S 75°02'07" E	47°12'51"
WL29	22.65	37.00	11.69	22.30	N 63°49'07" E	35°04'41"
WL30	59.68	37.00	38.59	53.42	N 0°04'19" E	92°24'56"
WL31	31.84	37.00	16.98	30.86	N 70°47'09" W	49°18'01"
WL32	62.48	557.00	31.27	62.44	N 69°29'10" W	6°25'36"
WL33	17.88	557.00	8.94	17.88	N 73°37'08" W	1°50'20"

EASEMENT ENTRY 2764826

PROFESSIONAL LAND SURVEYOR
No. 164386
9-14-10
STATE OF UTAH
CHRISTOPHER R. ENSIGN

HORIZONTAL GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
HORZ: 1 inch =100ft.

LEGEND
- SECTION CORNER
- WITNESS CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PUE/DE — PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENT LINE

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

DAVIS COUNTY RECORDER
ENTRY NO. 2563120 FEE PAID 46.00 FILED FOR RECORD AND RECORDED THIS 24th DAY OF Sep, 20 10
AT 10:51 IN BOOK 5141 OF OFFICIAL RECORDS PAGE 956
Kristen T. Maughan
DAVIS COUNTY RECORDER
BY _____ DEPUTY RECORDER

ENSIGN
LAYTON
1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

SALT LAKE CITY
Phone 801.255.0529

TOOELE
Phone:435.843.3590

WWW.ENSIGNUTAH.COM

SHEET 2 of 2

PROJECT NUMBER : L1882
MANAGER : K.RUSSELL
DRAWN BY : A.SHELBY
CHECKED BY : K.RUSSELL
DATE: 9-14-10