

Lexington Park Subdivision Phase 2

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

City Council Approval

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

City Recorder Attest: [Signature]
Mayor: [Signature]



Scale: 1" = 40'
February, 1997

Consent to Dedicate

Know all men by these presents that we the undersigned
trustees and beneficiary under that certain deed of trust
enumbering 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
all portions of the tract of land shown on this plat
of "Lexington Park Subdivision Phase 2" 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
day of February, 1997.

RIGBY FAMILY LIMITED PARTNERSHIP,
a Utah Limited Partnership

[Signature]
SEYMOUR D. RIGBY, General Partner

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
AMD PH-1 and the existing brass monument to the South near
the Southwest Corner of said Green Fields Phase 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.

Partnership Acknowledgement

On the 21st 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: [Signature] Notary Public, State of Utah

Residence: 220 S 200 E #330
SALT LAKE CITY, UT 84111

My Commission Expires: Aug. 25, 1997

Corporate Acknowledgement

On the 26 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: [Signature]

Residence: _____

My Commission Expires: _____

Boundary Description

Beginning at the Northwest Corner of Lexington Park
Subdivision Phase 1 which point is N 89°24'30"E 355.50 ft.
along the Section Line and N 0°11'30"E 1,223.96 ft. along
the East Line of a frontage road from the Southwest Corner
of Section 31, T.3N., R.1E., S.L.B. & M. and running thence
N 0°11'30"E 260.07 ft. along said East Line of a frontage
road; thence S 89°48'30"E 178.05 ft.; thence N 0°11'30"E
25.11 ft.; thence S 89°48'30"E 240.53 ft.; thence
S 83°02'30"E 160.42 ft.; thence S 57°59'48"E 43.79 ft.;
thence S 39°07'50"E 12.76 ft.; thence S 24°00'00"E
94.44 ft.; thence S 13°15'12"W 100.51 ft. to the Northeast
Corner of Lot 106 of said Lexington Park Subdivision Phase
1; thence along the boundary of said Lexington Park
Subdivision Phase 1 in the following eight courses to the
Point of Beginning: S 75°48'48"W 94.01 ft., N 89°39'30"W
97.63 ft., N 34°28'04"W 43.80 ft., West 118.14 ft.,
S 28°58'10"W 45.64 ft., N 89°48'30"W 95.43 ft., N 63°36'27"W
55.73 ft., N 89°48'30"W 178.05 ft.
Containing: 4.2654 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 2" and that the same has
been correctly surveyed and staked on the ground as shown.

Feb. 25, 1997 [Signature]
Date, Utah Surveyor No. 162195

Owner's Dedication

Know all men by these presents that we the undersigned
owners of the above described tract of land have
the same to be divided into lots and streets to hereafter be
known as "Lexington Park Subdivision Phase 2" 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 of the
streets. We further dedicate for perpetual use of the
Lexington Park Subdivision Phase 2 Homeowner's Association
all parcels of land shown on this plat as detention basin
areas as more fully defined in the plat, covenants
conditions, and restrictions of said Lexington Park
Subdivision Phase 2 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 2 Homeowner's Association is subject to said easement.
In witness whereof, we have hereunto set our hand this
day of February, 1997.

[Signature]
Robert Miller, President
Symphony Development Corporation

Corporate Acknowledgement

On the 21st 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: [Signature] Notary Public, State of Utah

Residence: 220 S 200 E #330
SALT LAKE CITY, UT 84111

My Commission Expires: Aug. 25, 1997

Consent to Dedicate

Know all men by these presents that we the undersigned
trustees and beneficiary under that certain deed of trust
enumbering 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. 1286928, Book 2063, Page 1355, do hereby consent
to the dedication for the perpetual use of the public
all portions of the tract of land shown on this plat
of "Lexington Park Subdivision Phase 2" 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
day of Feb, 1997.

KEY BANK OF UTAH,
a Utah Corporation

[Signature] V.P.
CYRIL E. SIMON, Vice President

Davis County Recorder

Entry No. 13128/2 Fee Paid \$45.00

Filed for Record and Recorded this 27th

Day of MARCH, 1997 at 11:14 A.M.

In Book 2110 of 180

[Signature] County Recorder

By: _____ Deputy

Southwest Corner
Section 31, T.3N.,
R.1E., S.L.B. & M.
N 139822.52
E 113020.96

355.50'
N 89°24'30"E
(Section Line)

Green Fields
Planned Unit
Development Amd.
Phase I

Notes

- All easements shown are typical 7 ft. wide Public
Utility Easements (P.U.E.) unless otherwise noted.
- All coordinates shown are based on Davis County
Surveyor's Office Datum.
- 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.
- (4226.00) Indicates the lowest allowable basement
floor elevations based on USGS datum. No
basements shall be allowed below 4226.00.
- (R) Indicates bearings that are radial with road
dimensions.
- All lots are Zoned R-1-85.
- Lot 203 has restricted sideyard. Setback is
minimum of easement width.

Recommended for Approval

On this 23rd day of October, 1996

Chairman Planning Commission: [Signature]

Recommended for Approval

On this 26th day of FEBRUARY, 1997

Centerville City Engineer: [Signature]

Recommended for Approval

On this 27th day of February, 1997.

Centerville City Attorney: [Signature]

Curve Information

Curve	Radius	Angle	Length	Chord	Tangent
A	20.00'	90°00'00"	31.42'	28.28'	20.00'
B	275.00'	4°48'30"	23.08'	23.07'	11.55'
C	275.00'	15°08'18"	77.46'	77.20'	38.99'
D	50.00'	35°11'02"	30.70'	30.22'	15.95'
E	50.00'	65°37'43"	57.27'	54.19'	32.24'
F	50.00'	56°10'00"	49.02'	47.08'	26.68'
G	50.00'	53°11'51"	46.42'	44.77'	25.04'
H	50.00'	65°36'20"	57.25'	54.17'	32.23'
I	50.00'	21°02'02"	18.36'	18.25'	9.28'
J	50.00'	51°19'04"	44.78'	43.30'	24.02'
L	225.00'	13°35'56"	53.40'	53.28'	26.83'
M	225.00'	2°28'43"	9.73'	9.73'	4.87'
R-1	250.00'	34°16'20"	149.54'	147.32'	77.08'