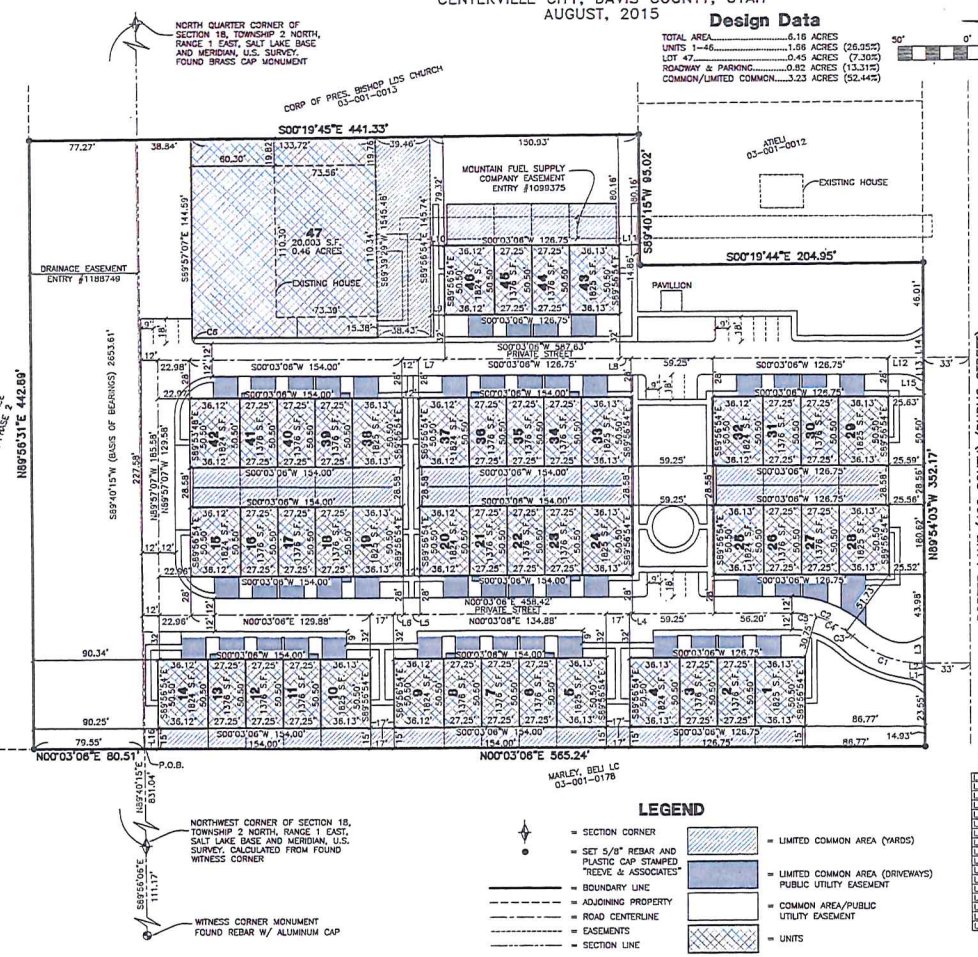
PORTER WALTON TOWNHOMES P.R.U.D.

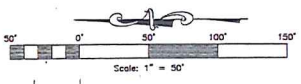
A PLANNED RESIDENTIAL UNIT DEVELOPMENT

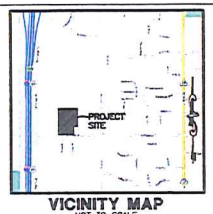
PART OF THE NORTHWEST QUARTER OF SECTION 18 AND THE SOUTHWEST QUARTER OF SECTION 7, T.2N., R.1E., S.L.B.&M., U.S. SURVEY
CENTERVILLE CITY, DAVIS COUNTY, UTAH
AUGUST, 2015

Design Data

TOTAL AREA	6.16 ACRES	
UNITS 1–46	1.66 ACRES	(26.95%)
LOT 47	0.45 ACRES	(7.30%)
ROADWAY & PARKING	0.82 ACRES	(13.31%)
COMMON/LIMITED COMMON	3.23 ACRES	(52.44%)







VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. ALL AREA NOT DEPICTED AS PART OF A RESIDENTIAL LOT OR PRIVATE STREETS ARE DESIGNATED AS COMMON AREA/PUBLIC UTILITY EASEMENT.
2. CULINARY AND IRRIGATION WATER, SANITARY SEWER, STORM DRAIN LINES, STREET IMPROVEMENTS, AND DETENTION BASIN WITHIN THE PRUD ARE TO BE PRIVATE AND MAINTAINED BY THE H.O.A.. CENTERVILLE CITY SHALL OWN AND MAINTAIN THE METERS.
3. ALL TIES TO RESIDENTIAL LOTS ARE PERPENDICULAR TO BOUNDARY LINES AND CENTER LINES, UNLESS OTHERWISE NOTED.

NOTE

"UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUBLIC UTILITY EASEMENT. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUBLIC UTILITY EASEMENT."

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS BETWEEN THE NORTH QUARTER CORNER AND THE WITNESS MONUMENT TO THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS: S89°40'15"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO CREATE A P.R.U.D. SUBDIVISION WITH THE DESCRIBED PROPERTY. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".
THE RECORD BEARINGS HAVE BEEN ROTATED TO MATCH THE BASIS OF BEARINGS AS SHOWN HEREON. THE SOUTHERLY BOUNDARY LINE FOLLOWS THE NORTHERLY RIGHT-OF-WAY LINE OF PORTER LANE AS ESTABLISHED BY SHAGLA PARK SUBDIVISION AND FOUND CENTERLINE MONUMENTS. THE NORTHERLY BOUNDARY FOLLOWS THE SOUTHERLY BOUNDARY OF CENTERVILLE MARKETPLACE SUBDIVISION. THE EASTERLY BOUNDARY FOLLOWS ROTATED TITLE LINES WHICH HAVE BEEN MOVED SLIGHTLY TO MATCH OCCUPATION LINES AND THE ESTABLISHED BOUNDARY OF THE LDS CHURCH PARCEL.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT 831.04 FEET N89°40'15"E ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING 111.17 FEET S89°56'06"E FROM A FOUND WITNESS CORNER TO SAID SECTION CORNER; AND RUNNING THENCE N00°03'06"E 80.51 FEET TO THE SOUTHWEST CORNER OF THE CENTERVILLE MARKETPLACE SUBDIVISION PHASE 2; THENCE N89°56'31"E ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT 442.89 FEET; THENCE S00°19'45"E 441.33 FEET; THENCE S89°40'15"W 95.02 FEET; THENCE N 00°19'44"E 204.95 FEET A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PORTERS LANE; THENCE N89°54'03"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 352.17 FEET; THENCE N00°03'06"E 565.24 FEET TO THE POINT OF BEGINNING.
CONTAINING 268,150 SQUARE FEET OR 6.156 ACRES

LEGEND

- = SECTION CORNER
- = SET 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = ADJOINING PROPERTY
- = ROAD CENTERLINE
- = EASEMENTS
- = SECTION LINE
- = LIMITED COMMON AREA (YARDS)
- = LIMITED COMMON AREA (DRIVEWAYS) PUBLIC UTILITY EASEMENT
- = COMMON AREA/PUBLIC UTILITY EASEMENT
- = UNITS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°54'03"E	16.88'
L2	S00°05'57"W	1.20'
L3	S89°54'03"E	20.94'
L4	N00°03'06"E	2.17'
L5	N00°03'06"E	12.00'
L6	N00°03'06"E	7.13'
L7	S00°03'06"W	19.21'
L8	S00°03'06"W	8.04'
L9	N00°03'06"E	10.00'
L10	N00°03'06"E	10.00'
L11	N00°19'45"W	14.71'
L12	S00°03'06"W	25.63'
L13	S89°54'03"E	17.64'
L14	S89°54'03"E	17.40'
L15	S89°54'03"W	10.38'
L16	S00°03'06"W	10.70'

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	175.00'	55.18'	54.13'	28.02'	S21°15'04"W	42°18'14"
C2	65.00'	48.05'	46.96'	25.18'	S21°13'38"W	42°21'05"
C3	65.00'	5.86'	5.86'	2.93'	S39°49'07"W	5°10'07"
C4	65.00'	74.49'	74.35'	12.35'	S26°26'24"W	21°35'19"
C5	65.00'	17.69'	17.64'	8.90'	S07°50'55"W	15°35'38"
C6	3.00'	4.44'	4.04'	2.73'	N42°24'15"E	84°42'19"

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF PORTER WALTON TOWNHOMES P.R.U.D. 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 SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF CENTERVILLE CITY, DAVIS COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS ____ DAY OF _____, 20____.

REGISTERED LAND SURVEYOR 150228-2201 ROBERT D. KUNZ STATE OF UTAH

150228
UTAH LICENSE NUMBER — ROBERT D. KUNZ

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO PRIVATE UNITS AND PRIVATE STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT PORTER WALTON TOWNHOMES P.R.U.D., AND DO HEREBY DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL PRIVATE UNITS, TO BE MAINTAINED BY A LOT OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSOR, OR ASSIGNS. AREAS DESIGNATED AS "COMMON AREA" SHALL BE DEDICATED AS A PUBLIC UTILITY, DRAINAGE AND SLOPE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES, DRAINAGE FACILITIES AND SLOPE AREAS TO THE HOMEOWNERS ASSOCIATION AND PUBLIC UTILITY COMPANIES.

SIGNED THIS_____DAY OF_____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS _____ OF SAID CORPORATION AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS _____ OF SAID CORPORATION AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

PROJECT INFORMATION

Surveyor: R. KUNZ
Designer: E. ROCHE
Begin Date: 06-26-15
Project Name: PORTER WALTON PRUD
Number: 6440-02
Scale: 1"=50'
Revision:
Checked:

DAVIS COUNTY RECORDER

ENTRY NO._____ FEE PAID _____ FILED FOR RECORD AND RECORDED, _____ AT _____ IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR:

DAVIS COUNTY RECORDER
_____DEPUTY.

CENTERVILLE CITY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20___ BY THE CENTERVILLE CITY PLANNING COMMISSION.

CHAIRMAN, CENTERVILLE CITY PLANNING COMMISSION

CENTERVILLE CITY ENGINEER

APPROVED BY THE CENTERVILLE CITY ENGINEER THIS _____ DAY OF _____, 20____

CENTERVILLE CITY ENGINEER

CENTERVILLE CITY COUNCIL

PRESENTED TO THE CENTERVILLE CITY COUNCIL THIS _____ DAY OF _____, 20___, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: _____
CENTERVILLE CITY MAYOR — CITY RECORDER

CENTERVILLE CITY ATTORNEY

APPROVED BY THE CENTERVILLE CITY ATTORNEY THIS _____ DAY OF _____, 20___.

CENTERVILLE CITY ATTORNEY

Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

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