

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 FRONTAGE 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.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE DAVIS COUNTY COORDINATE SYSTEM AS DETERMINED LOCALLY BY THE LINE BETWEEN THE SOUTHWEST CORNER AND SOUTH QUARTER CORNER OF SECTION 31, T.3N., R.1E., S.L.B.&M., SHOWN HEREON AS: N89°24'30"E

SURVEYOR'S CERTIFICATE

I, RANDALL J. WILLIFORD, 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 2ND DAY OF DECEMBER, 1998.

159437
UTAH R.L.S. LICENSE NUMBER

Randall J. Williford
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 OF 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 2ND DAY OF DECEMBER, 1998

Robert C. Miller
ROBERT C. MILLER - PRESIDENT
SYMPHONY DEVELOPMENT CORP.

CORPORATE ACKNOWLEDGMENT

ON THE 4TH 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.

NOTARY PUBLIC: *R Scott Bauman*
R. SCOTT BAUMAN
Notary Public
State of Utah
My Comm. Expires Oct 30, 2002
200 S 200 E #330 Salt Lake City UT 84111

RESIDENCE: 220 S 200 E #330 #4111

MY COMMISSION EXPIRES: 30 OCT 2002

CORPORATE ACKNOWLEDGMENT

ON THE 14TH DAY OF DEC 1998, THERE PERSONALLY APPEARED BEFORE ME, *Brandie G. Caporali*, 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.

NOTARY PUBLIC: *Brandie G. Caporali*
BRANDIE G. CAPORALI
Notary Public
State of Utah
My Comm. Expires June 11, 2001
7631 South 520 East
Midvale, Utah 84047

RESIDENCE: 7631 S. 520 E. Midvale, UT 84047

MY COMMISSION EXPIRES: 6/11/01

NOTARY PUBLIC

STATE OF 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 28 OCT 1996 AND RECORDED IN THE OFFICIAL RECORDS OF DAVIS COUNTY, UTAH ON 13 NOV 1996 AS ENTRY NO. 138679, BOOK 2063, PAGE 1361 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 14TH DAY OF DECEMBER, 1998

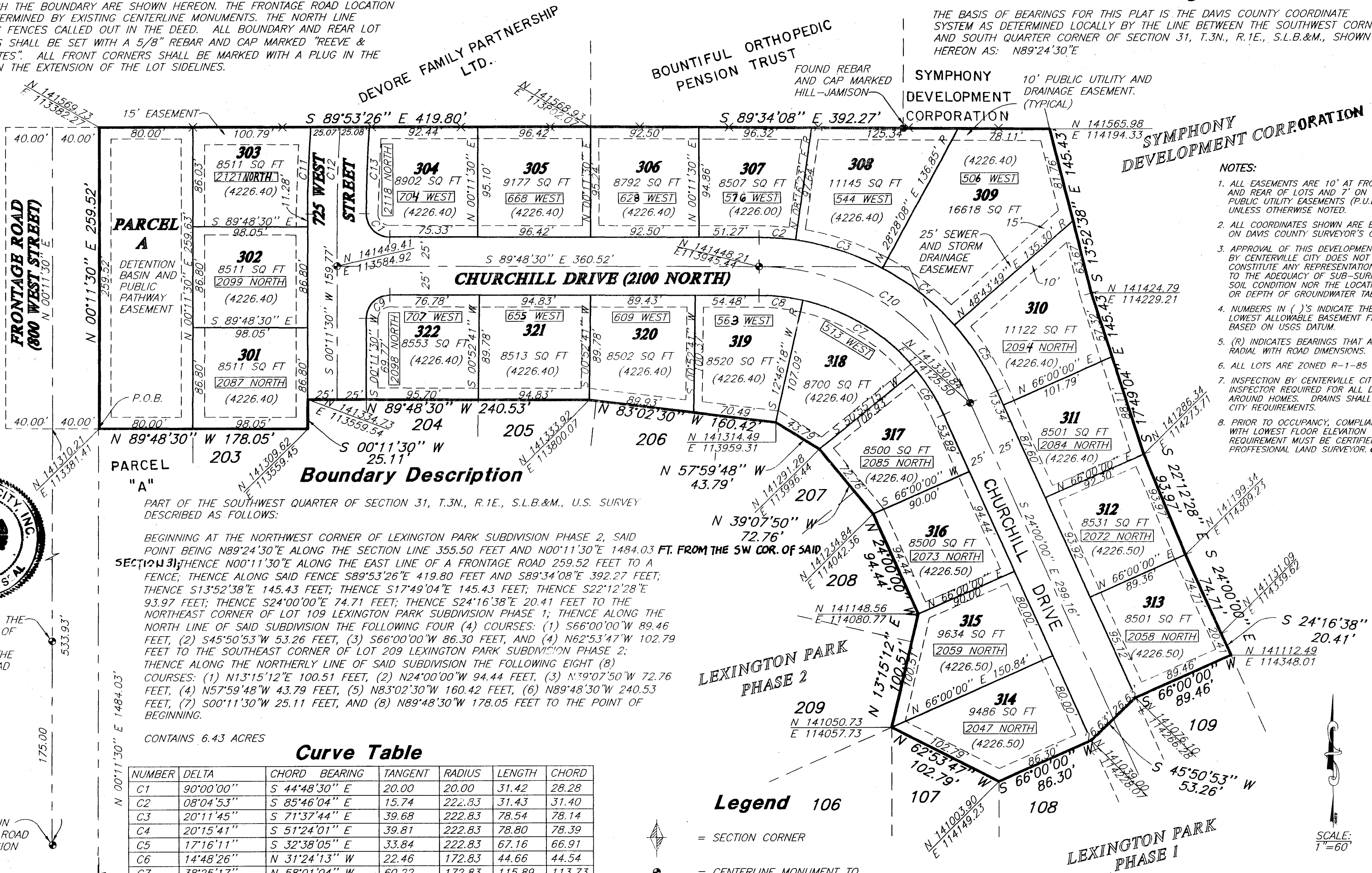
KeyBank, a national association
by *David A. Young Vice President*

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

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

SCALE: 1"=60' CHECKED:

REVISION: REVISION:



PART OF THE SOUTHWEST QUARTER OF SECTION 31, T.3N., R.1E., S.L.B.&M., U.S. SURVEY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LEXINGTON PARK SUBDIVISION PHASE 2, SAID POINT BEING N89°24'30"E ALONG THE SECTION LINE 355.50 FEET AND N00°11'30"E 1484.03 FT. FROM THE SW COR. OF SAID SECTION 31; THENCE N00°11'30"E ALONG THE EAST LINE OF A FRONTAGE ROAD 259.52 FEET TO A FENCE; THENCE ALONG SAID FENCE S89°53'26"E 419.80 FEET AND S89°34'08"E 392.27 FEET; THENCE S13°52'38"E 145.43 FEET; THENCE S17°49'04"E 145.43 FEET; THENCE S22°12'28"E 93.97 FEET; THENCE S24°00'00"E 74.71 FEET; THENCE S24°16'38"E 20.41 FEET TO THE NORTHEAST CORNER OF LOT 109 LEXINGTON PARK SUBDIVISION PHASE 1; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES: (1) S66°00'00"W 89.46 FEET, (2) S45°50'53"W 53.26 FEET, (3) S66°00'00"W 86.30 FEET, AND (4) N62°53'47"W 102.79 FEET TO THE SOUTHEAST CORNER OF LOT 209 LEXINGTON PARK SUBDIVISION PHASE 2; THENCE ALONG THE NORTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING EIGHT (8) COURSES: (1) N13°15'12"E 100.51 FEET, (2) N24°00'00"W 94.44 FEET, (3) N°9°07'50"W 72.76 FEET, (4) N57°58'48"W 43.79 FEET, (5) N83°02'30"W 160.42 FEET, (6) N89°48'30"W 240.53 FEET, (7) S00°11'30"W 25.11 FEET, AND (8) N89°48'30"W 178.05 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.43 ACRES

Curve Table

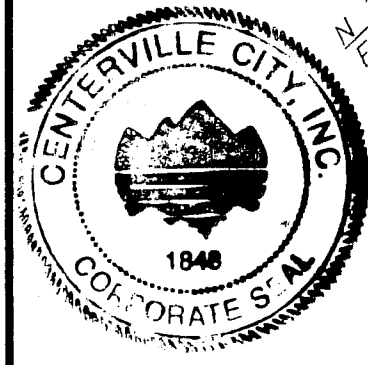
NUMBER	DELTA	CHORD	BEARING	TANGENT	RADIUS	LENGTH	CHORD
C1	90°00'00"	S 44°48'30" E	20.00	20.00	31.42	28.28	
C2	08°04'53"	S 85°46'04" E	15.74	222.83	31.43	31.40	
C3	20°11'45"	S 71°37'44" E	39.68	222.83	78.54	78.14	
C4	20°15'41"	S 51°24'01" E	39.81	222.83	78.80	78.39	
C5	17°16'11"	S 32°38'05" E	33.84	222.83	67.16	66.91	
C6	14°48'26"	N 31°24'13" W	22.46	172.83	44.66	44.54	
C7	38°25'17"	N 58°01'04" W	60.22	172.83	115.89	113.73	
C8	12°34'48"	N 83°31'06" W	19.05	172.83	37.95	37.87	
C9	90°00'00"	S 45°11'30" W	20.00	20.00	31.42	28.28	
C10	65°48'30"	S 56°54'15" E	128.00	197.83	227.22	214.93	
C11	04°11'26"	N 02°17'13" E	37.50	1025.00	74.97	74.95	
C12	04°17'51"	N 02°20'26" E	37.52	1000.00	75.01	74.99	
C13	04°24'36"	N 02°23'48" E	37.54	975.00	75.05	75.03	

Legend

- = SECTION CORNER
- = CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF IMPROVEMENTS.
- = EXISTING FENCE LINE

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

SEE ADDRESS AFFIDAVIT
2667-633 LOT 315



MONUMENT AT THE INTERSECTION OF 2025 NORTH STREET AND THE FRONTAGE 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.

CENTERVILLE CITY COUNCIL

PRESENTED TO THE CENTERVILLE CITY COUNCIL THIS 16TH DAY OF February, 1999, AT WHICH TIME THIS SUBMISSION WAS APPROVED AND ACCEPTED.

CENTERVILLE CITY MAYOR *Frank M. Wierschke*
CENTERVILLE CITY RECORDER *Marlyn Stoye*

CENTERVILLE CITY PLANNING COMMISSION

RECOMMENDED FOR APPROVAL
ON THIS 1ST DAY OF October, 1998
CHAIRMAN PLANNING COMMISSION *Randall J. Williford*

CENTERVILLE CITY ENGINEER

RECOMMENDED FOR APPROVAL
ON THIS 09 DAY OF DECEMBER, 1998
CENTERVILLE CITY ENGINEER *John C. Mump*

CENTERVILLE CITY ATTORNEY

RECOMMENDED FOR APPROVAL
ON THIS 14TH DAY OF December, 1998
CENTERVILLE CITY ATTORNEY *John C. Mump*

DAVIS COUNTY RECORDER

ENTRY NO. 1490619 FEE PAID \$53.00
FILED FOR RECORD AND RECORDED THIS 25TH DAY OF FEBRUARY, 1999 AT 12:30 P.M.
IN BOOK 2454 OF 223
BY: *James* DAVIS COUNTY RECORDER
DEPUTY