4865

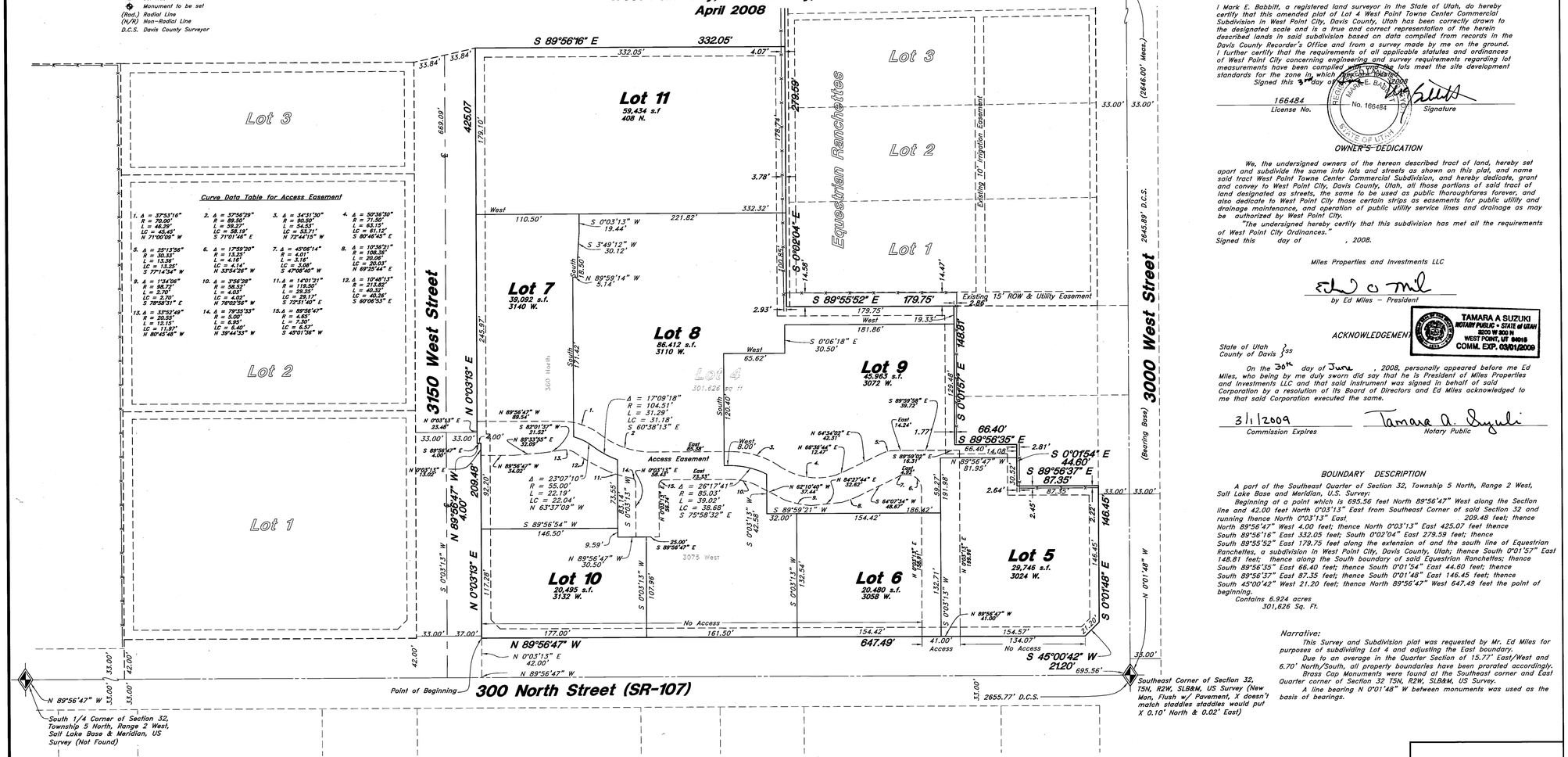
Amended Plat of Lot 4
West Point Towne Center Commercial Subdivision
A part of the Southeast Quarter of Section 32, Township 5 North, Range 2 West, Salt Lake Base & Meridian, US Survey
West Point City, Davis County, Utah
April 2008

Scale: 1" = 60'

60 0 30 60 80 100 120

Graphic Scale

▲ Set Nail in Curb
◉ Set Rebar & Cap w/ Fencepost
■ Set Hub & Tack
✥ Monument to be set
(Rad.) Radial Line
(N/R) Non-Radial Line
D.C.S. Davis County Surveyor



East 1/4 Corner of Section 32, Township 5 North, Range 2 West, Salt Lake Base & Meridian, US Survey (New Monument Found)

Southeast Corner of Section 32, T5N, R2W, SLB&M, US Survey (New Mon, Flush w/ Pavement, X doesn't match staddles staddles would put X 0.10' North & 0.02' East)

South 1/4 Corner of Section 32, Township 5 North, Range 2 West, Salt Lake Base & Meridian, US Survey (Not Found)

SURVEYOR'S CERTIFICATE

I Mark E. Babbitt, a registered land surveyor in the State of Utah, do hereby certify that this amended plat of Lot 4 West Point Towne Center Commercial Subdivision in West Point City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands in said subdivision based on data compiled from records in the Davis County Recorder's Office and from a survey made by me on the ground. I further certify that the requirements of all applicable statutes and ordinances of West Point City concerning engineering and survey requirements regarding lot measurements have been complied with, and the lots meet the site development standards for the zone in which located.

Signed this 3rd day of June, A.D. 2008

166484 — License No.

REGISTERED LAND SURVEYOR — MARK E. BABBITT — No. 166484 — STATE OF UTAH

Signature

OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract West Point Towne Center Commercial Subdivision, and hereby dedicate, grant and convey to West Point City, Davis County, Utah, all those portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to West Point City those certain strips as easements for public utility and drainage maintenance, and operation of public utility service lines and drainage as may be authorized by West Point City.

"The undersigned hereby certify that this subdivision has met all the requirements of West Point City Ordinances."

Signed this day of , 2008.

Miles Properties and Investments LLC

by Ed Miles – President

ACKNOWLEDGEMENT

TAMARA A SUZUKI — NOTARY PUBLIC • STATE of UTAH — 3200 W 300 N — WEST POINT, UT 84016 — COMM. EXP. 03/01/2009

State of Utah } ss
County of Davis }

On the 30th day of June, 2008, personally appeared before me Ed Miles, who being by me duly sworn did say that he is President of Miles Properties and Investments LLC and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Ed Miles acknowledged to me that said Corporation executed the same.

3/1/2009 — Commission Expires

Tamara A. Suzuki — Notary Public

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 32, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point which is 695.56 feet North 89°56'47" West along the Section line and 42.00 feet North 0°03'13" East from Southeast Corner of said Section 32 and running thence North 0°03'13" East 209.48 feet; thence North 89°56'47" West 4.00 feet; thence North 0°03'13" East 425.07 feet thence South 89°56'16" East 332.05 feet; South 0°02'04" East 279.59 feet; thence South 89°55'52" East 179.75 feet along the extension of and the south line of Equestrian Ranchettes, a subdivision in West Point City, Davis County, Utah; thence South 0°01'57" East 148.81 feet; thence along the South boundary of said Equestrian Ranchettes; thence South 89°56'35" East 66.40 feet; thence South 0°01'54" East 44.60 feet; thence South 89°56'37" East 87.35 feet; thence South 0°01'48" East 146.45 feet; thence South 45°00'42" West 21.20 feet; thence North 89°56'47" West 647.49 feet the point of beginning.

Contains 6.924 acres
301,626 Sq. Ft.

Narrative:

This Survey and Subdivision plat was requested by Mr. Ed Miles for purposes of subdividing Lot 4 and adjusting the East boundary.

Due to an overage in the Quarter Section of 15.77' East/West and 6.70' North/South, all property boundaries have been prorated accordingly.

Brass Cap Monuments were found at the Southeast corner and East Quarter corner of Section 32 T5N, R2W, SLB&M, US Survey.

A line bearing N 0°01'48" W between monuments was used as the basis of bearings.

NOTE:

Easements for Utility and Drainage are 10 ft. wide on the front and back and 8 ft. wide on each side of lot Lines as indicated by dashed lines.

No access will be allowed along the North side of 300 North Street (SR 107) beyond those approved for development of West Point Towne Center Commerical Subdivision as required by Utah Department of Transportation (U.D.O.T.).

GREAT BASIN ENGINEERING NORTH
CONSULTING ENGINEERS AND SURVEYORS
5746 South 1475 East – Suite 200
Ogden, Utah 84403
P.O. Box 150048, Ogden, Utah 84415
Ogden (801)394-4515 Salt Lake City (801)521-0222 Fax (801)392-7544

WEST POINT CITY ENGINEER

I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office.

Signed this 6th day of June, 2008.

Signature

REGISTERED PROFESSIONAL ENGINEER — No. 375027 — BOYD R. DAVIS — 10/9/08 — STATE OF UTAH

WEST POINT CITY PLANNING COMMISSION

Approved by the West Point City Planning Commission on the day of , 2008.

Chairperson

WEST POINT CITY APPROVAL

This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of West Point City, Utah this 12 day of September, 2008.

Attest Tamara A. Suzuki

Title Recorder

Mayor

WEST POINT CITY ATTORNEY

Approved by the West Point City Attorney on this 28th day of AUGUST, 2008.

WEST POINT CITY — CORPORATE SEAL — DAVIS COUNTY • UTAH

Signature

DAVIS COUNTY RECORDER

ENTRY NO. 2392711 FEE PAID $37.00 FILED FOR RECORD AND RECORDED SEPT. 19, 2008 AT 12:31PM IN BOOK 4216 OF OFFICIAL RECORDS, PAGE 507 RECORDED FOR WEST POINT CITY

RICHARD T. MAUGHAN — DAVIS COUNTY RECORDER

BY: DEPUTY

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