

LEGEND

- BOUNDARY LINE
- SECTION LINE
- LOT LINE
- SETBACK LINE
- PUBLIC UTILITY EASEMENT (P.U.E.)
- CENTERLINE
- ADJOINING PARCELS
- EASEMENTS
- PRIVATE AREA (SEE NOTE 1)
- LIMITED COMMON
- COMMON AREA
- CROSS EASEMENT
- EASEMENT
- ZONE X

SET 5/8" REBAR WITH BLUE PLASTIC CAP OR NAIL STAMPED "PEPG" LS #9679988

SECTION CORNER FOUND

SECTION CORNER NOT FOUND

WITNESS CORNER FOUND

WITNESS CORNER NOT FOUND

OWNER
DAVE SMITH
DAVE SMITH
1401-477-3810
dave@land.com

1222 WEST LEGACY CROSSING BLVD
CENTERVILLE, UTAH
84005

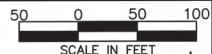
THE HIVE P.U.D.

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
CENTERVILLE, DAVIS COUNTY, UTAH
AUGUST 25, 2021
Lot 2, Block 1, Centerville P.C.

DATUM NOTE:
THE NAD83 ROTATION BEARING IS NORTH 89°46'59" WEST BETWEEN THE NORTHEAST CORNER OF SECTION 7 AND THE WITNESS CORNER TO THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

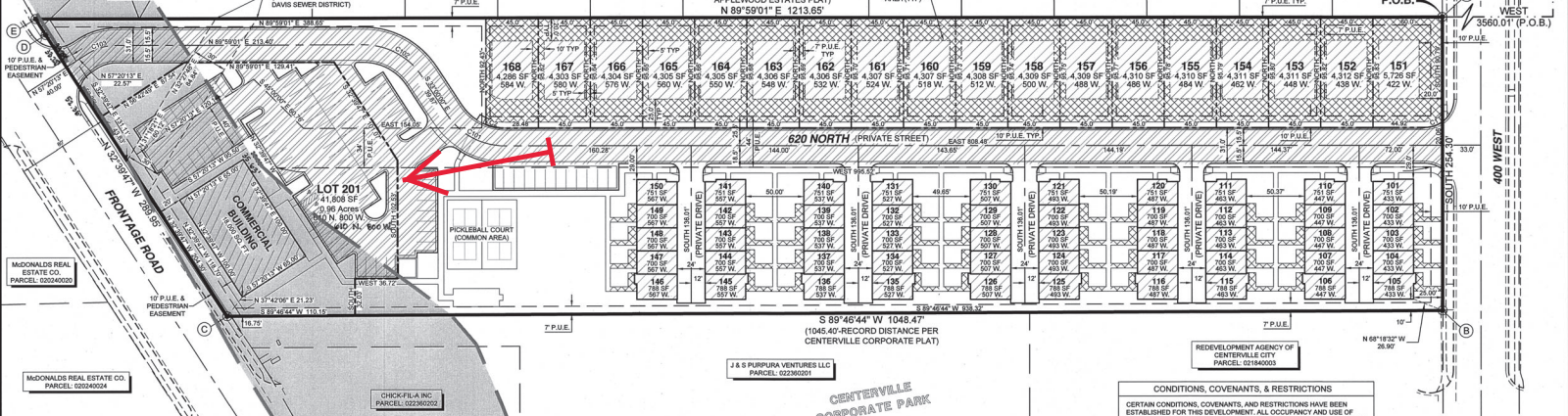
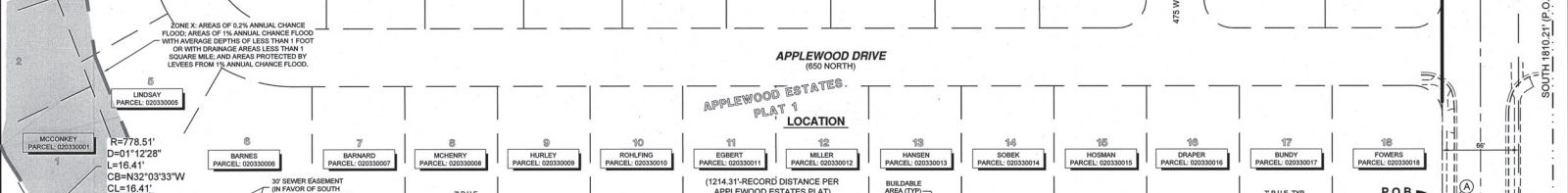
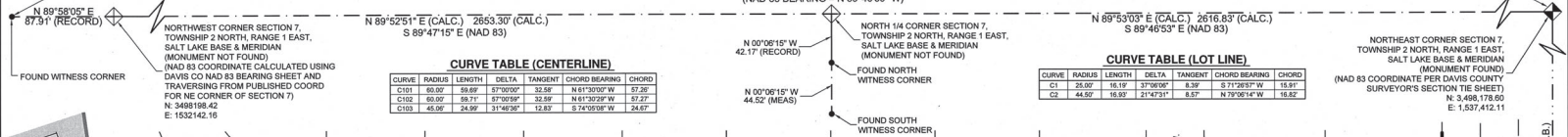
SURVEY CONTROL
TO TRANSLATE MEASURED BEARINGS AND DISTANCES TO NAD83 STATE PLANE COORDINATES AS PUBLISHED BY THE DAVIS COUNTY SURVEYORS OFFICE, HOLD THE PUBLISHED COORDINATE SHOWN HEREON AT THE NORTHEAST CORNER OF SECTION 7, ROTATE BEARINGS CLOCKWISE 0°19'49" AND SCALE MEASURED RECORD DISTANCES SHOW HEREON A FACTOR OF 0.999749321689.

NARRATIVE
THE PURPOSE OF THIS PLAT IS TO CREATE A P.U.D. SUBDIVISION WITH THE DESCRIBED PROPERTY ALL BOUNDARY CORNERS AND FRONT LOT CORNERS SHALL BE SET WITH 1/2" REBAR AND PLASTIC CAP STAMPED "PEPG 5/8\"



STATE PLANE COORDINATES NAD 83, UTAH NORTH ZONE

POINT	NORTHING	EASTING
A	3,546,361.472	1,528,478.218
B	3,546,619.488	1,528,477.842
C	3,546,624.317	1,528,541.663
D	3,546,376.755	1,530,700.094
E	3,546,362.651	1,530,709.441



- NOTES**
- ALL AREAS SHOWN HEREIN, EXCEPTING BUILDING AREAS, ARE A DRAINAGE EASEMENT (ABOVE AND UNDERGROUND) TO ALLOW CONVEYANCE OF STORM WATER ACROSS PARCEL LOT BOUNDARIES EFFECTED BY THE RECORDING OF THIS PLAT.
 - SEWER MAIN LINE WILL BE PUBLICLY OWNED. THE IRRIGATION MAIN LINE INCLUDING LATERALS TO BACK OF THE METERS WILL BE OWNED BY CENTERVILLE DESAL, CREEK RESTORATION CO. THE CULINARY WATER MAIN LINE INCLUDING LATERALS TO BACK OF METERS WILL BE OWNED BY THE CITY. THE IRRIGATION AND CULINARY LATERALS FROM BACK ON METERS TO THE HOMES WILL BE PRIVATELY OWNED.
 - APPROVAL OF THIS SUBDIVISION PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF THE GROUNDWATER TABLE.
 - 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. MAPS MAY BE NECESSARY FOR DESIRABLE OR PROHIBITIVE UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE OR ANY OBSTRUCTION INCLUDING STRUCTURES THAT MAY BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT. THE UTILITY MAY REQUIRE THE LOT OWNERS TO REMOVE ALL STRUCTURES WITHIN THE PUBLIC UTILITY EASEMENT AT THE LOT OWNERS EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT 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 PUBLIC UTILITY EASEMENT.
 - SEE LOT SETBACK NOTES FOR BUILDABLE AREA.
 - THE HIVE P.U.D. IS SUBJECT TO A PLANNED DEVELOPMENT OVERLAY APPROVAL, KNOWN AS ORDINANCE 2020-12, DATED OCTOBER 6, 2020, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THIS APPROVAL.
 - ALL GROUND MOUNTED UTILITIES SHALL BE SCREENED FROM PUBLIC STREET VIEW, EXCEPT FOR CITY FIRE HYDRANTS.
 - PARKING STALLS WITHIN LOT 201 WILL BE MAINTAINED BY LOT 201 OWNER. PARKING STALLS OUTSIDE OF LOT 201 WILL BE MAINTAINED BY THE HOA.
 - ALL STREETS AND RIGHTS-OF-WAY WITHIN THE SUBDIVISION ARE PRIVATE STREETS AND SHALL BE MAINTAINED BY THE HOA.

TITLE REPORT EXCEPTIONS

#1. Merit of all easements, servitudes and other obligations, including but not limited to, oil, gas, water, utility, coal, sand and gravel, or other that may be produced from the Land, together with all rights, privileges, and interests relating thereto, whether or not appearing in the Public Records or listed in Schedule B of this plat.

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests and that are not listed.

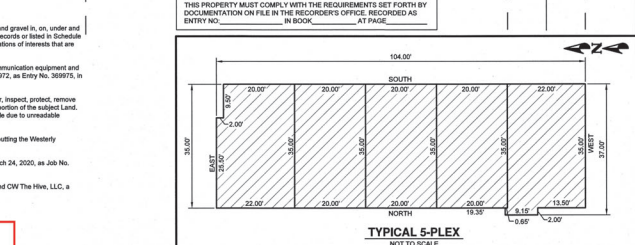
#2. Right of Way Easement in favor of the Mountain States Telephone and Telegraph Company, to construct, operate, maintain and remove communication equipment and other facilities and incidental purposes, from 8 to 16 feet, upon, over, under and across a portion of the subject Land, recorded September 13, 1972, as Entry No. 369973, in Book 485, at Page 665. (Exact location not portable due to not enough information)

#3. Right of Way and Easement Grant (Condominium-Mobile Home). In favor of Mountain Fuel Supply Company, to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, water lines, and other gas transmission and distribution facilities and incidental purposes, from 8 to 16 feet, upon, over, under and across a portion of the subject Land. Said Right of Way and Easement Grant recorded December 5, 1972, as Entry No. 373615, in Book 505, at Page 398. (Exact location not portable due to unresolvable documents)

#4. The rights of the Utah Department of Transportation, Centerville City, and/or their agencies to limit or control access to the Frontage Road abutting the Western boundary of the Land.

#5. Subject to the following matters disclosed on that certain survey prepared by PEPG Consulting, having been certified under the date of March 24, 2020, as Job No. 12072011, by Robert Law, a Professional Land Surveyor holding License No. 9679988, in Area marked Zone X as shown)

#6. Infrastructure Development Agreement (Prior to Recording Final Subdivision Plat) between Centerville City, a Utah municipal corporation and CW The Hive, LLC, a Utah limited liability company dated April 12, 2021 and recorded April 12, 2021 as Entry No. 3370624 in Book 7736 at Page 1613.



SURVEYORS CERTIFICATE

I, Robert Law, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 9679988 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owner(s) I have made a survey of the tract of land shown on this plat and described herein (except as shown on file at the Davis County Surveyors Office as Entry No. 7827), and have subdivided said tract of land into lots and tracts, together with easements, hereinafter to be known as THE HIVE P.U.D., and that the same has been correctly surveyed and measured on the ground.

BOUNDARY DESCRIPTION

Beginning at a point on the Westerly right of way of 400 West Street, said point being the Southeast corner of APPLEWOOD ESTATES PLAT 1, recorded as Entry No. 491633; said point also being South 180.021 feet and West 3560.01 feet from the Northeast corner of Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian and running thence South along said Westerly right of way line of 400 West Street 254.30 feet to a point on the Northerly boundary line of Centerville Corporate Park, Entry No. 1592345; thence South 89°46'44" West along the Northerly boundary line of Centerville Corporate Park, recorded as Entry No. 1592345 and the Northerly boundary line of Centerville Corporate Park Amended, recorded as Entry No. 2724921, 1148.47 feet to a point on the Easterly right of way line of a Frontage Road, thence along said Easterly right of way line the following two (2) courses: North 32°39'47" West 289.95 feet to a point on a 778.57 foot radius curve to the right, thence 16.41 feet along said curve through a central angle of 0°1'22.8" (short bears North 32°10'33" West 16.41 feet) to a point on the Southerly boundary line of said Applewood Estates Plat 1; thence North 89°59'01" East along said Southerly boundary line 1213.65 feet to the point of beginning. **6, 946, 646.69**

Basis of bearing is South 89°53'02" West between the Northeast corner of Section 7 and the witness corner to the Northeast corner of Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian (NAD83 rotation bearing is North 89°46'59" West)

OWNERS DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby covenants the same to be divided into lots, parcels, and strata, together with easements as set forth to be hereinafter known as

THE HIVE P.U.D.

and do hereby dedicate for the perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owner(s) also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility easements as shown on this plat to the parties indicated for the purposes shown herein. In witness we have hereunto set our hands the _____ day of _____ A.D. 2021.

CW The Hive, LLC,
By: Robert Law
Print Name: Robert Law
Its: Surveyor

NOTARY AFFIDAVIT

I, _____, Notary Public for the State of Utah, do hereby certify that the above named parties have appeared before me, acknowledged to me that they are the owners of the above described tract of land, and have executed the foregoing instrument for the purposes and to the effect herein stated.

ROBERT LAW
DATE: 8/25/2021

NOTARY AFFIDAVIT

I, _____, Notary Public for the State of Utah, do hereby certify that the above named parties have appeared before me, acknowledged to me that they are the owners of the above described tract of land, and have executed the foregoing instrument for the purposes and to the effect herein stated.

STATE OF UTAH
County of Davis
I, _____, Notary Public for the State of Utah, do hereby certify that the above named parties have appeared before me, acknowledged to me that they are the owners of the above described tract of land, and have executed the foregoing instrument for the purposes and to the effect herein stated.

Commission Number: 7704954
My Commission Expires: 02/11/2023
Print Name: Stephanie Heiser
A Notary Public Commission in Utah

RECOMMENDED FOR APPROVAL
ON THIS 20th DAY OF August, A.D. 2021

Levi S. Fong
CITY ATTORNEY

RECOMMENDED FOR APPROVAL
ON THIS 1st DAY OF September, A.D. 2021

Nini S. Chittman, P.E.
CITY ENGINEER

CHAIRMAN PLANNING COMMISSION
[Signature]

CITY COUNCIL'S APPROVAL
APPROVED AND ACCEPTED
ON THIS 20th DAY OF August, A.D. 2021

CITY RECORDER ATTEST: Janifer Pearson

PEPG CONSULTING
2070 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2521

DATE: AUGUST 25, 2021 FILE: p1257.2011aug08tbl-01

THE HIVE P.U.D.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
CENTERVILLE, DAVIS COUNTY, UTAH

COUNTY RECORDER
ENTRY NO. 341277 FEED PAID 320
FILED FOR RECORD AND RECORDED THIS ON THIS 16th DAY OF Sept, A.D. 2021
BY: [Signature] IN BOOK 7844 OF Page 2177
COUNTY RECORDER

BY: _____ DEPUTY

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.