

Preliminary Plat - Centennial Plaza II

Located in Section 24, T. 23 S., R. 3 W., S.L.B. & M.
Richfield City, Sevier County, Utah
2021

SURVEYOR'S CERTIFICATE
I, CORY B. SMITH, A PROFESSIONAL LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE #11349296, CERTIFY THAT BY THE AUTHORITY OF THE PROPERTY OWNERS, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THE PLAT CORRECTLY SHOWS THE DIMENSIONS OF THE PROPERTY TO BE KNOWN AS THE CENTENNIAL PLAZA II SUBDIVISION.



CORY B. SMITH P.L.S. #11349296

GRAPHIC SCALE



LEGEND

- SURVEYED BOUNDARY LINE
- SECTION LINE
- DEED LINE
- - - EXISTING WIRE FENCE
- - - EXISTING CHAINLINK FENCE
- - - EXISTING CONCRETE
- SET REBAR WITH PLASTIC CAP STAMPED JONES & DEMILLE ENG UNLESS OTHERWISE NOTED
- FOUND SECTION CORNER AS NOTED
- FOUND QUARTER SECTION CORNER AS NOTED

MAP REFERENCES

1. WALNUT GROVE ROAD DEDICATION PLAT CABINET A PAGE 655, ENTRY NO. 324218
2. VACATION PLAT FOR THE CENTENNIAL PLAZA PLANNED UNIT DEVELOPMENT BUSINESS UNITS & CONDOMINIUM PROJECT PORTIONS OF CENTENNIAL PLAZA PLANNED UNIT DEVELOPMENT PHASES 1 & 2 & CONDOMINIUM PLAT CABINET A PAGE 529A, ENTRY NO. 403236
3. BOUNDARY LINE ADJUSTMENT SURVEY FOR PARCELS FORMERLY CONSTITUTING THE CENTENNIAL PLAZA PLANNED UNIT DEVELOPMENT BUSINESS UNITS CONDOMINIUM PROJECT, FORMERLY PORTIONS OF CENTENNIAL PLAZA PLANNED UNIT DEVELOPMENT PHASES 1 AND 2 AND CONDOMINIUM, CABINET A, PAGE 530, ENTRY NO. 403237
4. CENTENNIAL PLAZA CORRECTION DEEDS RECORD OF SURVEY, CABINET B, PAGE 1510

SUBDIVISION BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN RICHFIELD CITY, SEVIER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE WEST RIGHT-OF-WAY LINE OF MAIN STREET SAID POINT LOCATED N89°49'58"E ALONG THE SOUTH LINE OF SAID SECTION 24 A DISTANCE OF 1613.82 FEET AND NORTH 2222.19 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24

THENCE S20°24'58"W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MAIN STREET A DISTANCE OF 223.44 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CENTENNIAL PARK DRIVE

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CENTENNIAL PARK DRIVE THE FOLLOWING THREE COURSES:

1. N69°38'02"W 5.97 FEET
 2. N76°18'01"W 97.82 FEET
 3. AROUND A 123.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 122.27 FEET HAVING A CHORD BEARING AND DISTANCE OF S75°20'17"W 117.34 FEET
- THENCE N30°38'17"W 119.56 FEET
THENCE N0°24'28"W 19.75 FEET
THENCE N07°48'41"E 12.56 FEET
THENCE N39°35'32"E 82.36 FEET
THENCE N03°38'15"E 118.10 FEET
THENCE S89°38'02"E 331.87 FEET TO THE POINT OF BEGINNING
CONTAINING 85,124 SQUARE FEET MORE OR LESS

REMAINDER DESCRIPTIONS

PARCEL 1-2-72

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN RICHFIELD CITY, SEVIER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N89°49'58"E ALONG THE SOUTH LINE OF SAID SECTION 24 A DISTANCE OF 732.88 FEET AND NORTH 1882.27 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24

THENCE N12°34'32"E 145.19 FEET THENCE N12°18'27"E 39.78 FEET THENCE N13°30'23"E 133.57 FEET THENCE N11°04'48"E 33.53 FEET THENCE N45°05'07"E 42.34 FEET THENCE N7°50'06"E 51.22 FEET THENCE N85°55'40"E 127.40 FEET THENCE N84°54'14"E 124.71 FEET THENCE N57°04'14"E 49.59 FEET THENCE S59°24'28"E 8.75 FEET THENCE S39°35'32"W 81.68 FEET THENCE S59°25'28"W 52.95 FEET THENCE S30°34'32"E 8.50 FEET THENCE S02°03'51"E 18.01 FEET THENCE S85°43'03"W 166.09 FEET THENCE S67°21'59"W 49.10 FEET THENCE S16°31'03"W 76.12 FEET THENCE S10°17'01"W 73.38 FEET THENCE S79°42'55"E 98.98 FEET THENCE S39°19'16"E 82.75 FEET THENCE AROUND A 223.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT A DISTANCE OF 140.53 FEET HAVING A CHORD BEARING AND DISTANCE OF S29°18'54"W 138.23 FEET THENCE S11°19'08"W 10.86 FEET THENCE N78°40'52"W 82.16 FEET THENCE N78°12'27"W 31.00 FEET THENCE S11°46'33"W 21.21 FEET THENCE N78°40'40"W 87.19 FEET TO THE POINT OF BEGINNING
CONTAINING 83,185 SQUARE FEET MORE OR LESS

PARCEL 6-76-2

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN, LOCATED IN RICHFIELD CITY, SEVIER COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF CENTENNIAL PARK DRIVE BEING LOCATED N89°49'58"E ALONG THE SOUTH LINE OF SAID SECTION 24 A DISTANCE OF 1098.86 FEET AND NORTH 1842.75 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 24

THENCE N43°06'38"W 126.96 FEET THENCE S44°04'27"W 81.74 FEET THENCE SOUTH 54°51'41"W 36.81 FEET THENCE N19°43'22"W 67.93 FEET THENCE N10°17'16"E 47.35 FEET THENCE N16°31'03"E 76.12 FEET THENCE N67°21'59"E 49.10 FEET THENCE N55°43'05"E 156.09 FEET THENCE N02°03'51"W 18.01 FEET THENCE N30°34'32"E 8.50 FEET THENCE N59°25'29"E 52.95 FEET THENCE N38°35'32"E 81.58 FEET THENCE S80°24'28"E 73.00 FEET THENCE S30°38'17"E 119.56 FEET TO THE NORTH BOUNDARY OF CENTENNIAL PARK DRIVE THENCE ALONG THE SAID NORTH BOUNDARY OF CENTENNIAL PARK DRIVE THE FOLLOWING COURSES:

1. AROUND A 123.50 FOOT NON-TANGENT RADIUS CURVE TO THE LEFT A DISTANCE OF 27.59 FEET HAVING A CHORD BEARING AND DISTANCE OF S40°34'42"W 27.53 FEET
 2. S31°10'48"W 121.31 FEET
 3. AROUND A 76.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 76.84 FEET HAVING A CHORD BEARING AND DISTANCE OF S63°42'14"W 75.40 FEET
 4. AROUND A 223.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 68.46 FEET, HAVING A CHORD BEARING AND DISTANCE OF S84°20'59"W 68.21 FEET.
- TO THE POINT OF BEGINNING
CONTAINING 74,414 SQUARE FEET MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE UTAH STATE PLANE COORDINATE SYSTEM NAD83-2011, CENTRAL ZONE 4202 US FEET AS DETERMINED BY OPUS OBSERVATION AND IS SHOWN ON THIS PLAT BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN AS N89°49'58"E

CITY APPROVALS

COMMISSION CHAIR	DATE	CITY ENGINEER	DATE
MAYOR	DATE	CITY ATTORNEY	DATE

OWNER
DEER RUN TIMBER, LLC
89°9 S. RED WILLOW CIRCLE
SANDY, UT 84093

PREPARED BY
Jones & DeMille Engineering, Inc.
CIVIL ENGINEERING - SURVEYING - TESTING - GIS - ENVIRONMENTAL
- infrastructure professionals -
1.800.748.5275 www.jonesanddemille.com

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SURVEYED BY: DSB	DRAWN BY: CBS
UPDATED: 11/11/2021	PLOTTED: 11/11/2021

Centennial Plaza II Preliminary Plat

Sevier County, Utah
Scale: 1" = 50'



VICINITY MAP
NOT TO SCALE

