

# 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 26th day of MARCH, 1997 at which time this subdivision was approved and accepted.

City Recorder Attest: L. Scott Balling

Mayor: Shane C. Sandoval



Scale : 1" = 40  
February, 1997

## 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 herein, 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 plot 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 26th day of February, 1997.

RIBOY FAMILY LIMITED PARTNERSHIP,  
a Utah Limited Partnership

Seymour D. Rigby  
SEYMORE 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-PHI 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-PHI were found.

## Partnership Acknowledgement

On the 26th day of February, 1997, there personally appeared before me, SEYMORE 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: 220 S 200 E #330

My Commission Expires: Aug 25, 1997

## 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: Matthew A. Anderson

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 250.07 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 72.76 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; then along the boundary of said Lexington Park Subdivision Phase 1 in the following eight courses to the Point of Beginning: S 34°28'04"W 43.80 ft., N 89°39'30"W 91.63 ft., S 20°58'10"E 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: 4.2854 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 plot 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 J. Scott Balling  
Date: Feb. 25, 1997 J. Scott Balling  
Surveyor No. 162195

## 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 2" and do hereby dedicate for perpetual use of the public all parcels of land shown on this plot 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 2 Homeowner's Association all parcels of land shown on this plot as detention basin areas as more fully defined in the plot, covenants conditions. Said restrictions of said Lexington Park Subdivision Phase 2 Homeowner's Association are hereby granted and convey a permanent 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 26th day of February, 1997.

Robert Miller  
Robert Miller, President  
Symphony Development Corporation

## Corporate Acknowledgement

On the 26th day of February, 1997, there personally appeared before me, ROBERT MILLER, who being 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: 220 S 200 E #330

My Commission Expires: Aug 25, 1997

## 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 herein, 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 plot 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 26th day of February, 1997.

KEY BANK OF UTAH,  
a Utah Corporation

Cyril E. Simon, Vice President

V.P.

## Davis County Recorder

Entry No. 1312812 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

James J. Chapman, County Recorder

By: Deputy

