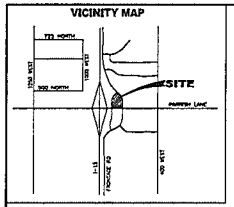
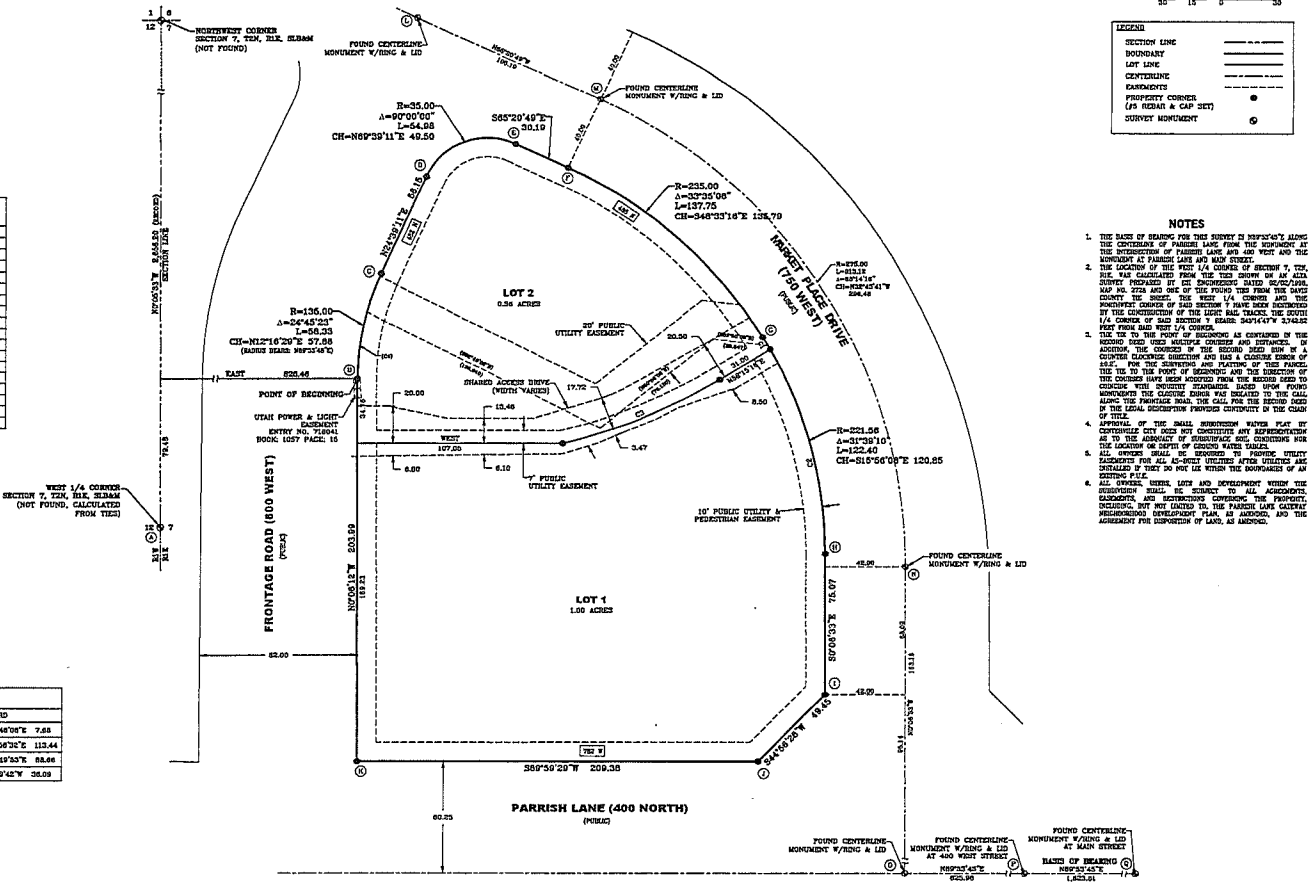
CENTERVILLE GATEWAY SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CENTERVILLE, DAVIS COUNTY, UTAH

VICINITY MAP





SCALE: 1" = 30'

LEGEND

SECTION LINE	
BOUNDARY	
LOT LINE	
CENTERLINE	
EASEMENTS	
PROPERTY CORNER (#5 REBAR & CAP SET)	●
SURVEY MONUMENT	⊙

DAVIS COUNTY COORDINATES

	NORTHING	EASTING
A	1310868.19	1130035.29
B	1310877.87	1129856.81
C	1310024.23	1129770.92
D	1309775.26	1129844.34
E	1310992.47	1129940.75
F	1310770.56	1129963.16
G	1310990.09	1140089.97
H	1310775.79	1141035.15
I	1310762.72	1141033.29
J	1310762.72	1140960.58
K	1310763.69	1135858.86
L	1310760.11	1135969.27
M	1310116.23	1135984.37
N	1310866.82	1141458.16
O	1310763.66	1141458.47
P	1310764.20	1141771.43
Q	1310768.17	1140585.04

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	221.56	1°59'16"	7.68	S30°48'08"E 7.68
C2	221.56	29°39'37"	114.72	S14°56'32"E 113.44
C3	221.00	18°08'11"	69.93	N87°19'33"E 69.66
C4	135.00	15°21'47"	36.20	S7°39'42"W 36.09

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS N89°33'45"E ALONG THE CENTERLINE OF PARRISH LANE FROM THE MONUMENT AT THE INTERSECTION OF PARRISH LANE AND 400 WEST AND THE MONUMENT AT PARRISH LANE AND MAIN STREET.
2. THE LOCATION OF THE WEST 1/4 CORNER OF SECTION 7, T2N, R1E, WAS CALCULATED FROM THE TIES SHOWN ON AN ALTA SURVEY PREPARED BY CEI ENGINEERING DATED 05/02/2008, MAP NO. 2726 AND ONE OF THE FOUND TIES FROM THE DAVIS COUNTY TIE SHEET. THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SAID SECTION 7 HAVE BEEN DETERMINED BY THE CONSTRUCTION OF THE LIGHT RAIL TRACKS. THE SOUTH 1/4 CORNER OF SAID SECTION 7 BEARS: S89°34'47"W 5348.92 FEET FROM SAID WEST 1/4 CORNER.
3. THE TIE TO THE POINT OF BEGINNING AS CONTAINED IN THE RECORD DEED USES MULTIPLE COURSES AND DISTANCES. IN ADDITION, THE COURSES IN THE RECORD DEED RUN IN A COUNTER CLOCKWISE DIRECTION AND HAS A CLOSURE ERROR OF 0.6'. FOR THE SURVEYING AND PLATTING OF THIS PARCEL, THE TIE TO THE POINT OF BEGINNING AND THE DIRECTION OF THE COURSES HAVE BEEN MODIFIED FROM THE RECORD DEED TO COINCIDE WITH CURRENT STANDARDS. BASED UPON FOUND MONUMENTS THE CLOSURE ERROR WAS BALANCED TO THE CALL ALONG THE FRONTAGE ROAD. THE CALL FOR THE RECORD DEED IN THE LEGAL DESCRIPTION PROVIDES CONTINUITY IN THE CHAIN OF TITLE.
4. APPROVAL OF THIS SMALL SUBDIVISION WAIVER PLAT BY CENTERVILLE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE SUITABILITY OF SUBSURFACE SOIL CONDITIONS FOR THE LOCATION OR DEPTH OF GROUND WATER TABLES.
5. ALL OWNERS SHALL BE RESPONSIBLE TO PROVIDE UTILITY EASEMENTS FOR ALL E-ONE UTILITIES AFTER UTILITIES ARE INSTALLED IF THEY DO NOT LIE WITHIN THE BOUNDARIES OF AN EXISTING PLAT.
6. ALL OWNERS, USERS, LOTS AND DEVELOPMENT WITHIN THE SUBDIVISION SHALL BE SUBJECT TO ALL AGREEMENTS, EASEMENTS, AND RESTRICTIONS GOVERNING THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, THE PARRISH LANE GATEWAY NEIGHBORHOOD DEVELOPMENT PLAN, AS AMENDED, AND THE AGREEMENT FOR DISPOSITION OF LAND, AS AMENDED.

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, A PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 501182, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS "CENTERVILLE GATEWAY SUBDIVISION", AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED THIS_____DAY OF _____A.D. 20____

_____
PROFESSIONAL LAND SURVEYOR

LEGAL DESCRIPTION

ALL OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 1999151 IN THE OFFICIAL RECORDS OF DAVIS COUNTY, LOCATED IN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°05'33"W 79.48 FEET ALONG THE SECTION LINE AND EAST 826.46 FEET FROM THE WEST 1/4 CORNER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: N89°33'45"E ALONG THE CENTERLINE OF PARRISH LANE FROM THE FOUND MONUMENT AT 400 WEST TO THE FOUND MONUMENT AT MAIN STREET); SAID POINT BEING ON THE EAST LINE OF THE FRONTAGE ROAD; THENCE NORTHEASTERLY ALONG THE ARC OF A 135.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N89°34'48"E) 58.33 FEET THROUGH A CENTRAL ANGLE OF 24°45'23" (CHORD: N12°16'29"E 57.88 FEET); THENCE N24°39'11"E 56.15 FEET; THENCE ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE TO THE RIGHT 54.98 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: N69°39'11"E 49.50 FEET); THENCE S65°20'49"E 30.10 FEET; THENCE ALONG THE ARC OF A 235.00 FOOT RADIUS CURVE TO THE RIGHT 137.75 FEET THROUGH A CENTRAL ANGLE OF 33°35'06" (CHORD: S48°33'16"E 135.79 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ALONG THE ARC OF A 221.56 FOOT RADIUS CURVE TO THE RIGHT 122.40 FEET THROUGH A CENTRAL ANGLE OF 31°39'10" (CHORD: S15°56'09"E 120.85 FEET); THENCE S0°06'33"E 75.07 FEET; THENCE S44°56'28"W 49.45 FEET TO THE NORTH LINE OF PARRISH LANE; THENCE S89°59'29"W ALONG SAID NORTH LINE 209.38 FEET TO THE EAST LINE OF THE FRONTAGE ROAD; THENCE N0°05'12"W ALONG SAID EAST LINE 203.99 FEET (DEED=203.70 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ± 1.56 ACRES

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE CENTERVILLE GATEWAY SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO HEREBY WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS____DAY OF_____ 20____

MACKEY INVESTMENTS CENTERVILLE, LC

BY:_____

ITS:_____

ACKNOWLEDGMENT

STATE OF UTAH S.S.

COUNTY OF DAVIS

ON THIS_____ DAY OF_____ 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING DULY SWORN BY ME DID SAY THAT S/HE IS THE MANAGING MEMBER OF MACKEY INVESTMENTS CENTERVILLE, LC, A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF UTAH, AND THAT THE OWNERS DEDICATION WAS SIGNED ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION AND DULY ACKNOWLEDGED TO ME THAT S/HE SIGNED THE OWNERS DEDICATION PLAT FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIABILITY COMPANY FOR PURPOSES HEREIN MENTIONED AND THAT SAID COMPANY EXECUTED THE SAME.

_____
NOTARY PUBLIC
PRINT FULL NAME:_____

MY COMMISSION EXPIRES: RESIDING AT:

COUNTY RECORDER

ENTRY NO:_____FEE PAID:_____
FILED FOR RECORD AND RECORDED THIS_____DAY OF_____20____AT_____
IN BOOK_____OF_____

COUNTY RECORDER:_____
BY:_____DEPUTY

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF CENTERVILLE, UTAH THIS____DAY OF_____20____AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR:_____
CITY RECORDER ATTEST:_____

RECOMMENDED FOR APPROVAL

ON THIS____DAY OF_____20____
BY THE CENTERVILLE CITY PLANNING COMMISSION.

_____
CHAIRMAN PLANNING COMMISSION

RECOMMENDED FOR APPROVAL

ON THIS____DAY OF_____20____

_____
CITY ATTORNEY

RECOMMENDED FOR APPROVAL

ON THIS____DAY OF_____20____

_____
CITY ENGINEER

ENGINEERS
SURVEYORS
PLANNERS

RECEIVED MAR 25 2015