

E 2311639 B 4382 P 1058
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
10/05/2007 02:56 PM
FEE \$0.00 Pgs: 1
DEP RTT REC'D FOR WEST POINT CITY

WEST POINT CITY, ETAL

COLD SPRINGS ROAD &
25TH SOUTH STREET
ROAD DEDICATION PLAT
W ½ 5 & E ½ 6 4N- 2W
OUT OF 12-037-0068, 0091
12-039-0026, 0030, 0033, 0034
12-043, 0054, 0078, 0086, 0087
12-045-0006, 0021, 0034, 0039
FILE # 741

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°53'29" WEST 38.00 FEET; THENCE NORTH 00°53'18" EAST 29.71 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 74962.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 01°05'05" A DISTANCE OF 1419.07 FEET (CHORD BEARS NORTH 00°20'45" EAST 1419.04 FEET); THENCE NORTH 00°11'47" WEST 1153.27 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 291.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°49'24" A DISTANCE OF 141.31 FEET (CHORD BEARS NORTH 14°06'29" WEST 139.93 FEET); THENCE NORTH 28°01'11" WEST 1015.44 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 962.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 07°12'10" A DISTANCE OF 120.94 FEET (CHORD BEARS NORTH 31°37'16" WEST 120.86 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 88°55'03" A DISTANCE OF 23.28 FEET (CHORD BEARS NORTH 79°40'53" WEST 21.01 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34°01'45" A DISTANCE OF 136.60 FEET (CHORD BEARS SOUTH 72°52'28" WEST 134.60 FEET); THENCE SOUTH 89°53'21" WEST 455.09 FEET TO A POINT ON THE EAST LINE OF THE FAIRWAYS BEYOND THE BLUFF SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE NORTH 00°06'59" EAST ALONG SAID EAST LINE 60.00 FEET; THENCE NORTH 89°53'21" EAST 454.85 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 170.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 32°35'13" A DISTANCE OF 96.69 FEET (CHORD BEARS NORTH 73°35'44" EAST 95.39 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 92°43'55" A DISTANCE OF 24.28 FEET (CHORD BEARS NORTH 10°56'10" EAST 21.71 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 1038.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 07°26'15" A DISTANCE OF 134.74 FEET (CHORD BEARS NORTH 31°42'40" WEST 134.65 FEET); THENCE NORTH 27°59'32" WEST 20.18 FEET; THENCE NORTH 89°58'56" EAST 80.58 FEET TO A POINT ON A 967.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY ALONG SAID ARC TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°52'41" A DISTANCE OF 149.84 FEET (CHORD BEARS SOUTH 33°28'30" EAST 149.69 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1033.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°53'39" A DISTANCE OF 178.39 FEET (CHORD BEARS SOUTH 32°58'01" EAST 178.16 FEET); THENCE SOUTH 28°01'11" EAST 1015.44 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 362.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27°49'24" A DISTANCE OF 175.79 FEET (CHORD BEARS SOUTH 14°06'29" EAST 174.07 FEET); THENCE SOUTH 00°11'47" EAST 1153.27 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 75033.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 01°05'05" A DISTANCE OF 1420.41 FEET (CHORD BEARS SOUTH 00°20'45" WEST 1420.39 FEET); THENCE SOUTH 00°53'18" WEST 28.74 FEET TO A POINT ON SECTION LINE; THENCE NORTH 89°53'29" WEST ALONG SAID SECTION LINE 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINS - 328,070 SQ. FT. 7.53 ACRES