

# 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 TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD BNG	CHD LEN
C1	67.12	43.00	89°26'10"	N44°02'00"W	60.51
C2	67.12	43.00	89°26'10"	N44°02'00"W	60.51
C3	23.67	15.00	90°19'12"	N44°42'21"W	21.22
C4	23.71	15.00	90°19'12"	S45°00'00"W	21.32
C5	23.56	15.00	90°19'10"	S45°18'22"W	21.21
C6	23.41	15.00	89°28'10"	S45°00'00"W	21.11
C7	110.83	71.00	89°28'10"	N44°59'57"W	99.91
C8	110.83	71.00	89°28'10"	N44°59'57"W	104.28
C9	115.89	73.50	89°20'10"	N44°10'59"W	60.48
C10	46.67	22.50	91°29'20"	S50°30'38"W	20.43
C11	21.44	20.00	91°29'20"	S50°30'38"W	20.43
C12	51.24	32.50	90°20'10"	N44°13'12"W	46.10
C13	145.31	50.00	89°31'51"	N0°18'22"E	99.31
C14	23.41	15.00	89°28'10"	N45°00'00"W	21.11
C15	47.91	178.50	115°33'00"	N82°10'58"W	47.76

LINE TABLE	
LINE #	BEARING
L1	S60°02'00"W
L2	S22°30'00"W
L3	S89°43'08"W
L4	N0°13'19"W
L5	N0°19'03"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 59, 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 hereon in accordance with Section 17-2-17 and have subdivided said tract of land into lots and streets together with easements, hereunto 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 25th day of May, 2021.

### BOUNDARY DESCRIPTION

An entire tract of land described in that Special Warranty Deed recorded January 22, 2020 as Entry No. 321-0058 in Book 7489-1T Page 466 in the Office of the Davis County Recorder. Said tract of land is located in the Southwest Quarter of Section 26, Township 2 North, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at the northeasterly corner of A.A. Summit Commercial Subdivision recorded October 9, 2003 as Entry No. 1900070 in Book 3392, 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. 602.77 feet to the westerly line of Argyle Acres Phase V Subdivision recorded August 30, 2002 as Entry No. 3731-1 in Book 3116 Page 2024 in the Office of the Davis County Recorder; thence S. 20°48'29" E. 101.57 feet along westerly line of said Argyle Acres Phase V Subdivision to the westerly corner of Lot 519; thence S. 02°43'21" W. 9.27 feet; thence S. 27°02'40" E. 302.19 feet; thence N. 80°41'30" W. 785.06 feet; thence S. 20°52'21" W. 45.27 feet; thence N. 89°41'38" W. 145.42 feet; thence S. 02°12'07" W. 188.25 feet; thence N. 89°56'39" E. 162.53 feet; thence N. 00°02'00" 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°10'07" West along said Easterly right of way line, 137.42 feet; thence South 89°56'39" East 535.51 feet to the southeasterly corner of said A.A. Summit Subdivision; thence North 07°13'10" 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.  $\phi = 91^{\circ}36'25"E$

The above described entire tract contains 875,498 Sq. Ft. in area of 20,008 acres. 4 Lots

### OWNERS DEDICATION

We, 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, the same 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 27th day of May, 2021.

PREPARED BY: PORTOFINO ENTERPRISES, LLC  
 By: [Signature]  
 Print Name: TOM STUART  
 By: Manager

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.

### NOTARY ACKNOWLEDGMENT

State of Utah )  
 County of Davis )

On this 27th day of May, in the year 2021 before me, Halley Simmonds, a Notary Public, personally appeared Tom Stuart, the Manager of Portofino, proved on the basis of satisfactory evidence to be the person(s) whose name(s) have subscribed to the foregoing owner's declaration 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.

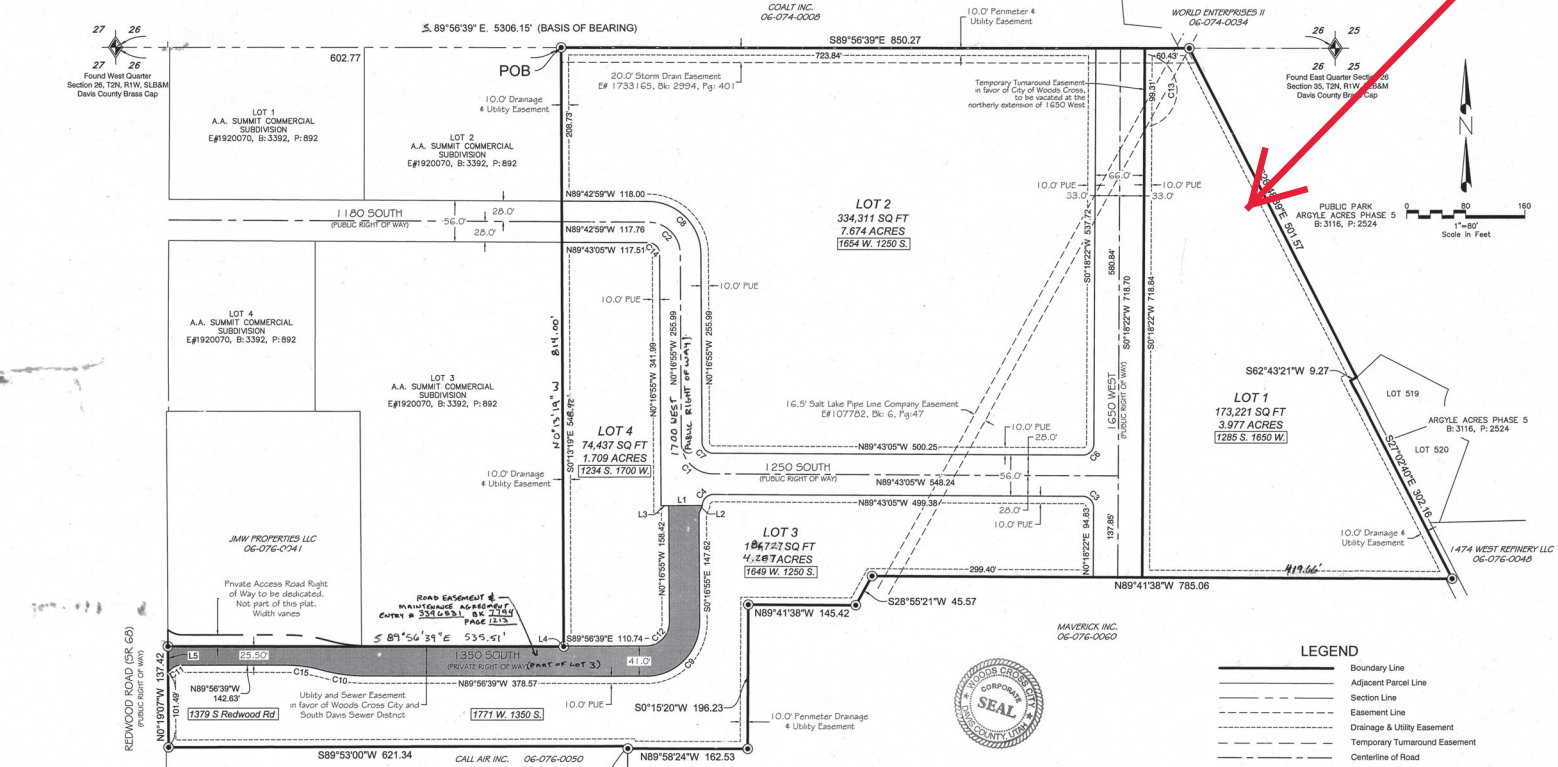
Commission Number: 712787  
 My Commission Expires: 11/23/2024

Signature: [Signature]  
 Print: Halley Simmonds  
 Name: Halley Simmonds  
 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  
 State of Utah, County of Davis, Recorded and filed at the Office of the Davis County Recorder  
 Date: 7-27-2021 Time: 9:34 Book: 32611 Page: 148  
\$58.00  
 Fee \$  
Richard M. Mayhew  
 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. 17-27-603(4)(c)(ii) 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 54-3-27 Chapter 8a, damage to underground utility facilities or, any other provision of law.

[Signature] 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 abrogation or waiver of any other existing rights, obligation or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owner's Declaration 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 1-800-6632.

[Signature] 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, of this 27th day of May, A.D. 2021.

[Signature]  
 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 27th day of May, A.D. 2021.

[Signature]  
 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.

[Signature]  
 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.

[Signature]  
 City Mayor

SHEET  
1  
1

PREPARED BY:  
**CIR CIVIL ENGINEERING + SURVEYING**  
 3032 South 1030 West, Suite 202, Salt Lake City, Utah 84119