

CENTERVILLE MARKETPLACE SUBDIVISION

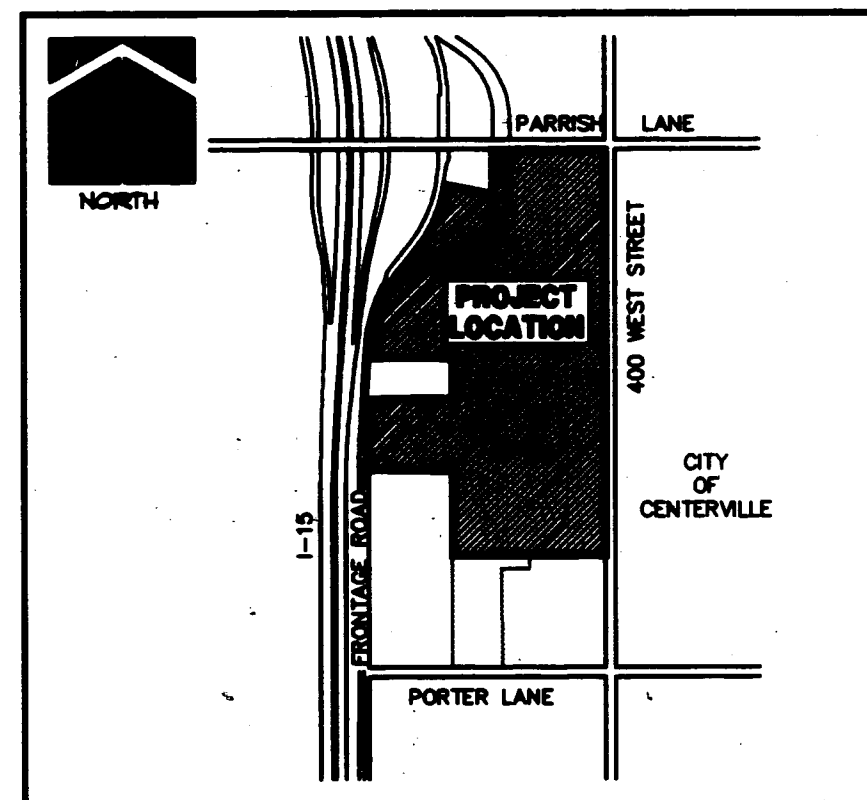
A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1, EAST OF THE SALT LAKE BASE AND MERIDIAN CITY OF CENTERVILLE, COUNTY OF DAVIS, STATE OF UTAH

SHEET 1 OF 2

LEGAL DESCRIPTION

A PART SOUTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, COUNTY OF DAVIS, STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF PARRISH LANE AND THE WEST RIGHT-OF-WAY LINE OF THE 400 WEST STREET DEDICATION, SAID POINT BEING NORTH 89 DEGREES 40 MINUTES 19 SECONDS EAST ALONG THE SECTION LINE A DISTANCE OF 1709.93 FEET AND NORTH 00 DEGREES 03 MINUTES 25 SECONDS WEST A DISTANCE OF 2407.31 FEET, FROM THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 89 DEGREES 54 MINUTES 02 SECONDS WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 643.01 FEET; THENCE, DEPARTING FROM THE SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00 DEGREES 06 MINUTES 15 SECONDS EAST, A DISTANCE OF 216.68 FEET; THENCE NORTH 77 DEGREES 26 MINUTES 24 SECONDS WEST, A DISTANCE OF 257.76 FEET TO THE EAST-LINE OF THE UTAH DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY; THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY LINE THE NEXT FOUR (4) COURSES: 1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 32 DEGREES 23 MINUTES 53 SECONDS, AN ARC DISTANCE OF 485.45 FEET, A RADIUS OF 858.51 FEET AND A CHORD BEARING OF SOUTH 23 DEGREES 31 MINUTES 12 SECONDS WEST, WITH A DISTANCE OF 479.00 FEET; 2) SOUTH 39 DEGREES 43 MINUTES 08 SECONDS WEST, A DISTANCE OF 92.45 FEET TO A BRASS CAP RIGHT-OF-WAY MONUMENT; 3) ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 36 DEGREES 02 MINUTES 38 SECONDS, AN ARC DISTANCE OF 489.75 FEET, A RADIUS OF 778.51 FEET AND A CHORD BEARING OF SOUTH 21 DEGREES 41 MINUTES 48 SECONDS WEST, WITH A DISTANCE OF 481.71 FEET TO A BRASS CAP RIGHT-OF-WAY MONUMENT; 4) SOUTH 03 DEGREES 42 MINUTES 54 SECONDS WEST, A DISTANCE OF 73.08 FEET; THENCE DEPARTING FROM THE SAID EAST RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 43 MINUTES 13 SECONDS EAST, A DISTANCE OF 450.83 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 27 SECONDS EAST, A DISTANCE OF 232.56 FEET TO A CRS REBAR AND CAP; THENCE NORTH 89 DEGREES 40 MINUTES 24 SECONDS WEST, A DISTANCE OF 168.38 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 00 SECONDS WEST, A DISTANCE OF 298.23 FEET TO SAID EAST-LINE OF THE UTAH DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY; THENCE SOUTHERLY, ALONG SAID RIGHT-OF-WAY, THE NEXT THREE (3) COURSES: 1) SOUTH 03 DEGREES 42 MINUTES 54 SECONDS WEST, A DISTANCE OF 95.53 FEET TO A BRASS CAP RIGHT-OF-WAY MONUMENT 2) ALONG THE ARC OF A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02 DEGREES 44 MINUTES 54 SECONDS, AN ARC DISTANCE OF 272.91 FEET, A RADIUS OF 5689.58 FEET AND A CHORD BEARING OF SOUTH 02 DEGREES 14 MINUTES 17 SECONDS WEST, WITH A DISTANCE OF 272.89 FEET TO A BRASS CAP RIGHT-OF-WAY MONUMENT; 3) SOUTH 08 DEGREES 49 MINUTES 00 SECONDS EAST, A DISTANCE OF 36.19 FEET TO THE BOUNDARY LINE ESTABLISHED BY THAT CERTAIN AGREEMENT RECORDED NOVEMBER 16, 1993 AS ENTRY NO. 1075639 IN BOOK 1688 AT PAGE 199; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 89 DEGREES 08 MINUTES 27 SECONDS EAST, A DISTANCE OF 479.46 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 27 SECONDS EAST, A DISTANCE OF 2.73 FEET; THENCE SOUTH 00 DEGREES 03 MINUTES 10 SECONDS WEST, A DISTANCE OF 483.83 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 35 SECONDS EAST, A DISTANCE OF 878.73 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE 400 WEST STREET DEDICATION; THENCE NORTH 00 DEGREES 03 MINUTES 25 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2331.45 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 2,458,057 SQUARE FEET OR 56.43 ACRES MORE OR LESS.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 7 TOWNSHIP 2 SOUTH, RANGE 1, EAST OF THE SALT LAKE BASE AND MERIDIAN AND ARE ASSUMED TO BEAR NORTH 00 DEGREES 05 MINUTES 33 SECONDS WEST BETWEEN THE MONUMENTS SHOWN HEREON.
2. APPROVAL OF THIS FINAL PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
3. SUBSURFACE WATER CONDITIONS ARE PRESENT ON THIS PROPERTY AND THE INSTALLATION OF A SUBDRAIN IS ANTICIPATED WITH DEVELOPMENT OF THE PROPERTY. A RESTRICTIVE COVENANT WILL BE RECORDED ON THE PROPERTY PROVIDING FOR THE FUTURE MAINTENANCE RESPONSIBILITIES OF THE SUBDRAIN SYSTEM.
4. THE OWNERS SHALL BE RESPONSIBLE TO MAINTAIN THE DETENTION PONDS AND DRAINAGE AREAS. THE CITY WILL PROVIDE SILT REMOVAL AND CLEANING OF THE STORM DRAIN PIPES TO MAINTAIN OPERATIONAL PERFORMANCE OF THE DRAINAGE SYSTEM AND DETENTION PONDS LOCATED WITHIN THE SUBDIVISION.
5. ANY TEMPORARY EASEMENTS SHOWN HEREON SHALL CONTINUE UNTILL REPLACED WITH A RECORDED PERMANENT EASEMENT.
6. LOT 7 MAY CONTAIN JURISTCTIONAL WETLANDS, NO GRADING, FILLING OR CONSTRUCTION MAY BE DONE IN THE WETLANDS AREA WITHOUT ARMY CORP OF ENGINEERS PERMIT.

RECOMMENDED FOR APPROVAL

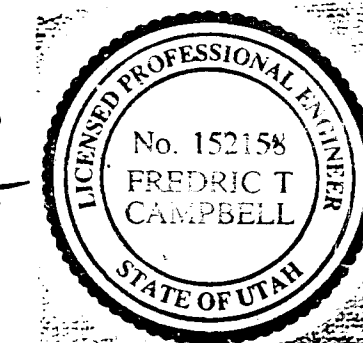
ON THIS 28th DAY OF February, 1995

[Signature]
PLANNING COMMISSION

RECOMMENDED FOR APPROVAL

ON THIS 28th DAY OF FEBRUARY, 1995

[Signature]
CITY ENGINEER



RECOMMENDED FOR APPROVAL

ON THIS 6th DAY OF April, 1995

[Signature]
CITY ATTORNEY

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF CENTERVILLE, UTAH THIS 28th DAY OF February, 1995 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: *[Signature]*

MAYOR: *[Signature]*



DAVIS COUNTY RECORDER

ENTRY NO. 1175742 FEE PAID \$71.00
FILED FOR RECORD AND RECORDED THIS 24th DAY
OF April, 1995, AT 9:05 A.M. IN BOOK 1367
OF OFFICIAL RECORDS PAGE 32

[Signature]
DAVIS COUNTY RECORDER

BY: *[Signature]*
DEPUTY RECORDER

SURVEYOR'S CERTIFICATE

I, WARREN L. RUBY, A REGISTERED LAND SURVEYOR, HOLD CERTIFICATE NO. 8806, AS PRESCRIBED BY THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH, AND SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS TO BE HEREINAFTER KNOWN AS CENTERVILLE MARKETPLACE SUBDIVISION, AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED THIS 23 DAY OF February, 1995

WARREN L. RUBY, REGISTERED LAND SURVEYOR
UTAH REGISTRATION NO. 8806
FOR AND ON BEHALF OF CIVIL LAND CONSULTANTS, INC.
State of Utah

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE SAME DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE DIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS CENTERVILLE MARKETPLACE SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER INCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 28 DAY OF FEBRUARY, 1995.

DAYTON HUDSON CORPORATION:

TINGEY REAL ESTATE:

[Signature]
VICE PRESIDENT
TARGET STORES

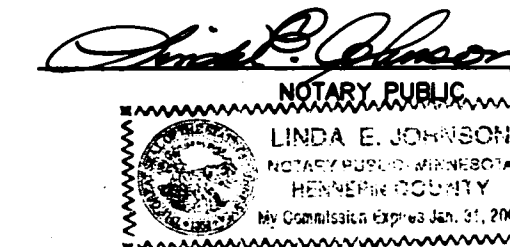
[Signature]
WILLIAM W. TINGEY
SILVIA C. TINGEY

CORPORATE ACKNOWLEDGEMENT

STATE OF MINNESOTA
COUNTY OF HENNEPIN

ON THIS 24th DAY OF FEBRUARY A.D. 1995 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS VICE PRESIDENT, TARGET STORES OF DAYTON HUDSON CORPORATION, A MINNESOTA CORPORATION AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND ON BEHALF OF SAID CORPORATION (OR BY AUTHORITY OF ITS BY LAWS) FOR THE PURPOSES THEREIN MENTIONED.

1/31/2000
MY COMMISSION EXPIRES

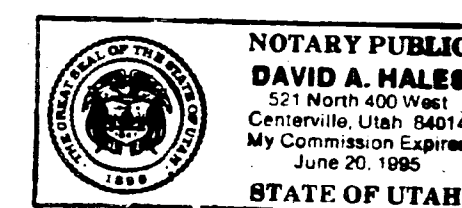
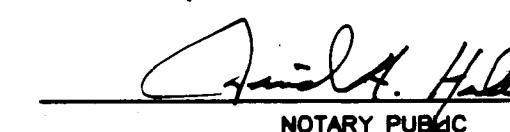


PARTNERSHIP ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF DAVIS

ON THIS 28 DAY OF February A.D. 1995 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE WILLIAM W. TINGEY, SILVIA C. TINGEY, GENERAL PARTNERS OF TINGEY REAL ESTATE, A UTAH LIMITED PARTNERSHIP AND THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND ON BEHALF OF SAID PARTNERSHIP FOR THE PURPOSES THEREIN MENTIONED.

June 20, 1995
MY COMMISSION EXPIRES



Civil
Land
Consultants, Inc.

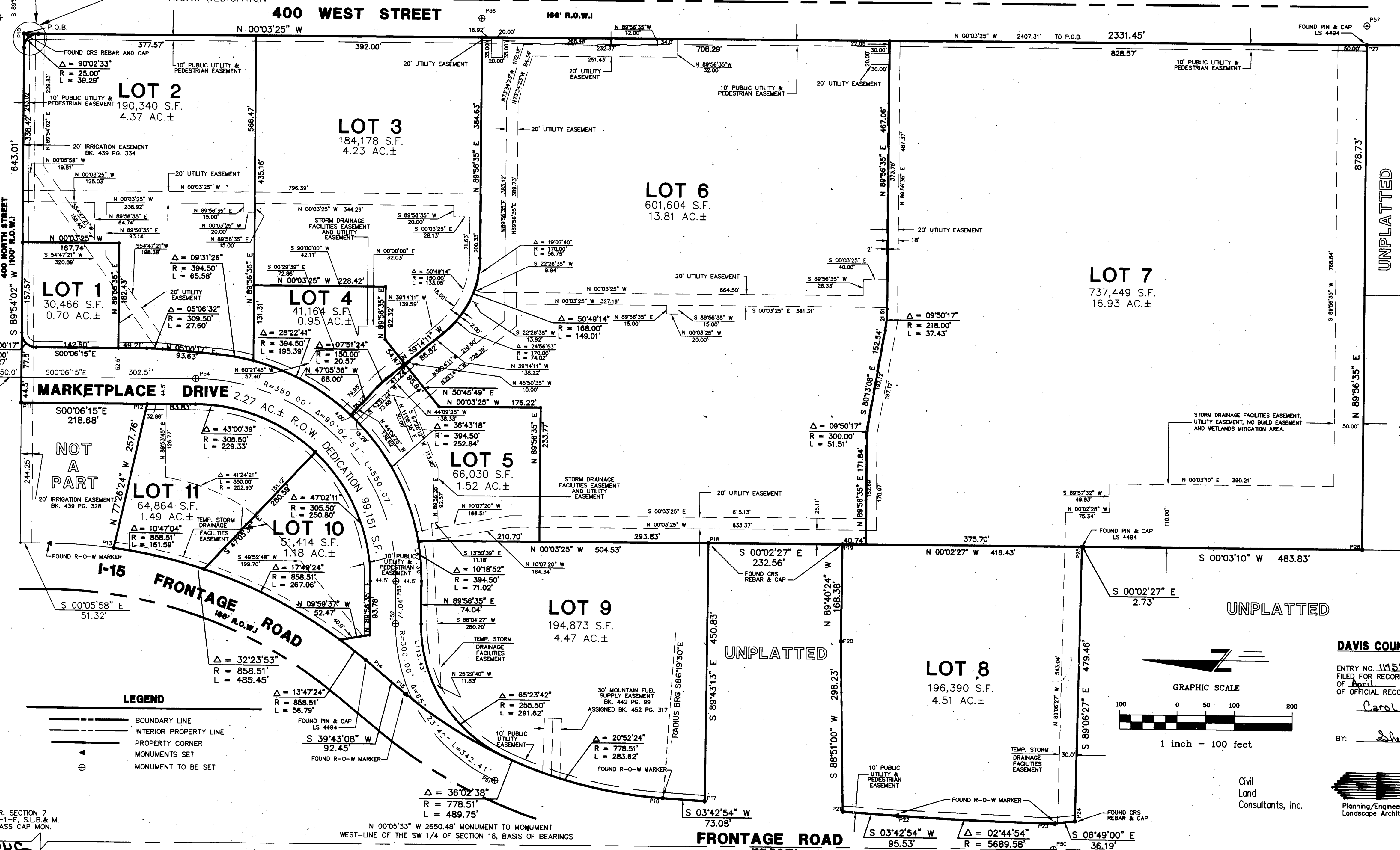


8480 E. Orchard Road
Suite 2000
Englewood, Colorado 80111
(303) 770-2234
FAX (303) 770-2348
CLC JOB NO. 975
DATE: FEB. 23, 1995

CENTERVILLE MARKETPLACE SUBDIVISION

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 7,
TOWNSHIP 2 NORTH, RANGE 1, EAST OF THE SALT LAKE BASE AND MERIDIAN
CITY OF CENTERVILLE, COUNTY OF DAVIS, STATE OF UTAH
SHEET 2 OF 2

TRACT A SEE VACATION ORD. ON LOT 8
134 S.F.
.0031 AC.±
R.O.W. DEDICATION



S. 1/4 COR. SEC. 7
T-2-N, R-1-E, S.L.B. & M.
FOUND BRASS CAP MON.

DAVIS COUNTY COORDINATE TABLE

	NORTHING	EASTING
P1	131888.36	113032.32
P2	129237.88	113036.60
P10	131654.98	114744.11
P11	131653.87	114101.10
P12	131435.18	114101.50
P13	131491.24	113849.91
P14	131052.03	113658.75
P15	130980.92	113599.68
P16	130533.33	113421.59
P17	130460.41	113416.85
P18	130458.21	113867.68
P19	130225.65	113867.84
P20	130226.61	113699.46
P21	130220.62	113401.29
P22	130125.29	113395.10
P23	129852.61	113384.44
P24	129816.68	113388.73
P25	129809.22	113868.14
P26	129322.66	113867.69
P27	129323.53	114746.43
P50	129857.87	113035.60
P51	130825.36	113449.88
P52	131000.72	113722.46
P53	131000.80	113796.50
P54	131351.43	114146.15
P55	131704.16	114145.51
P56	130860.42	114777.90
P57	129323.56	114779.43

LOT ADDRESSES

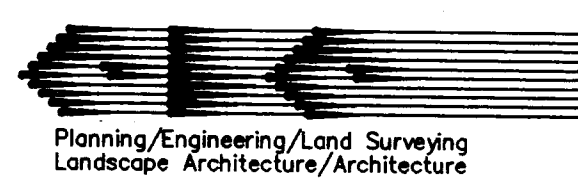
LOT 1	611 WEST PARRISH LANE OR 388 NORTH MARKETPLACE DRIVE
LOT 2	356 NORTH MARKETPLACE DRIVE
LOT 3	324 NORTH MARKETPLACE DRIVE
LOT 4	312 NORTH MARKETPLACE DRIVE
LOT 5	298 NORTH MARKETPLACE DRIVE
LOT 6	200 NORTH MARKETPLACE DRIVE
LOT 7	50 NORTH MARKETPLACE DRIVE
LOT 8	102 NORTH MARKETPLACE DRIVE
LOT 9	254 NORTH MARKETPLACE DRIVE
LOT 10	315 NORTH MARKETPLACE DRIVE
LOT 11	363 NORTH MARKETPLACE DRIVE

DAVIS COUNTY RECORDER

ENTRY NO. 115142 FEE PAID \$ 11.00
FILED FOR RECORD AND RECORDED THIS 24th DAY
OF April 1995, AT 9:03 A.M. IN BOOK 1967
OF OFFICIAL RECORDS PAGE 32

Carol Dean Page
DAVIS COUNTY RECORDER

BY: Sheryl White
DEPUTY RECORDER



8480 E. Orchard Road
Suite 2000
Englewood, Colorado 80111
(303) 770-2234
FAX (303) 770-2349
C.L.C. JOB NO. 975
DATE: FEB. 23, 1995

SW. COR. SEC. 7
NW. COR. SEC. 18
T-2-N, R-1-E, S.L.B. & M.
FOUND BRASS CAP MON.

2442-2

2442-2

6-6442