

3152

# LEXINGTON PARK SUBDIVISION PHASE 3

PART OF THE SOUTHWEST QUARTER OF SECTION 31, T.3N., R.1E., S.L.B.& M., U.S. SURVEY  
CENTERVILLE CITY, DAVIS COUNTY, UTAH  
AUGUST, 1998

## Narrative

THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION DIVIDING THE PROPERTY INTO LOTS AND STREETS. THE BOUNDARY LINES WERE DETERMINED BY A SURVEY THAT WAS PERFORMED ON THE GROUND. MONUMENTS USED TO ESTABLISH THE BOUNDARY ARE SHOWN HEREON. THE FRONTRAGE ROAD LOCATION WAS DETERMINED BY EXISTING CENTERLINE MONUMENTS. THE NORTH LINE FOLLOWS FENCES CALLED OUT IN THE DEED. ALL BOUNDARY AND REAR LOT CORNERS SHALL BE SET WITH A 5/8" REBAR AND CAP MARKED "REEVE & ASSOCIATES". ALL FRONT CORNERS SHALL BE MARKED WITH A PLUG IN THE CURB ON THE EXTENSION OF THE LOT SIDELINES.

SEE ADDRESS AFFIDAVIT  
2667-633 LOT 315



MONUMENT AT THE  
INTERSECTION OF  
2025 NORTH  
STREET AND THE  
FRONTRAGE ROAD

MONUMENT IN  
CENTER OF ROAD  
AT SUBDIVISION  
BOUNDARY

SOUTHWEST CORNER OF  
SECTION 31, T.3N., R.1E.,  
S.L.B.& M. NOT FOUND  
LOCATED BY WITNESS  
CORNERS.

355.50'  
N 139822.52  
E 113020.96

CENTERVILLE CITY COUNCIL

PRESENTED TO THE CENTERVILLE CITY COUNCIL THIS 16<sup>th</sup> DAY OF February, 1998, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Mark J. Wierschi

CENTERVILLE CITY MAYOR  
CENTERVILLE CITY RECORDER

CENTERVILLE CITY PLANNING COMMISSION

RECOMMENDED FOR APPROVAL  
ON THIS 1<sup>st</sup> DAY OF October, 1998  
CHAIRMAN PLANNING COMMISSION

CENTERVILLE CITY ENGINEER

RECOMMENDED FOR APPROVAL  
ON THIS 09 DAY OF DECEMBER, 1998  
CENTERVILLE CITY ENGINEER

CENTERVILLE CITY ATTORNEY

RECOMMENDED FOR APPROVAL  
ON THIS 14<sup>th</sup> DAY OF January, 1999  
CENTERVILLE CITY ATTORNEY

## SURVEYOR'S CERTIFICATE

I, RANDALL J. WILLFORD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF LEXINGTON PARK SUBDIVISION PHASE 3 IN CENTERVILLE CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF CENTERVILLE CITY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 2<sup>nd</sup> DAY OF DECEMBER, 1998.

159437

UTAH R.L.S. LICENSE NUMBER

3152

Signature

## OWNER'S DEDICATION AND CERTIFICATE

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 3.

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 LEXINGTON PARK SUBDIVISION PHASE 3.

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 3.

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 3.

HOMEOWNER'S ASSOCIATION IS SUBJECT TO SAID EASEMENT.  
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 4<sup>th</sup> DAY OF DECEMBER, 1998.

Robert C. Miller

ROBERT C. MILLER - PRESIDENT  
SYMPHONY DEVELOPMENT CORP.

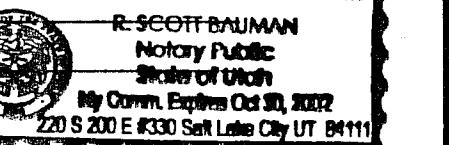
## CORPORATE ACKNOWLEDGMENT

ON THE 4<sup>th</sup> DAY OF DEC, 1998, THERE PERSONALLY APPEARED BEFORE ME ROBERT C. MILLER, WHO BEING DULY SWORN DID ACKNOWLEDGE TO ME THAT HE IS THE PRESIDENT OF SYMPHONY DEVELOPMENT CORP., A UTAH CORPORATION, WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

R. SCOTT BAUMAN  
NOTARY PUBLIC  
STATE OF UTAH

NOTARY PUBLIC: R. Scott Bauman  
RESIDENCE: 2205 200 E #300 Salt Lake City, UT 84111

My Commission Expires: 30 OCT 2002



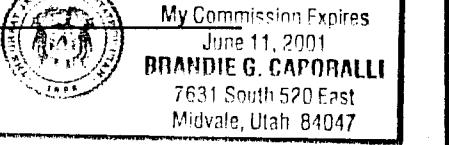
## CORPORATE ACKNOWLEDGMENT

ON THE 11<sup>th</sup> DAY OF DECEMBER, 1998, THERE PERSONALLY APPEARED BEFORE ME, ROBERT C. MILLER, WHO BEING DULY SWORN DID ACKNOWLEDGE TO ME THAT HE IS THE VICE PRESIDENT OF SYMPHONY DEVELOPMENT CORP., A UTAH CORPORATION, WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION AND ACKNOWLEDGMENT TO ME THAT SAID CORPORATION EXECUTED THE SAME.

R. SCOTT BAUMAN  
NOTARY PUBLIC  
STATE OF UTAH

NOTARY PUBLIC: R. Scott Bauman  
RESIDENCE: 2205 200 E #300 Salt Lake City, UT 84111

My Commission Expires: 30 OCT 2002



## 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 28 OCT 1996 AND RECORDED IN THE OFFICIAL RECORDS OF DAVIS COUNTY, UTAH ON 13 NOV 1996 AS ENTRY NO. 1286192, BOOK 2063, PAGE 136, 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 3.

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 11<sup>th</sup> DAY OF DECEMBER, 1998.

KeyBank, a national association

by David H. Young Vice President

JOB NO.: 1864-10 SURVEYOR: R. WILLFORD

DATE: 8-19-98 DRAFTER: H. GUNN

SCALE: 1"=60' CHECKED:

REVISION: REVISION:

## DAVIS COUNTY RECORDER

ENTRY NO. 1490619 FEE PAID \$5300  
FILED FOR RECORD AND RECORDED THIS 25<sup>th</sup> DAY OF FEBRUARY, 1999 AT 12:30 P.M.  
IN BOOK 2454, PAGE 223

Sherry L. White

DAVIS COUNTY RECORDER

DEPUTY

