

**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
- NO HATCH
- COMMON AREA
- CROSS ACCESS 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: CW URBAN, DANE SMITH, 1222 WEST LEGACY CROSSING BLVD, CENTREVILLE, UTAH 84014, 1-801-677-3810, dane@cw.land.com

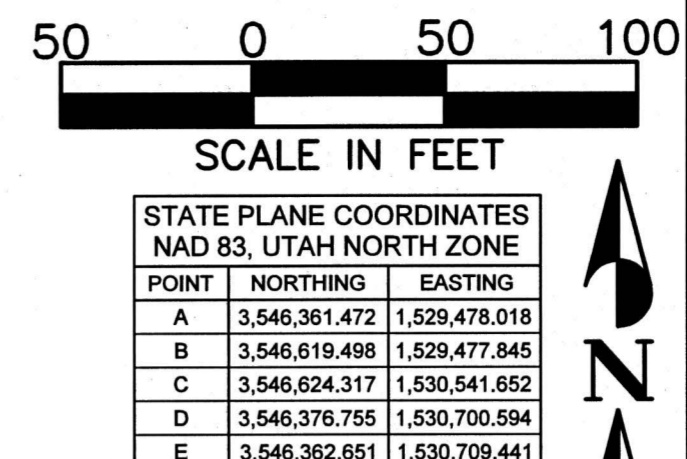
# THE HIVE P.U.D.

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

**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 AS SHOWN HEREON.

**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 00°19'48" AND SCALE MEASURED / RECORD DISTANCES SHOWN HEREON A FACTOR 0.999972493221689

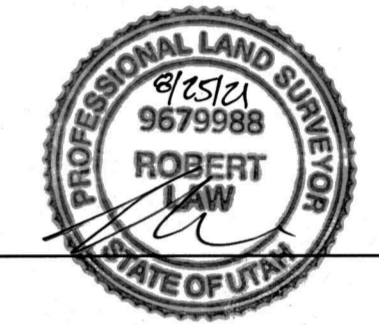
**NARRATIVE**  
 THE PURPOSE OF THIS PLAT IS TO CREATE A P.U.D. SUBDIVISION WITH THE DESCRIBE PROPERTY. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "PEPG 9679988". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.



**SURVEYOR'S 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 hereon (record of survey on file at the Davis County Surveyor's Office as Entry No. 7827), and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as THE HIVE P.U.D., and that the same has been correctly surveyed and monumented 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 1810.21 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. 1595245; thence South 89°46'44" West along the Northerly boundary line of Centerville Corporate Park, recorded as Entry No. 1595245 and the Northerly boundary line of Centerville Corporate Park Amended, recorded as Entry No. 2742941; 1048.47 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 78.51 foot radius curve to the right; thence 16.41 feet along said curve through a central angle of 01°12'28" (chord bears North 32°03'33" 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. **6.66 acres.**

Basis of bearing is South 89°53'02" 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 (NAD83 rotation bearing is North 89°46'59" West)



ROBERT LAW DATE: 8/25/2021

**OWNERS DEDICATION**  
 Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby caused the same to be divided into lots, parcels and streets, together with easements as set forth to be hereafter know as

**THE HIVE P.U.D.**  
 and do hereby dedicate for the perpetual use of the public all roads and other areas shown 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 hereon. In witness whereof I have hereunto set our hands the 27th day of August, A.D. 2021.

CW The Hive, LLC.  
 By: Darlene Carter  
 Print Name: Darlene Carter  
 Its: Manager

**NOTARY ACKNOWLEDGEMENT**  
 State of Utah } S.S.  
 County of Davis }  
 On this 27th day of August, in the year 2021, personally appeared before me, the undersigned notary public, Darlene Carter, being by me duly sworn, acknowledged to me that she is the manager of CW The Hive, LLC and that she signed the above Owners Dedication freely, voluntarily, and in behalf of said CW The Hive, LLC for the purposes therein mentioned.

Commission Number #704954  
 My Commission Expires 02/10/2023  
 Notary Public Commissioned in Utah



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

**COUNTY RECORDER**  
 ENTRY NO. 341877 FEED PAID \$390.00  
 FILED FOR RECORD AND RECORDED THIS ON THIS 15th DAY OF Sept A.D. 2021  
 AT 3:30 pm IN BOOK 7844 OF Page 2177  
 Richard Mangano  
 COUNTY RECORDER  
 BY: DEPUTY

**LOT P.U.E.**  
 FRONT: 10 FEET  
 REAR: 7 FEET  
 SIDE: 7 FEET

**LOT SETBACKS**  
 FRONT SETBACK: 25 FEET  
 REAR SETBACK: 20 FEET  
 SIDE SETBACK: 5 FEET

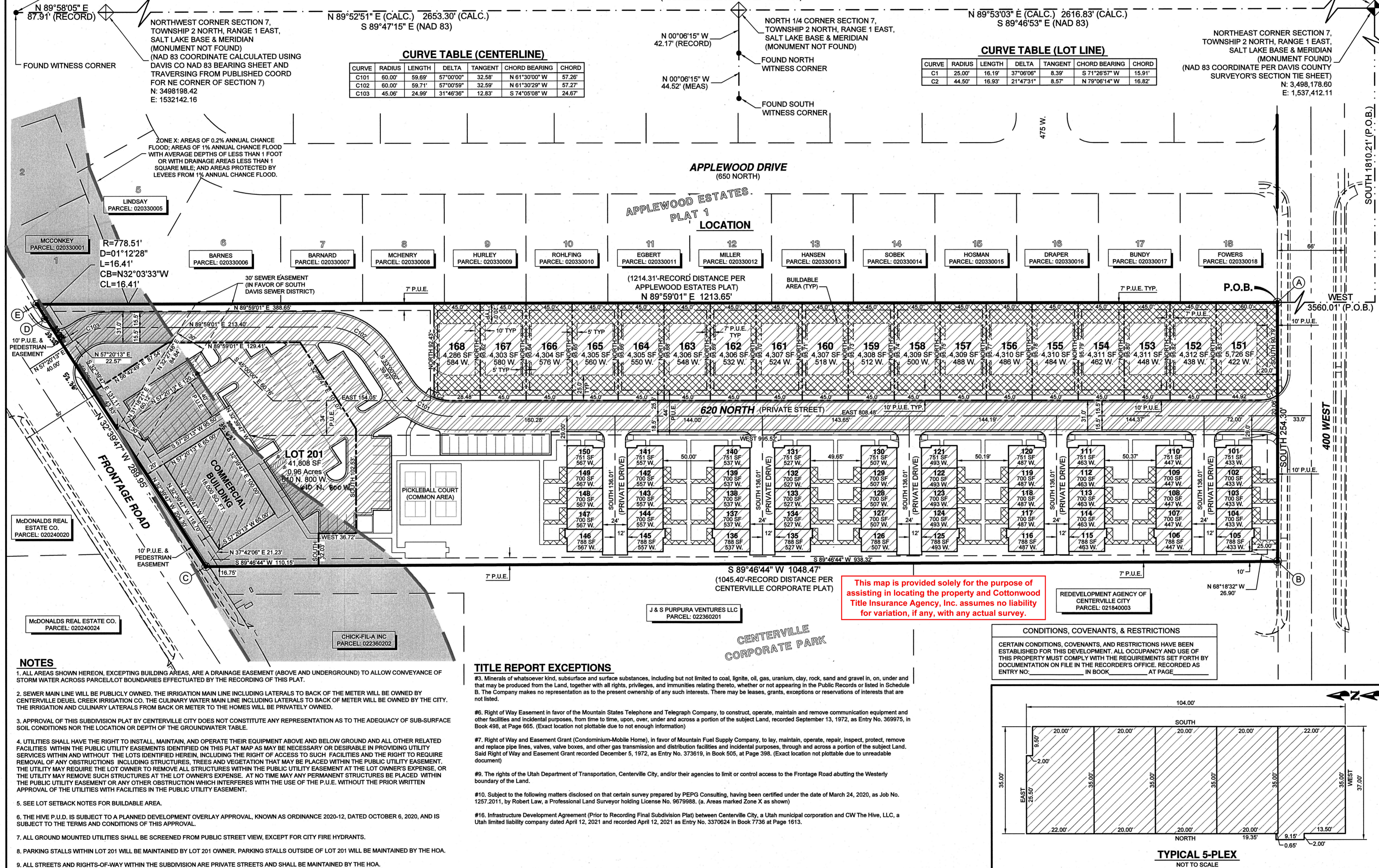
**BASIS OF BEARING**  
 S 89°53'02" W (CALC. RECORD BEARING FROM DAVIS CO. COORD.) 5359.31' (RECORD DIST. FROM DAVIS CO. COORD.)  
 NORTHEAST CORNER TO NORTHWEST WITNESS CORNER 5358.04' (MEAS)  
 (NAD 83 BEARING = N 89°46'59" W)

**CURVE TABLE (CENTERLINE)**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C101	60.00'	59.69'	57°00'00"	32.58'	N 61°30'00" W	57.26'
C102	60.00'	59.71'	57°00'59"	32.59'	N 61°30'29" W	57.27'
C103	45.06'	24.99'	31°46'36"	12.83'	S 74°05'08" W	24.67'

**CURVE TABLE (LOT LINE)**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	25.00'	16.19'	37°08'06"	8.39'	S 71°28'57" W	15.91'
C2	44.50'	16.93'	21°47'31"	8.57'	N 79°09'14" W	16.82'



**NOTES**

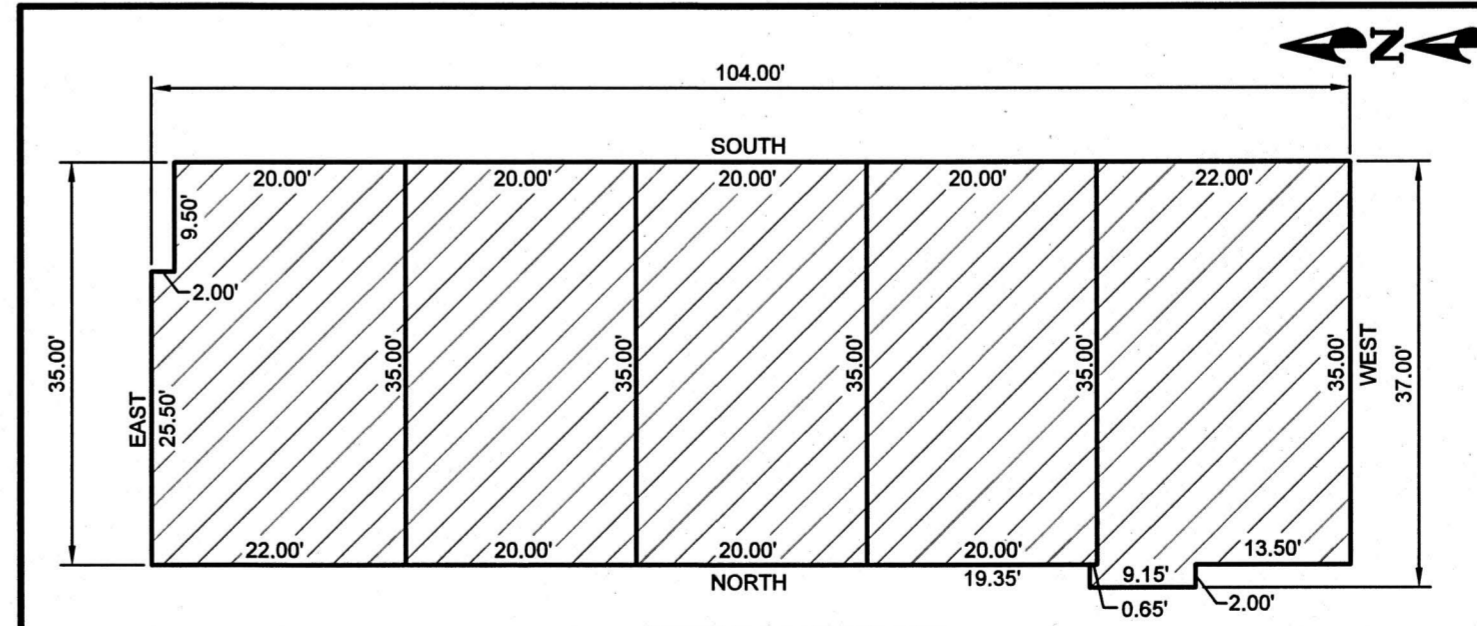
- ALL AREAS SHOWN HEREON, EXCEPTING BUILDING AREAS, ARE A DRAINAGE EASEMENT (ABOVE AND UNDERGROUND) TO ALLOW CONVEYANCE OF STORM WATER ACROSS PARCEL/LOT BOUNDARIES EFFECTUATED BY THE RECORDING OF THIS PLAT.
- SEWER MAIN LINE WILL BE PUBLICLY OWNED. THE IRRIGATION MAIN LINE INCLUDING LATERALS TO BACK OF THE METER WILL BE OWNED BY CENTREVILLE DEUEL CREEK IRRIGATION CO. THE CULINARY WATER MAIN LINE INCLUDING LATERALS TO BACK OF METER WILL BE OWNED BY THE CITY. THE IRRIGATION AND CULINARY LATERALS FROM BACK OR METER TO THE HOMES WILL BE PRIVATELY OWNED.
- APPROVAL OF THIS SUBDIVISION PLAT BY CENTREVILLE 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 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 REMOVE OR REMOVE OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUBLIC UTILITY EASEMENT 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 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**

- Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
- 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 time to time, over, under and across a portion of the subject Land, recorded September 13, 1972, as Entry No. 369975, in Book 498, at Page 665. (Exact location not plottable due to not enough information)
- 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, valve boxes, and other gas transmission and distribution facilities and incidental purposes, through and across a portion of the subject Land. Said Right of Way and Easement Grant recorded December 5, 1972, as Entry No. 373619, in Book 505, at Page 398. (Exact location not plottable due to unreadable document)
- 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 Westerly boundary of the Land.
- 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. 1257.2011, by Robert Law, a Professional Land Surveyor holding License No. 9679988, (a. Areas marked Zone X as shown)
- 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.

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.

**CONDITIONS, COVENANTS, & RESTRICTIONS**  
 CERTAIN CONDITIONS, COVENANTS, AND RESTRICTIONS HAVE BEEN ESTABLISHED FOR THIS DEVELOPMENT. ALL OCCUPANCY AND USE OF THIS PROPERTY MUST COMPLY WITH THE REQUIREMENTS SET FORTH BY DOCUMENTATION ON FILE IN THE RECORDER'S OFFICE. RECORDED AS ENTRY NO. IN BOOK AT PAGE



**RECOMMENDED FOR APPROVAL**  
 ON THIS 30th DAY OF August A.D. 2021  
 City Attorney

**RECOMMENDED FOR APPROVAL**  
 ON THIS 1st DAY OF September A.D. 2021  
 City Engineer

**RECOMMENDED FOR APPROVAL**  
 ON THIS 2nd DAY OF September A.D. 2021  
 Chairman Planning Commission

**CITY COUNCIL'S APPROVAL**  
 ON THIS 31st DAY OF August A.D. 2021 APPROVED AND ACCEPTED BY THE CENTREVILLE CITY COUNCIL.  
 CITY RECORDER ATTEST: Jennifer Hansen

**PEPG CONSULTING LLC**  
 9270 SOUTH 300 WEST • SANDY, UT 84070  
 PHONE: (801) 562-2521 • FAX: (801) 562-2551  
 DATE: AUGUST 25, 2021 FILE: p:\1257.2011\dwg\plat-01