

Notes

1. Lots 111 and 114 have restricted sideyards. Setback is minimum width of the easement.
2. All easements shown are typical 7 ft. wide Public Utility Easements (P.U.E.) unless otherwise noted.
3. All coordinates shown are based on Davis County Surveyor's Office 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. (4226.00) Indicates the lowest allowable basement floor elevations based on USGS datum. No basements shall be allowed below 4226.00.
6. (R) Indicates bearings that are radial with road dimensions.
7. All lots are Zoned R-1-85.
8. All homes that face 400 West must have a 30 ft. setback.

Curve Information

Curve	Radius	Angle	Length	Chord	Tangent
A	20.00'	76°49'53"	26.82'	24.85'	15.86'
B	325.00'	16°01'22"	90.89'	90.89'	49.74'
C	275.00'	10°31'45"	50.54'	50.47'	25.34'
D	20.00'	108°39'44"	37.93'	32.50'	27.86'
E	333.00'	16°18'00"	94.74'	94.42'	47.69'
F	20.00'	90°00'00"	31.42'	28.28'	20.00'
G	280.00'	12°22'25"	60.47'	60.35'	30.35'
H	280.00'	12°18'52"	60.18'	60.06'	30.21'
I	220.00'	12°27'37"	55.20'	55.02'	27.60'
J	20.00'	110°43'44"	38.65'	32.91'	28.95'
K	20.00'	89°51'00"	31.36'	28.25'	19.95'
L	270.00'	18°18'09"	86.24'	85.88'	43.49'
M	20.00'	95°02'25"	33.52'	29.74'	22.83'
N	20.00'	104°45'36"	36.95'	31.68'	25.96'
O	270.00'	11°24'28"	53.76'	53.67'	26.97'
P	330.00'	2°45'59"	15.93'	15.93'	7.97'
Q	330.00'	14°53'14"	85.77'	85.55'	43.14'
R	20.00'	86°29'39"	30.19'	27.41'	18.04'
S	267.00'	11°22'35"	53.02'	52.93'	26.59'
T	267.00'	4°55'25"	22.94'	22.94'	11.48'
U	20.00'	95°36'06"	33.37'	29.63'	22.06'
V	270.00'	15°33'59"	73.35'	73.13'	36.90'
W	330.00'	2°10'05"	12.49'	12.49'	6.24'
X	330.00'	13°45'00"	79.19'	79.00'	39.79'
Y	330.00'	13°00'00"	74.88'	74.71'	37.60'
Z	330.00'	8°35'30"	49.48'	49.44'	24.79'
AA	280.00'	14°01'21"	68.53'	68.36'	34.44'
BB	280.00'	10°30'56"	51.39'	51.32'	25.77'
CC	220.00'	8°51'41"	34.03'	33.99'	17.05'
DD	220.00'	15°49'36"	60.77'	60.58'	30.58'
EE	250.00'	24°41'17"	107.72'	106.89'	54.71'
FF	250.00'	18°46'01"	81.89'	81.52'	41.31'
GG	250.00'	5°46'15"	25.18'	25.17'	12.60'
HH	250.00'	24°32'17"	107.88'	106.25'	54.37'
II	300.00'	27°54'51"	146.16'	144.72'	74.56'
JJ	300.00'	22°35'44"	118.31'	117.54'	59.93'
KK	300.00'	50°30'35"	139.48'	138.48'	71.52'
LL	300.00'	25°38'18"	124.21'	123.35'	63.01'
MM	300.00'	23°43'17"	124.21'	123.35'	63.01'
NN	300.00'	50°21'34"	146.16'	144.72'	74.56'
OO	300.00'	16°18'00"	85.35'	85.06'	42.96'

Lexington Park Subdivision Phase 1

Being a Part of the Southwest Quarter of Section 31, T.3N., R.1E., S.L.B. & M.
Centerville City, Davis County, Utah

Consent to Dedicate

Know all men by these presents that we the undersigned trustee and beneficiary under that certain deed of trust encumbering the tract of land described hereon, which deed of trust dated October 28, 1996 and recorded in the official records of Davis County, Utah, on November 13, 1996 as Entry No. 1285928, Book 2063, Page 1355, do hereby consent to the dedication for the perpetual use of the public of all portions of the tract of land shown on this plat of Lexington Park Subdivision Phase 1 as being dedicated for public use, and do hereby subordinate its interest in and to the land included within such public streets and easements to the public use forever.

In witness whereof, we have hereunto set our hand this 26th day of February, 1997.

KEY BANK OF UTAH,
a Utah Corporation
Cyril E. Simon, Vice President

Corporate Acknowledgement

On the 26th day of February, 1997, there personally appeared before me, CYRIL E. SIMON, who being duly sworn did acknowledge to me that he is the Vice President of KEY BANK OF UTAH, a Utah Corporation, and acknowledged to me that the foregoing instrument was signed on behalf of said corporation and acknowledged to me that said corporation executed the same.

Notary Public: *Nathan A. Anderson*
Residence: _____
My Commission Expires: _____

City Council Approval

Presented to the City Council of Centerville, Utah, this 4th day of March, 1997 at which time this subdivision was approved and accepted.

City Recorder Attest: *Marilyn Hodge*
Mayor: *Charles L. B. B. B.*



Consent to Dedicate

Know all men by these presents that we the undersigned trustee and beneficiary under that certain deed of trust encumbering the tract of land described hereon, which deed of trust dated October 30, 1996 and recorded in the official records of Davis County, Utah, on January 3, 1997 as Entry No. 1297017, Book 2081, Page 1320, do hereby consent to the dedication for the perpetual use of the public of all portions of the tract of land shown on this plat of Lexington Park Subdivision Phase 1 as being dedicated for public use, and do hereby subordinate its interest in and to the land included within such public streets and easements to the public use forever.

In witness whereof, we have hereunto set our hand this 26th day of February, 1997.

RIGBY FAMILY LIMITED PARTNERSHIP,
a Utah Limited Partnership
Seymour D. Rigby, General Partner

Partnership Acknowledgement

On the 26th day of February, 1997, there personally appeared before me, SEYMOUR D. RIGBY, who being duly sworn did acknowledge to me that he is the General Partner of RIGBY FAMILY LIMITED PARTNERSHIP, a Utah Limited Partnership, and acknowledged to me that the foregoing instrument was signed on behalf of said family limited partnership and acknowledged to me that said family limited partnership executed the same.

Notary Public: *Jennifer Probert, Notary Public, State of Utah*
Residence: _____
My Commission Expires: _____

Narrative

PURPOSE OF SURVEY:
To provide a subdivision of Lots.

BASIS OF ESTABLISHMENT:
Our survey instrument was set on the existing brass monument on the centerline of the frontage road by the Northwest Corner of Green Fields Planned Unit Development Phase 1 and the existing brass monument to the South near the Southwest Corner of said Green Fields AMD PH.1 as a basis of bearing. From this point all corners were radially located. Rebar and surveyor's caps were set on the rear corners and nails are to be set in the walk on a one foot offset.

FOUND MONUMENTS:
Two brass monuments on the centerline of the frontage road west of Green Fields AMD PH.1 were found.

Owner's Dedication

Know all men by these presents that we the undersigned owners of the above described tract of land having caused the same to be divided into lots and streets to hereafter be known as "Lexington Park Subdivision Phase 1" and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat for public use and do warrant and defend and save the city harmless against any easement or other encumbrances on the dedicated streets which will interfere with the city's use, maintenance and operation on the streets. We further dedicate for perpetual use of the Lexington Park Subdivision Phase 1 Homeowner's Association all parcels of land shown on this plat as covenants, conditions, and restrictions of said Lexington Park Subdivision Phase 1 Homeowner's Association. We hereby grant and convey a perpetual easement to Centerville City over and through said detention basin areas for the construction and operation of flood control and storm drain facilities and a public pathway not to exceed 10 feet in width. The above dedication to Lexington Park Subdivision Phase 1 Homeowner's Association is subject to said easement. In witness whereof, we have hereunto set our hand this 26th day of February, 1997.

Robert Miller, President
Symphony Development Corporation

Corporate Acknowledgement

On the 26th day of February, 1997, there personally appeared before me, ROBERT MILLER, who being duly sworn did acknowledge to me that he is the President of SYMPHONY DEVELOPMENT CORPORATION, a Utah Corporation, who executed the foregoing instrument, and acknowledged to me that the foregoing instrument was signed on behalf of said Corporation and acknowledged to me that said Corporation executed the same.

Notary Public: *Jennifer Probert, Notary Public, State of Utah*
Residence: _____
My Commission Expires: _____

Boundary Description

Beginning at the Northwest Corner of Green Fields Planned Unit Development AMD PH.1 which point is N 89°24'30"E 355.50 ft. along the Section Line and N 0°11'30"E 950.00 ft. along the East line of a frontage road from the Southwest Corner of Section 31, T.3N., R.1E., S.L.B. & M. said point being also S 89°39'30"E 40.00 ft. from an existing brass monument and running thence N 0°11'30"E 273.95 ft. along said East Line of a frontage road; thence S 89°48'30"E 178.05 ft.; thence S 63°36'27"E 55.73 ft.; thence S 89°48'30"E 91.43 ft.; thence N 28°58'10"E 45.64 ft.; thence East 118.14 ft.; thence S 34°28'04"E 94.01 ft.; thence S 89°39'30"E 97.63 ft.; thence N 75°48'48"E 43.80 ft.; thence S 62°53'47"E 102.79 ft.; thence N 66°00'00"E 86.30 ft.; thence N 45°50'53"E 53.26 ft.; thence N 66°00'00"E 89.46 ft.; thence N 24°16'38"W 20.41 ft.; thence S 29°00'00"E 75.17 ft.; thence Southeast 26.82 ft. along the arc of a 20.00 ft. radius curve to the left through a central angle of 76°49'53" (radius point bears N 61°00'00"E from the beginning of the curve) thence Northeast 90.89 ft. along the arc of a 325.00 ft. radius curve to the right through a central angle of 16°01'22" (radius point bears S 15°49'53"E from the beginning of the curve) to a point on the North boundary of 2025 North Street (a 50 ft. wide road); thence S 0°11'29"W 50.00 ft. to a point on the South boundary of said 2025 North Street; thence Southwesterly 50.54 ft. along the arc of a 275.00 ft. radius curve to the left through a central angle of 10°31'45" (radius point bears S 0°11'29"W from the beginning of the curve); thence Southwesterly 37.93 ft. along the arc of a 20.00 ft. radius curve to the left through a central angle of 108°39'44" (radius point bears S 10°20'16"E from the beginning of the curve); thence S 29°00'00"E 56.21 ft.; thence Southeast 94.74 ft. along the arc of a 333.00 ft. radius curve to the right through a central angle of 16°18'00" (radius point bears S 61°00'00"W from the beginning of the curve) to a point on the East boundary of 400 West Street as described in Book 1267, Page 729, of Davis County Official Records; thence S 77°18'00"W 66.00 ft. to a point on the West boundary of said 400 West Street; thence S 12°42'00"E 140.93 ft. along said West boundary of 400 West Street; thence N 89°39'30"W 207.95 ft. along the North boundary of Green Fields Planned Unit Development AMD Phases 1 and 2 to the Point of Beginning.
Containing: 8.1750 Acres

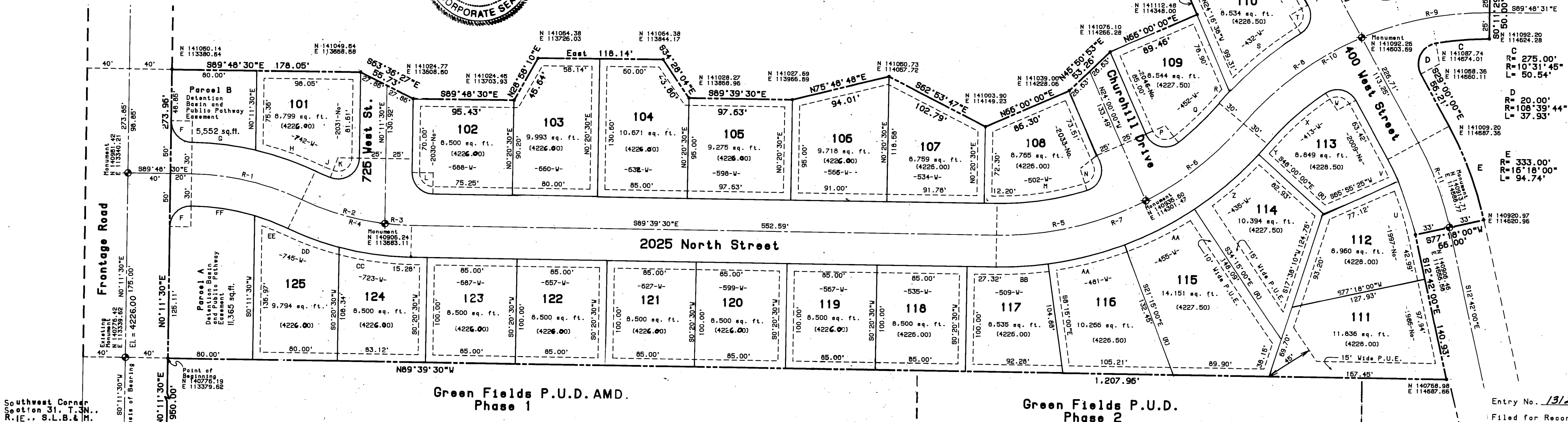
Surveyor's Certificate

I, J. Scott Balling, a Registered Land Surveyor holding Certificate No. 162195 as prescribed under the laws of the State of Utah, do hereby certify that by the authority of the owners I have made a survey of the tract of land shown on this plat and described herewith and have subdivided said tract of land into lots and streets hereafter to be known as "Lexington Park Subdivision Phase 1" and that the same has been correctly surveyed and staked on the ground as shown.

Feb. 25, 1997
Date
Utah Surveyor No. 162195



Scale: 1" = 60'
February, 1997



Southwest Corner
Section 31, T.3N.,
R.1E., S.L.B. & M.
N 139°22'02"E
E 113320.82'

Balling
Engineering

Recommended for Approval

On this 23rd day of October, 1996
Chairman Planning Commission: *Stephen Ricks*

Recommended for Approval

On this 26th day of February, 1997
Centerville City Engineer: *John Campbell*

Recommended for Approval

On this 27th day of February, 1997
Centerville City Attorney: *Stephen J. Morgan*

Davis County Recorder

Entry No. 131281 Fee Paid \$57.00
Filed for Record and Recorded this 27th
Day of MARCH, 1997 at 11:13 A.M.
in Book 2110 of 179
By: *Jim Churn* County Recorder
Deputy