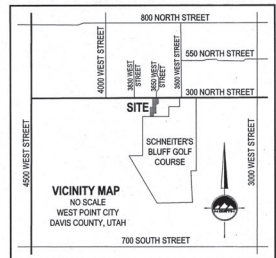


This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

BLUFF VIEW SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH
JULY 2021



SURVEYOR'S CERTIFICATE

I, **TRENT R. WILLIAMS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **8034679**, as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and bluffed view subdivision phase 1 into lots and streets, hereinafter to be known as **BLUFF VIEW SUBDIVISION PHASE 1**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet footage width and area requirements of the applicable zoning ordinances.

GENERAL NOTES:

- PROPERTY IS ZONED R-4.
 - FRONT YARD SETBACK IS 20'
 - REAR YARD SETBACK IS 20'
 - SIDE YARD SETBACK IS 9' (TOTAL 16')
 - CORNER LOT SIDE YARD SETBACK IS 8' AND 20'.
- ALL PRIVATE STREETS AND COMMON OPEN SPACE (PARCELS A-D) AREAS ARE PUBLIC UTILITY AND DRAINAGE EASEMENTS (P.U.M.E.).
- ANY LANDSCAPE BUFFERS, OPEN SPACE PARCELS, COMMON SPACE, PRIVATE DRIVES, UTILITIES AND/OR ANY OTHER AMENITIES SHALL BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS ASSOCIATION WITH SPECIFIC MAINTENANCE RESPONSIBILITIES OUTLINED WITHIN THE SUBDIVISION CCRs.
- ALL ANGLES ON THE BUILDINGS AND LIMITED COMMON AREAS ARE 90° UNLESS NOTED OTHERWISE.
- 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 PLUDE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PLUDE AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PLUDE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PLUDE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PLUDE.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- PARCELS A-C TO BE COMMON OPEN SPACE.
- THE PROPERTY IS IN WEST POINT CITY LAND DRAIN ZONE D.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	15.00	23.60	90°00'00"	S45°03'13"W	21.21
PC2	275.00	38.62	8°02'46"	S4°04'36"W	38.59
PC3	225.00	31.60	8°02'46"	S4°04'36"W	31.57
PC4	15.00	23.60	90°00'00"	S44°56'47"E	21.21
PC5	275.00	48.00	10°00'40"	N84°56'27"W	47.99
CB	15.00	25.01	90°31'19"	N42°11'07"W	22.21
C7	15.00	23.60	90°00'00"	S44°56'47"E	21.21
CB	275.00	135.59	28°14'59"	N79°49'18"W	134.22
CB	275.00	3.37	0°42'06"	N79°35'04"W	3.37
C10	275.00	23.89	4°59'49"	N76°44'07"W	23.86
C11	275.00	23.89	4°59'08"	N71°49'09"W	23.84
C12	175.00	16.87	5°31'19"	S2°48'53"W	16.86
C13	275.00	21.94	4°22'03"	N67°04'35"W	21.04
C14	275.00	15.00	3°11'19"	N63°17'26"W	15.30
C15	150.00	73.82	28°11'58"	N79°47'47"W	73.08
C16	150.00	8.72	3°19'58"	N63°21'47"W	8.72
C17	125.00	4.00	1°50'02"	S0°58'14"W	4.00
C18	150.00	23.89	9°09'51"	N89°39'12"W	23.84
C19	150.00	41.24	15°49'03"	N82°01'11"W	41.11
C20	149.99	85.43	32°37'58"	N73°13'37"W	84.28
C21	149.99	10.02	3°49'56"	S87°37'48"E	10.02
C22	149.99	24.37	9°18'32"	S81°03'44"E	24.34
C23	125.00	8.09	3°41'18"	S3°43'54"W	8.09
C24	149.99	23.89	9°07'21"	N71°50'40"E	23.86
C25	149.99	21.14	8°04'28"	S63°14'54"E	21.12
C26	149.99	8.02	2°18'03"	S58°03'39"E	8.02
C27	225.00	79.71	20°17'57"	S67°03'40"E	79.30
C28	225.00	18.21	4°38'16"	S59°13'49"E	18.21
C29	225.00	23.93	6°05'33"	S64°35'44"E	23.91
C30	225.00	37.58	9°34'08"	S72°29'34"E	37.53
C31	15.00	25.90	102°44'09"	N51°29'17"E	23.44
C32	289.00	40.58	8°02'46"	S4°04'36"W	40.55
C33	211.00	26.36	7°09'28"	N4°31'19"E	26.34
C34	225.00	3.85	0°58'53"	N0°32'39"E	3.85
C35	125.00	12.09	5°31'19"	S2°48'53"W	12.04
C36	250.00	35.11	8°02'46"	N4°04'36"E	35.08
C37	250.00	35.11	8°02'46"	S4°04'36"W	35.08
C38	250.00	133.42	30°34'38"	S74°39'29"E	131.84
C39	250.00	6.30	1°26'35"	N89°13'30"W	6.30
C40	250.00	49.27	11°17'34"	N82°51'25"W	49.19
C41	250.00	77.89	17°50'29"	N68°17'24"W	77.53
C42	150.00	79.92	30°31'38"	N74°37'57"W	78.98
C43	15.00	22.12	84°28'41"	S47°48'53"W	20.17
C44	150.00	14.49	5°31'19"	S2°48'53"W	14.43

LINE TABLE

LINE	BEARING	LENGTH
PL1	N89°56'47"W	14.50
PL2	S0°03'13"W	14.00
PL3	N89°56'47"W	33.70
L4	N89°56'47"W	14.00
L5	S0°03'13"W	54.53
L6	S87°33'52"E	14.00
L7	S89°56'47"E	13.62
L8	N89°56'50"W	16.51
L10	N0°03'13"E	48.88
L11	N89°56'47"W	20.00
L12	N89°56'47"W	20.00

ADDRESS TABLE

UNIT #	ADDRESS
101	283 NORTH 3650 WEST
102	279 NORTH 3650 WEST
103	275 NORTH 3650 WEST
104	271 NORTH 3650 WEST
105	267 NORTH 3650 WEST
106	263 NORTH 3650 WEST
107	259 NORTH 3650 WEST
108	251 NORTH 3650 WEST
109	247 NORTH 3650 WEST
110	243 NORTH 3650 WEST
111	239 NORTH 3650 WEST
112	235 NORTH 3650 WEST
113	3690 WEST 200 NORTH
114	3684 WEST 200 NORTH
115	3688 WEST 200 NORTH
116	3702 WEST 200 NORTH
117	3708 WEST 200 NORTH
118	3697 WEST 200 NORTH
119	3693 WEST 200 NORTH
120	3689 WEST 200 NORTH
121	3685 WEST 200 NORTH
122	3681 WEST 200 NORTH
123	290 NORTH 3650 WEST
124	284 NORTH 3650 WEST
125	288 NORTH 3650 WEST
126	276 NORTH 3650 WEST
127	280 NORTH 3650 WEST
128	284 NORTH 3650 WEST

BOUNDARY DESCRIPTION

A parcel of land, situated in the Northwest Quarter of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in West Point City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is North 89°56'47" West 796.39 feet (NAD83 Basis of Bearing) being North 89°56'47" West from the North Quarter Corner of Section 5 to the Northwest Corner of Section 5 and South 0°03'13" West 33.00 feet from the North Quarter Corner of said Section 5 and running thence:

South 0°03'13" West 189.33 feet
thence North 89°56'47" West 14.50 feet;
thence South 0°03'13" West 14.00 feet;
thence North 89°56'47" West 59.21 feet;
thence South 0°03'13" West 50.00 feet;

thence southeasterly 23.56 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 0°03'13" West 60.00 feet);
thence South 0°03'13" West 60.00 feet;

thence southeasterly 38.62 feet along the arc of a 275.00-foot radius tangent curve to the right (center bears South 89°56'47" East and the long chord bears South 04°04'30" West 38.59 feet with a central angle of 8°02'46");

thence southerly 31.60 feet along the arc of a 225.00-foot radius curve to the left (center bears South 81°54'01" East and the long chord bears South 04°04'38" West 31.57 feet with a central angle of 08°02'40");

thence South 0°03'13" West 68.68 feet;

thence southeasterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the left (center bears South 89°56'47" East and the long chord bears South 44°56'47" East 21.21 feet with a central angle of 8°02'46");

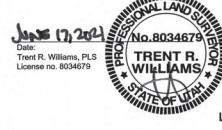
thence South 0°03'13" West 50.00 feet;
thence North 89°56'47" West 33.70 feet;

thence westerly 48.05 feet along the arc of a 275.00-foot radius tangent curve to the right (center bears North 0°03'13" East and the long chord bears North 84°56'27" West 47.99 feet with a central angle of 10°00'40");

thence South 10°03'13" West 100.72 feet;
thence North 89°56'47" West 138.05 feet;
thence North 0°03'13" East 330.00 feet;
thence South 89°56'47" East 62.00 feet;
thence North 0°03'13" East 297.00 feet to the southerly right-of-way of 300 North Street;

thence South 89°56'47" East 233.71 feet along the said southerly right-of-way of 300 North Street to the Point of Beginning.

Contains: 128,857 square feet or 2.968 acres, 28 Units and 3 parcels.



DEVELOPER
NHM6, LLC
P.O. BOX
LAYTON, UTAH 84041
801-382-9100

SURVEY RECORDING DATA

DATE: _____
DRAWING No. _____
BY: _____

OWNER'S DEDICATION

We/We the undersigned owners of the above described tract of land, do hereby set apart and dedicate the same into lots and streets (private streets/parcels right-of-way) as shown hereon and name said tract:

BLUFF VIEW SUBDIVISION PHASE 1

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as common open space to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to West Point City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicates a perpetual right and easement over, upon and under the lands designated herein as public utility and drainage easements and with no buildings or structures being erected within such easements.

In witness whereof I have hereunto set my hand (s) this 10th day of JUNE, A.D. 2021.
 MR. TRENT R. WILLIAMS, L.L.C.
 By: Mark S. Thayne Member
 By: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH County of Davis J.S.S.
 On this 10th day of JUNE, A.D. 2021, MARK S. THAYNE in the State of Utah, who after being duly sworn, acknowledged to me that he/she is the MEMBER of MR. L.L.C. a Limited Liability Company and that he/she signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 07-08-2022
TRAVIS HAYES RESIDING IN DAVIS COUNTY, UTAH.
 NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH County of Davis J.S.S.
 On this _____ day of _____, A.D. 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____, in said State of Utah, who after being duly sworn, acknowledged to me that he/she is the _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
 _____ RESIDING IN _____ COUNTY, UTAH.
 NOTARY PUBLIC

BLUFF VIEW SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 3401010 FEE PAID 211.25 FILED FOR RECORD AND RECORDED THIS 28th DAY OF JUNE, 2021 AT 10:17 IN BOOK 73041 OF OFFICIAL RECORDS PAGE 4 25

SHEET 1 OF 2
 PROJECT NUMBER: 17416
 MANAGER: C.PRESTON
 DRAWN BY: J.MOSS
 CHECKED BY: T.WILLIAMS
 DATE: 9/17/21
 BY: Richard Morgan DEPUTY RECORDER

LAND USE TABLE		
PRIVATE OWNERSHIP	32,240 sq ft	24%
LIMITED COMMON AREA	16,758 sq ft	13%
OPEN SPACE	43,478 sq ft	33%
PRIVATE STREETS	39,717 sq ft	30%
TOTAL	132,193 sq ft 3.026 acres	100%

LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.541.1100
Fax: 801.593.6315
WWW.ENSIGNING.COM

SALT LAKE CITY
Phone: 801.520.0529
TOWLE
Phone: 435.443.3390
CELANO CITY
Phone: 435.462.1463
RICHFIELD
Phone: 435.351.2951

CITY ATTORNEY'S APPROVAL
 APPROVED THIS 6th DAY OF JULY, 2021
 BY THE CITY ATTORNEY.
Andrew King
 WEST POINT ATTORNEY

PLANNING COMMISSION APPROVAL
 APPROVED THIS 21st DAY OF JUNE, 2021
 BY THE CITY PLANNING COMMISSION APPROVAL.
Brian Farnut
 CHAIRMAN, WEST POINT CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
 APPROVED THIS 1st DAY OF JULY, 2021
 BY THE WEST POINT CITY ENGINEER.
David R. Davis
 WEST POINT CITY ENGINEER

CITY COUNCIL APPROVAL
 APPROVED THIS 28th DAY OF JUNE, 2021
 BY THE WEST POINT CITY COUNCIL.
Chris Allen
 CITY RECORDER
Mark Hild
 CITY MAYOR

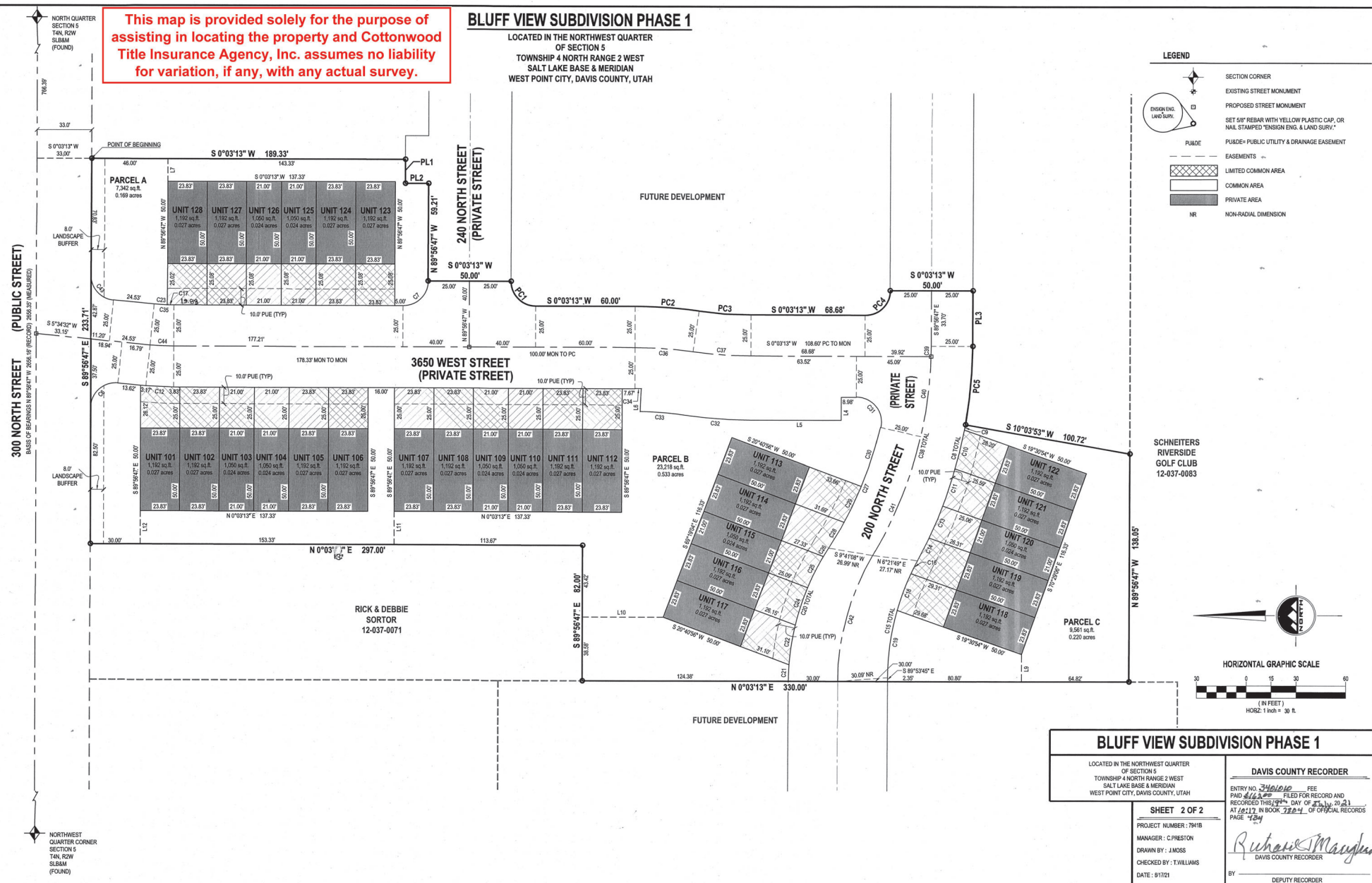
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BLUFF VIEW SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN WEST POINT CITY, DAVIS COUNTY, UTAH

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN ENG. & LAND SURV."
- PUB/DE PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE AREA
- NR NON-RADIAL DIMENSION



SCHNEITERS RIVERSIDE GOLF CLUB 12-037-0083

RIK & DEBBIE SORTOR 12-037-0071

HORIZONTAL GRAPHIC SCALE

0 10 20 30 40 50 60
IN FEET
HORIZ 1 inch = 30 ft.

BLUFF VIEW SUBDIVISION PHASE 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN WEST POINT CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 7410 FEE PAID \$163.00 FILED FOR RECORD AND RECORDED THIS 19th DAY OF July, 2021 AT 10:12 IN BOOK 7724 OF OFFICIAL RECORDS PAGE 134

SHEET 2 OF 2

PROJECT NUMBER: 7410
MANAGER: C PRESTON
DRAWN BY: J MOSS
CHECKED BY: T WILLIAMS
DATE: 8/17/21

BY Rubane Mangler
DAVIS COUNTY RECORDER
DEPUTY RECORDER