

# PORTOFINO SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER SECTION 26,  
TOWNSHIP 2 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN  
WOODS CROSS CITY, DAVIS COUNTY, UTAH

CURVE #	LENGTH	RADIUS	DELTA	CHD BKG	CHD LBN
C1	87.12	43.00	89°26'10"	N44°00'00"W	60.61
C2	87.12	43.00	89°26'10"	N44°00'00"W	60.61
C3	23.67	15.00	90°01'27"	N44°42'12"W	21.22
C4	23.71	15.00	90°01'27"	N44°00'00"W	21.32
C6	23.66	15.00	90°00'00"	S45°18'22"W	21.21
C7	23.41	15.00	89°28'10"	N45°00'00"W	21.11
C8	110.83	71.00	89°28'10"	N44°59'57"W	99.91
C9	115.89	73.50	89°29'10"	S44°53'17"W	104.23

LINE #	LENGTH	BEARING
L1	18.00	S89°43'00"W
L2	1.78	S22°30'00"W
L3	0.50	S89°43'00"W
L4	0.85	N0°13'19"W
L5	35.93	N0°19'03"W

LINE #	LENGTH	BEARING
C10	89.87	S22°30'00"W
C11	21.44	S00°00'00"W
C12	91.34	S22°30'00"W
C13	145.31	S00°00'00"W
C14	23.41	S00°00'00"W
C15	47.91	S18°50'00"W

### SURVEYOR CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152817 in accordance with Title 58, Chapter 52, Professional Engineers and Land Surveyors Licensing Act. I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described herein in accordance with Section 17-26-17, and I have subdivided said tract of land into lots and blocks, together with easements, hereinafter to be known as PORTOFINO SUBDIVISION and that the same has been correctly surveyed and monumented on the ground as shown on this plat.



Signed this 28th day of May, 2021.

### BOUNDARY DESCRIPTION

An entire tract of land described in that Special Warranty Deed recorded January 25, 2008 as Entry No. 321-00066 in Book 74887-17 Page 14666 in the Office of the Davis County Recorder, Salt Lake County, Utah, is located in the Southwest Quarter of Section 26, Township 2 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the northeasterly corner of A.A. Summit Commercial Subdivision recorded October 9, 2008 as Entry No. 1920070 in Book 2392, at Page 892 in the Office of said Recorder, which is S. 89°56'39" E. 602.77 feet along the Quarter Section line from the West Quarter corner of said Section 26; thence S. 89°56'39" E. 850.27 feet to the westerly line of Argyle Acres Phase V Subdivision recorded August 30, 2000 as Entry No. 3731-1 in Book 3116 Page 2524 in the Office of the Davis County Recorder; thence S. 20°48'59" E. 507.57 feet along westerly line of said Argyle Acres Phase V Subdivision to the westerly corner of Lot 518; thence S. 02°42'11" W. 9.37 feet; thence S. 27°02'40" E. 302.12 feet; thence N. 89°47'08" W. 785.06 feet; thence S. 20°52'21" W. 45.07 feet; thence N. 89°41'58" W. 145.42 feet; thence S. 02°12'00" W. 186.29 feet; thence N. 89°56'39" W. 162.33 feet; thence N. 00°05'20" E. 3.28 feet; thence South 89°53'00" West 821.34 feet to the Easterly right of way line of Redwood Road; thence North 00°10'00" West along said Easterly right of way line, 137.42 feet; thence South 89°53'00" East 535.51 feet to the southeasterly corner of said A.A. Summit Subdivision; thence North 02°13'18" West 814.00 feet along the easterly line of said A.A. Summit Subdivision to the Point of Beginning.

Basis of Bearing - NAD 83 Utah North.  $\phi$  89°36'25" E

The above described entire tract contains 875,498 Sq. Ft. in area of 20,098 acres. 4 lots

### OWNERS DEDICATION

I, the owner of the described tracts of land to be hereinafter known as PORTOFINO SUBDIVISION, do hereby dedicate, grant, and convey to Woods Cross City all easements as shown on this plat as public utility easements, to be used for installation, maintenance, and operation of public utility service lines and drainage as may be authorized by Woods Cross City.

In witness whereof, I have hereunto set my hand this 28th day of May, 2021.

By: Portofino Investments, LLC  
 Print Name: Tom Stewart  
 By: Monaghy

### NOTARY ACKNOWLEDGMENT

State of Utah )  
 County of Davis )

On this 28th day of May, 2021, in the year 2021 before me, Haley Simmons, a Notary Public, personally appeared Tom Stewart, the Member of Portofino, proved on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the foregoing owner's dedication and consent regarding the PORTOFINO SUBDIVISION and was signed by him/her on behalf of said LLC and acknowledged that he/she/they executed the same.

Commission Number: 712787  
 My Commission Expires: 1/23/2024

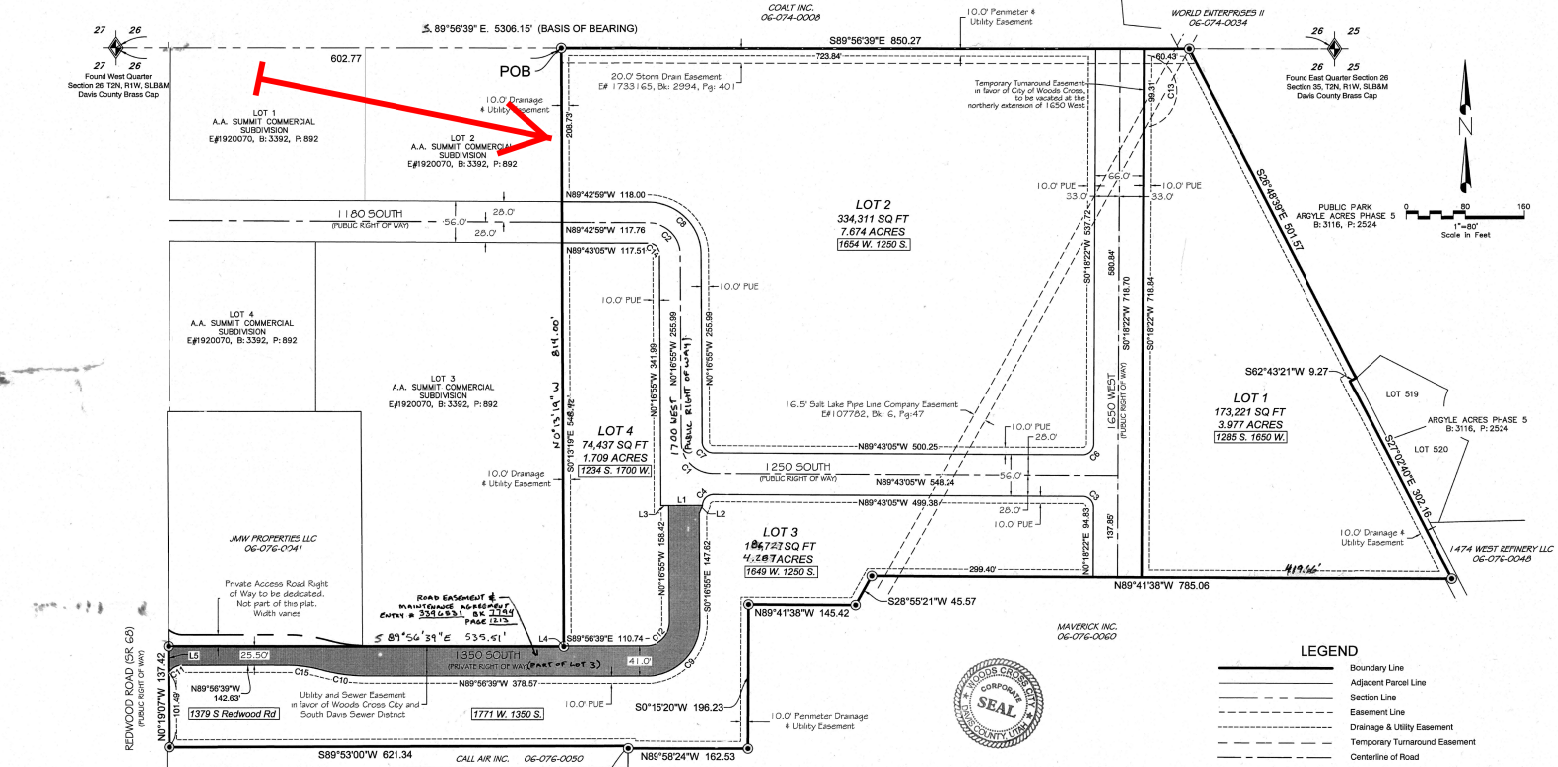
Signature: Haley Simmons  
 Print: Haley Simmons  
 Name: \_\_\_\_\_  
 A Notary Public Commissioned in Utah

### PORTOFINO SUBDIVISION

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26,  
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
WOODS CROSS CITY, UTAH

### DAVIS COUNTY RECORDER

Recorded as 340481  
 Date: 28 May 2021 Time: 9:45 Page: 148  
 \$58.00  
 Fee 3  
Richard Macdonald  
 Davis County Recorder



**ROCKY MOUNTAIN POWER APPROVAL**

1. Pursuant to Utah Code Ann. 54-3-27 This Plat Conveys to the Owner(s) Operators of Utility Facilities a Public Utility Easement along with all the rights and duties described therein.

2. Pursuant to Utah Code Ann. 17-27-803(4)(c)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and approximates the location of the Public Utility Easements, but does not warrant their precise location. Rocky Mountain Power may require other Easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:

(1) A recorded Easement or Right-of-Way.  
 (2) The law applicable to Prescriptive Rights.  
 (3) The 56' Chapter 8a, damage to underground utility facilities or, any other provision of law.

By: Valie Smead Date: 6-2-2021  
 Rocky Mountain Power

**DOMINION ENERGY APPROVAL**

Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other Easements in order to serve this development. This approval does not constitute attestation or waiver of any other existing rights, obligation or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any items contained in the plat, including those set forth in the Owner's Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way Department at 1-800-6652.

By: Valie Smead Date: 6-1-21  
 Dominion Energy

**CITY ENGINEER APPROVAL**

I, hereby certify that my office has reviewed this plat and find it to be correct and in accordance with information on file in this office, on this 28th day of May, A.D. 2021.

Gregory L. Macdonald  
 Woods Cross City Engineer

**CITY ATTORNEY APPROVAL**

I, hereby certify that I have reviewed this entire document and approve it as to form, on this 28th day of May, A.D. 2021.

Woods Cross City Attorney

**PLANNING COMMISSION APPROVAL**

I, hereby certify that the Woods Cross City Planning Commission approved this plat on the 11th day of May, A.D. 2021.

Curtis Poole  
 Planning Commission Chair

**CITY COUNCIL APPROVAL**

Presented to the Woods Cross City Council this 16th day of May, A.D. 2021, and is hereby approved.

Annette Hanson  
Robb Johnson  
 City Mayor

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.