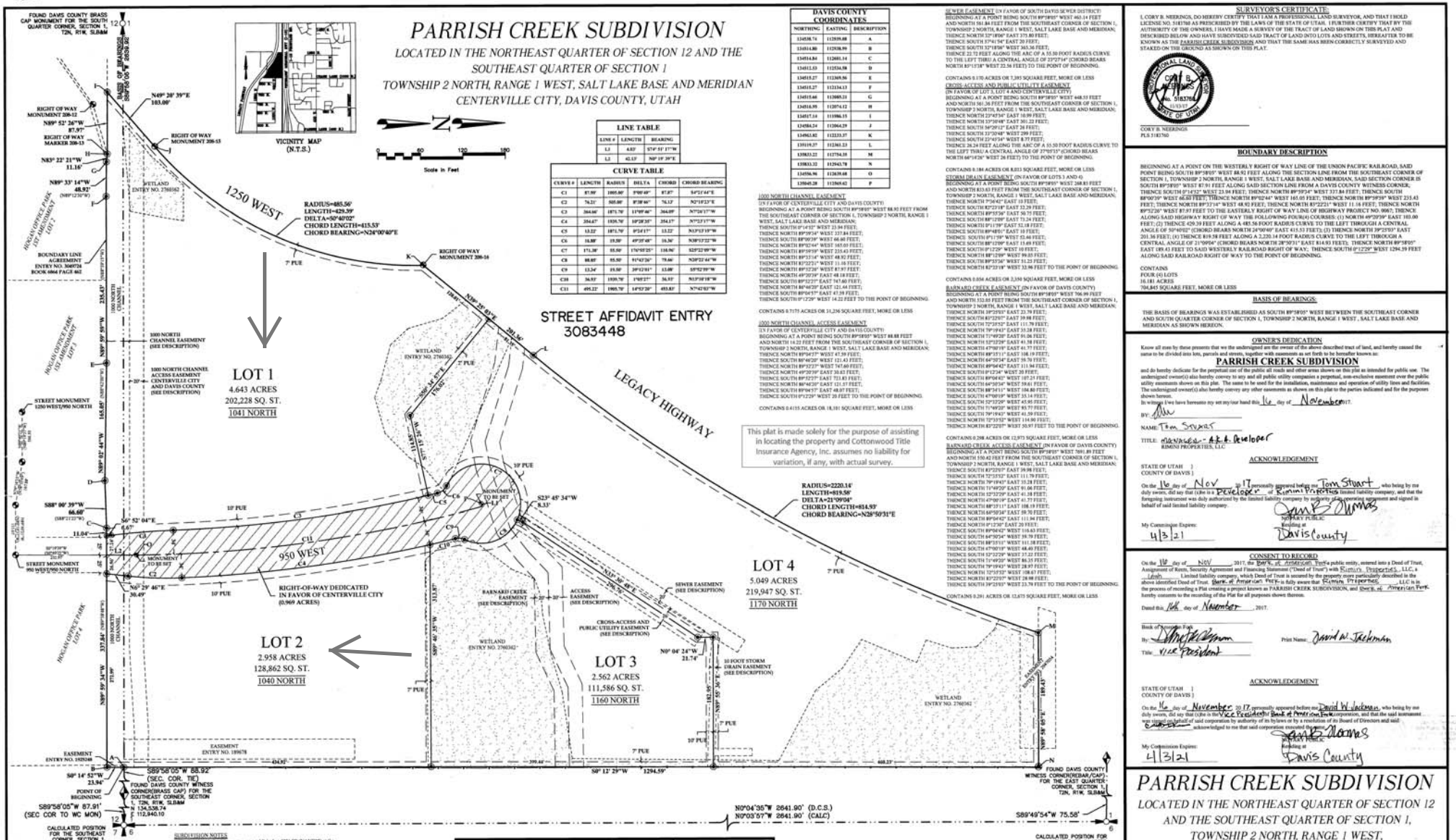
PARRISH CREEK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12 AND THE SOUTHEAST QUARTER OF SECTION 1
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CENTERVILLE CITY, DAVIS COUNTY, UTAH



LINE TABLE		
LINE #	LENGTH	BEARING
L1	4.85'	S74° 51' 17"W
L2	42.13'	N0° 19' 39"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	87.99'	1005.00'	5°00'49"	87.87'	S4°51'44"E
C2	76.21'	505.00'	8°38'46"	76.13'	N2°10'23"E
C3	304.66'	1071.70'	11°09'46"	304.09'	N7°26'17"W
C4	354.67'	1026.70'	19°28'35"	354.17'	N7°23'17"W
C5	13.22'	1071.70'	0°24'17"	13.22'	N13°51'19"W
C6	16.88'	19.50'	49°35'48"	16.36'	N38°33'22"W
C7	171.38'	55.50'	176°55'25"	110.50'	S37°22'59"W
C8	88.01'	55.50'	91°43'26"	79.04'	N28°22'44"W
C9	13.24'	19.50'	39°12'01"	13.00'	S5°52'59"W
C10	36.93'	1939.70'	1°05'27"	36.93'	N13°38'18"W
C11	495.22'	1905.70'	14°52'26"	493.83'	N7°42'02"W

DAVIS COUNTY COORDINATES		
NORTHING	EASTING	DESCRIPTION
134538.74	112939.08	A
134314.80	112938.99	B
134054.84	112681.14	C
134051.03	112534.98	D
134015.27	112369.56	E
134015.27	112134.13	F
134015.66	112005.33	G
134016.95	112074.12	H
134017.14	111986.15	I
134586.24	112064.29	J
134963.82	112233.37	K
135119.37	112361.23	L
135033.22	112754.10	M
135033.32	112943.78	N
134596.96	112639.68	O
135045.28	113105.62	P

1000 NORTH CHANNEL EASEMENT
(IN FAVOR OF CENTERVILLE CITY AND DAVIS COUNTY)
BEGINNING AT A POINT BEING SOUTH 89°58'05" WEST 88.92 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°58'05" EAST 88.92 FEET; THENCE NORTH 89°59'34" EAST 237.84 FEET; THENCE SOUTH 89°59'39" WEST 66.60 FEET; THENCE NORTH 89°02'44" WEST 165.05 FEET; THENCE NORTH 89°59'34" WEST 271.99 FEET; THENCE NORTH 89°58'05" WEST 88.92 FEET; THENCE NORTH 89°58'05" EAST 88.92 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.717 ACRES OR 31,236 SQUARE FEET, MORE OR LESS

1000 NORTH CHANNEL ACCESS EASEMENT
(IN FAVOR OF CENTERVILLE CITY AND DAVIS COUNTY)
BEGINNING AT A POINT BEING SOUTH 89°58'05" WEST 88.88 FEET AND NORTH 14.22 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°59'39" WEST 47.59 FEET; THENCE NORTH 89°59'34" WEST 121.43 FEET; THENCE NORTH 89°58'05" WEST 747.60 FEET; THENCE NORTH 89°59'34" EAST 487.07 FEET; THENCE SOUTH 89°04'57" EAST 47.39 FEET; THENCE SOUTH 0°11'29" WEST 34.22 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.4155 ACRES OR 18,101 SQUARE FEET, MORE OR LESS

SEWER EASEMENT (IN FAVOR OF SOUTH DAVIS SEWER DISTRICT)
BEGINNING AT A POINT BEING SOUTH 89°58'05" WEST 463.14 FEET AND NORTH 561.84 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 32°14'00" EAST 375.80 FEET; THENCE SOUTH 57°41'54" EAST 20 FEET; THENCE SOUTH 32°18'06" WEST 365.36 FEET; THENCE 22.72 FEET ALONG THE ARC OF A 55.50 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 23°27'14" (CHORD BEARS NORTH 85°13'58" WEST 22.56 FEET) TO THE POINT OF BEGINNING.
CONTAINS 0.170 ACRES OR 7,395 SQUARE FEET, MORE OR LESS

CROSS-ACCESS AND PUBLIC UTILITY EASEMENT
(IN FAVOR OF LOT 3, LOT 4 AND CENTERVILLE CITY)
BEGINNING AT A POINT BEING SOUTH 89°58'05" WEST 448.55 FEET AND NORTH 561.36 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 22°47'54" EAST 10.99 FEET; THENCE NORTH 33°30'48" EAST 301.22 FEET; THENCE NORTH 34°20'12" EAST 20 FEET; THENCE SOUTH 33°30'48" WEST 299 FEET; THENCE SOUTH 22°47'54" WEST 8.75 FEET; THENCE 20.24 FEET ALONG THE ARC OF A 55.50 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 27°00'53" (CHORD BEARS NORTH 68°14'26" WEST 20 FEET) TO THE POINT OF BEGINNING.
CONTAINS 0.184 ACRES OR 8,031 SQUARE FEET, MORE OR LESS

STORM DRAIN EASEMENT (IN FAVOR OF LOTS 3 AND 4)
BEGINNING AT A POINT BEING SOUTH 89°58'05" WEST 268.81 FEET AND NORTH 833.63 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 7°04'42" EAST 10 FEET; THENCE SOUTH 82°55'18" EAST 32.29 FEET; THENCE SOUTH 89°55'36" EAST 50.75 FEET; THENCE SOUTH 80°12'09" EAST 73.24 FEET; THENCE NORTH 9°11'59" EAST 52.18 FEET; THENCE SOUTH 89°48'01" EAST 10 FEET; THENCE SOUTH 9°11'59" WEST 52.66 FEET; THENCE SOUTH 80°12'09" EAST 15.69 FEET; THENCE NORTH 9°12'29" WEST 10 FEET; THENCE NORTH 80°12'09" WEST 99.05 FEET; THENCE SOUTH 89°55'36" WEST 51.25 FEET; THENCE NORTH 82°23'18" WEST 32.96 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.056 ACRES OR 2,350 SQUARE FEET, MORE OR LESS

BARNARD CREEK EASEMENT (IN FAVOR OF DAVIS COUNTY)
BEGINNING AT A POINT BEING SOUTH 89°58'05" WEST 706.99 FEET AND NORTH 332.03 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 39°25'01" EAST 23.79 FEET; THENCE SOUTH 50°34'59" EAST 39.98 FEET; THENCE SOUTH 72°28'52" EAST 111.79 FEET; THENCE NORTH 79°19'43" EAST 35.28 FEET; THENCE NORTH 71°49'20" EAST 91.06 FEET; THENCE NORTH 52°32'29" EAST 41.58 FEET; THENCE NORTH 47°00'19" EAST 41.77 FEET; THENCE NORTH 88°13'11" EAST 108.19 FEET; THENCE NORTH 84°30'34" EAST 59.70 FEET; THENCE NORTH 89°04'42" EAST 111.94 FEET; THENCE NORTH 81°12'30" EAST 20 FEET; THENCE SOUTH 89°04'42" WEST 110.63 FEET; THENCE SOUTH 84°30'34" WEST 59.79 FEET; THENCE SOUTH 88°13'11" WEST 111.18 FEET; THENCE SOUTH 47°00'19" WEST 48.40 FEET; THENCE SOUTH 52°32'29" WEST 37.22 FEET; THENCE SOUTH 71°49'20" WEST 86.35 FEET; THENCE SOUTH 79°19'43" WEST 28.97 FEET; THENCE SOUTH 72°28'52" WEST 108.43 FEET; THENCE NORTH 82°23'07" WEST 28.98 FEET; THENCE SOUTH 39°25'01" WEST 23.79 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.281 ACRES OR 12,675 SQUARE FEET, MORE OR LESS

BARNARD CREEK ACCESS EASEMENT (IN FAVOR OF DAVIS COUNTY)
BEGINNING AT A POINT BEING SOUTH 89°58'05" WEST 701.89 FEET AND NORTH 550.42 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 72°28'52" EAST 39.98 FEET; THENCE SOUTH 72°35'52" EAST 111.79 FEET; THENCE NORTH 79°19'43" EAST 35.28 FEET; THENCE NORTH 71°49'20" EAST 91.06 FEET; THENCE NORTH 52°32'29" EAST 41.58 FEET; THENCE NORTH 47°00'19" EAST 41.77 FEET; THENCE NORTH 88°13'11" EAST 108.19 FEET; THENCE NORTH 84°30'34" EAST 59.70 FEET; THENCE NORTH 89°04'42" EAST 111.94 FEET; THENCE NORTH 81°12'30" EAST 20 FEET; THENCE SOUTH 89°04'42" WEST 110.63 FEET; THENCE SOUTH 84°30'34" WEST 59.79 FEET; THENCE SOUTH 88°13'11" WEST 111.18 FEET; THENCE SOUTH 47°00'19" WEST 48.40 FEET; THENCE SOUTH 52°32'29" WEST 37.22 FEET; THENCE SOUTH 71°49'20" WEST 86.35 FEET; THENCE SOUTH 79°19'43" WEST 28.97 FEET; THENCE SOUTH 72°28'52" WEST 108.43 FEET; THENCE NORTH 82°23'07" WEST 28.98 FEET; THENCE SOUTH 39°25'01" WEST 23.79 FEET TO THE POINT OF BEGINNING.
CONTAINS 0.281 ACRES OR 12,675 SQUARE FEET, MORE OR LESS

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.

SUBDIVISION NOTES
1. The Benchmark for this survey was established as 4221.90' (NAVD88) at the brass cap Witness Corner monument for the Southeast corner of Section 1.
2. The subdivision is subject to the following record documents:
- Page 180 in Book "A" of Liens and Leases, in favor if Pioneer Electric Company.
- Entry No. 403208 in Book "I" at Page 11, in favor of Wasatch Gas Company.
- Entry No. 1925248 in Book 3401 at Page 111, in favor of Pacific Corp, an Oregon Corporation.
- Entry No. 2047054 in Book 3711 at Page 225, in favor of Pacific Corp, an Oregon Corporation.
- Entry No. 2760362 in Book 5831 at Page 880, per ordinance No. 2013-09
- Entry No. 2552782 in Book 5108 at Page 975, in favor of Utah Department of Transportation.
- Entry No. 2552783 in Book 5108 at Page 978, in favor of Utah Department of Transportation.
- Entry No. 2552784 in Book 5108 at Page 981, in favor of Utah Department of Transportation.
3. All coordinates shown hereon are based on the Davis County survey system datum.
4. Approval of this development plat by Centerville City does not constitute any representation as to the adequacy of sub-surface soil condition nor the location or depth of groundwater tables.
5. All side and rear yard easements shown are typical 7 feet wide public utility easements (p.u.e.) unless otherwise noted.
6. All front yard easements shown are typical 10 feet wide public utility easements (p.u.e.) unless otherwise noted.
7. All property in the subdivision is subject to the POA approval from Centerville City as set forth in Ordinance no. 2017-04 approved March 21, 2017.
8. The subdivision Owners Association is responsible for maintaining all landscaping in the subdivision, including the landscaped median in public right of way, and all sidewalks per PDO and site plan approved by Centerville City and applicable CC&R's.
9. Protective Covenants shall be prepared and submitted to protect the architectural integrity of the property and site as a part of Final Subdivision approval by the City Council.
10. Record bearings and distances are shown in parenthesis.

PREPARED BY:
CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801-949-6296

OWNER/DEVELOPER:
RIMINI PROPERTIES, LLC
360 NORTH 700 WEST, SUITE J
NORTH SALT LAKE, UT. 84054

PLANNING COMMISSION
RECOMMENDED FOR APPROVAL THIS 13th DAY OF December 2017 BY THE CENTERVILLE CITY PLANNING COMMISSION.
CHAIRMAN, PLANNING COMMISSION

CENTERVILLE CITY ENGINEER
RECOMMENDED FOR APPROVAL THIS 18th DAY OF DEC., 2017.
CITY ENGINEER

CITY ATTORNEY
RECOMMENDED FOR APPROVAL AS TO FORM THIS 19th DAY OF December 2017.
CITY ATTORNEY

CITY COUNCIL APPROVAL
PRESENTED TO THE CENTERVILLE CITY COUNCIL THIS 15th DAY OF August 2017, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR
CITY RECORDER ATTEST

SURVEYOR'S CERTIFICATE:
I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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 THE PARRISH CREEK SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.
11/13/17
CORY B. NEERINGS
PLS 5183760

BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD, SAID POINT BEING SOUTH 89°58'05" WEST 88.92 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID SECTION CORNER IS SOUTH 89°58'05" WEST 87.91 FEET ALONG SAID SECTION LINE FROM A DAVIS COUNTY WITNESS CORNER; THENCE SOUTH 50°14'52" WEST 23.94 FEET; THENCE NORTH 89°59'34" WEST 337.84 FEET; THENCE SOUTH 89°02'44" WEST 165.05 FEET; THENCE NORTH 89°59'39" WEST 233.43 FEET; THENCE NORTH 89°33'14" WEST 48.92 FEET; THENCE NORTH 83°22'21" WEST 11.16 FEET; THENCE NORTH 89°33'20" WEST 87.97 FEET TO THE EASTERLY RIGHT OF WAY LINE OF HIGHWAY PROJECT NO. 0067; THENCE ALONG SAID HIGHWAY RIGHT OF WAY THE FOLLOWING FOUR(4) COURSES: (1) NORTH 49°20'39" EAST 103.00 FEET; (2) THENCE 429.39 FEET ALONG A 485.56 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 50°40'02" (CHORD BEARS NORTH 24°00'40" EAST 415.53 FEET); (3) THENCE NORTH 39°25'01" EAST 201.36 FEET; (4) THENCE 819.58 FEET ALONG A 2,220.14 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°09'04" (CHORD BEARS NORTH 28°50'31" EAST 814.93 FEET); THENCE NORTH 89°58'05" EAST 189.41 FEET TO SAID WESTERLY RAILROAD RIGHT OF WAY; THENCE SOUTH 0°17'29" WEST 1294.59 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING.

CONTAINS
FOUR (4) LOTS
16.181 ACRES
704,845 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS:
THE BASIS OF BEARINGS WAS ESTABLISHED AS SOUTH 89°58'05" WEST BETWEEN THE SOUTHEAST CORNER AND SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST , SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

OWNER'S DEDICATION
Know all men by these presents that we the undersigned are the owner 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 known as:

PARRISH CREEK SUBDIVISION

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 lines and facilities. The undersigned owner(s) also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.
In witness I/we have hereunto my set my/our hand this 16 day of November 2017.
BY:
NAME: Tom Stuart
TITLE: Manager - A.K.A. Developer
RIMINI PROPERTIES, LLC

ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF DAVIS }
On the 16 day of Nov 2017 personally appeared before me Tom Stuart who being by me duly sworn, did say that (s)he is a Developer of Rimini Properties limited liability company, and that the foregoing instrument was duly authorized by the limited liability company by authority of its operating agreement and signed in behalf of said limited liability company.
NOTARY PUBLIC
My Commission Expires: 4/3/21
Residing at: Davis County

CONSENT TO RECORD
On the 28 day of Nov 2017, the Bank, a American Fork public entity, entered into a Deed of Trust, Assignment of Rents, Security Agreement and Financing Statement ("Deed of Trust") with Rimini Properties, LLC, a Utah Limited liability company, which Deed of Trust is secured by the property more particularly described in the above identified Deed of Trust. Bank, a American Fork is fully aware that Rimini Properties, LLC is in the process of recording a Plat creating a project known as PARRISH CREEK SUBDIVISION, and Bank, a American Fork hereby consents to the recording of the Plat for all purposes shown thereon.
Dated this 28th day of November, 2017.
Bank, a American Fork
By:
Print Name: David W. Jackman
Title: Vice President

ACKNOWLEDGEMENT
STATE OF UTAH }
COUNTY OF DAVIS }
On the 28 day of November 2017 personally appeared before me David W. Jackman who being by me duly sworn, did say that (s)he is the Vice President of Bank, a American Fork corporation, and that the said instrument was signed on behalf of said corporation by authority of its bylaws or by a resolution of its Board of Directors and said acknowledged to me that said corporation executed the same.
NOTARY PUBLIC
My Commission Expires: 4/3/21
Residing at: Davis County

PARRISH CREEK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 12 AND THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CENTERVILLE CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILE AT THE REQUEST OF Centerville/Cities
DATE 12-29-17 TIME 8:52am BOOK 6921 PAGE 119
834.00 FEE
Richard T. Maughan DAVIS COUNTY RECORDER

REVISION:	NONE
DATE:	11/13/17
SCALE:	1"=60'
PAGE:	1 OF 1
PROJECT:	S17-032