

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

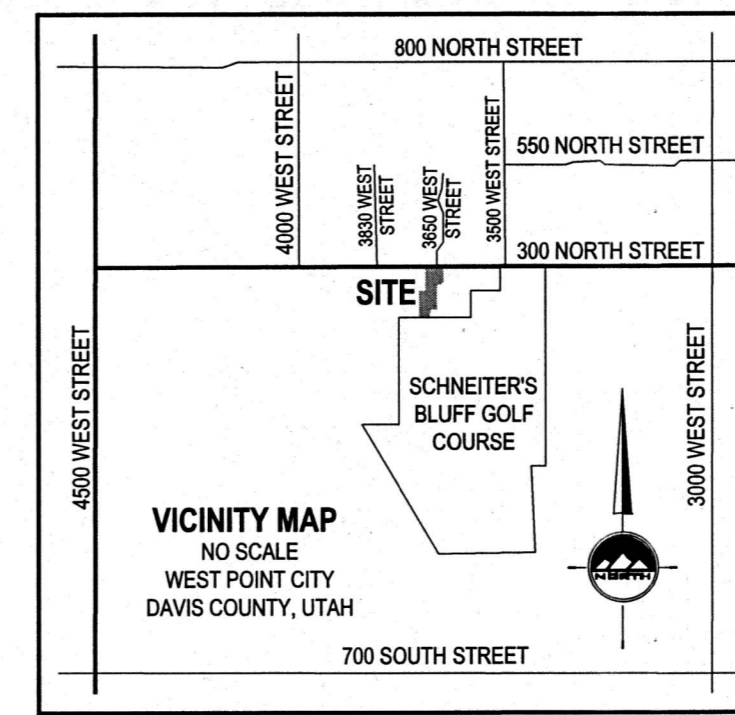
GENERAL NOTES:

- PROPERTY IS ZONED R-4.
A. FRONT YARD SETBACK IS 25'
B. REAR YARD SETBACK IS 20'
C. SIDE YARD SETBACK IS 8' (TOTAL 16')
D. 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&DE).
- ANY LANDSCAPE BUFFERS, OPEN SPACE PARCELS, COMMON SPACE, PRIVATE DRIVES, UTILITIES AND/OR ANY OTHER AMENITIES SHALL BE MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION WITH SPECIFIC MAINTENANCE RESPONSIBILITIES OUTLINED WITHIN THE SUBDIVISION CC&RS.
- ALL ANGLES ON THE BUILDINGS AND LIMITED COMMON AREAS ARE 90° UNLESS NOTES 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 P&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P&DE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P&DE.
- 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'	23.56'	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'	23.56'	90°00'00"	S44°56'47"E	21.21'
PC5	275.00'	48.05'	10°00'40"	N84°56'27"W	47.99'
C6	15.00'	25.01'	95°31'19"	N42°11'07"W	22.21'
C7	15.00'	23.56'	90°00'00"	S44°56'47"E	21.21'
C8	275.00'	135.59'	28°14'59"	N75°49'18"W	134.22'
C9	275.00'	3.37'	0°42'06"	N79°35'04"W	3.37'
C10	275.00'	23.98'	4°59'49"	N76°44'07"W	23.98'
C11	275.00'	23.85'	4°58'06"	N71°45'09"W	23.84'
C12	175.00'	16.87'	5°31'19"	S2°48'53"W	16.86'
C13	275.00'	21.04'	4°23'03"	N67°04'35"W	21.04'
C14	275.00'	15.30'	3°11'15"	N63°17'26"W	15.30'
C15	150.00'	73.82'	28°11'56"	N75°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'	23.86'	9°06'51"	N69°35'12"W	23.84'
C19	150.00'	41.24'	15°45'07"	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°49'36"	S87°37'48"E	10.02'
C22	149.99'	24.37'	9°18'32"	S81°03'44"E	24.34'
C23	125.00'	8.05'	3°41'18"	S3°43'54"W	8.05'
C24	149.99'	23.88'	9°07'21"	S71°50'47"E	23.86'
C25	149.99'	21.14'	8°04'26"	S63°14'54"E	21.12'
C26	149.99'	6.02'	2°18'03"	S58°03'39"E	6.02'
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°25'34"E	37.53'
C31	15.00'	26.90'	102°44'09"	N51°25'17"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°31'15"E	26.34'
C34	225.00'	3.85'	0°58'53"	N0°32'39"E	3.85'
C35	125.00'	12.05'	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°39'28"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'	77.85'	17°50'29"	N68°17'24"W	77.53'
C42	150.00'	79.92'	30°31'36"	N74°37'57"W	78.98'
C43	15.00'	22.12'	84°28'41"	S47°48'53"W	20.17'
C44	150.00'	14.46'	5°31'19"	S2°48'53"W	14.45'

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'
L9	N89°56'55"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	255 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	3694 WEST 200 NORTH
115	3698 WEST 200 NORTH
116	3702 WEST 200 NORTH
117	3706 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	260 NORTH 3650 WEST
124	264 NORTH 3650 WEST
125	268 NORTH 3650 WEST
126	276 NORTH 3650 WEST
127	280 NORTH 3650 WEST
128	284 NORTH 3650 WEST



BOUNDARY DESCRIPTION

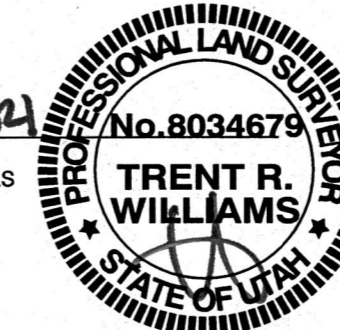
A parcel of land, situate in the Northwest Quarter of Section 5, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in West Point City, Davis County, Utah. Being more particularly described as follows:

Beginning at a point which is North 89°56'47" West 766.39 feet (NAD83 Basis of Bearing being North 89°36'09" West from the North Quarter Corner of Section 5 to the Northwest Corner of Section 5) and South 00°03'13" West 33.00 feet from the North Quarter Corner of said Section 5 and running thence:

- South 00°03'13" West 189.33 feet
- thence North 89°56'47" West 14.50 feet;
- thence South 00°03'13" West 14.00 feet;
- thence North 89°56'47" West 59.21 feet;
- thence South 00°03'13" West 50.00 feet;
- thence southwesterly 23.56 feet along the arc of a 15.00-foot radius non-tangent curve to the left (center bears South 00°03'13" West and the long chord bears South 45°03'13" West 21.21 feet with a central angle of 90°00'00");
- thence South 00°03'13" West 60.00 feet;
- thence southerly 38.62 feet along the arc of a 275.00-foot radius tangent curve to the right (center bears North 89°56'47" West and the long chord bears South 04°04'36" West 38.59 feet with a central angle of 08°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°04'36" West 31.57 feet with a central angle of 08°02'46");
- thence South 00°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 North 89°56'47" East and the long chord bears South 44°56'47" East 21.21 feet with a central angle of 90°00'00");
- thence South 00°03'13" West 50.00 feet;
- thence North 89°56'47" East 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 00°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°03'53" West 100.72 feet;
- thence North 89°56'47" West 138.05 feet;
- thence North 00°03'13" East 330.00 feet;
- thence South 89°56'47" East 82.00 feet;
- thence North 00°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 2.958 acres, 28 Units and 3 parcels.

June 17, 2021
Date:
Trent R. Williams, PLS
License no. 8034679



DEVELOPER
NHMS, LLC
P.O. BOX
LAYTON, UTAH 84041
801-392-8100

SURVEY RECORDING DATA

DATE:

DRAWING NO.

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 described below, and have subdivided said tract of land into lots and streets, hereafter 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 frontage width and area requirements of the applicable zoning ordinances.

OWNER'S DEDICATION

We/I, the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (private streets/private right-of-way's) 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 dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility and drainage easements and with no buildings or structures being erected within such easements.

In witness whereof I / we have hereunto set our hand (s) this 18th day of JUNE, A.D. 20 21.

MB PROPERTIES LLC

By: Mark S. Thayne

By: Mark S. Thayne

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Davis

On the 18th day of JUNE, A.D. 20 21, MARK S. THAYNE in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the MEMBER of MB, LLC 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: 03-08-2022

KRISTINA ALL RESIDING IN DAVIS COUNTY.

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
County of Davis

On the ___ day of _____, A.D. 20_____, I, _____, in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____ RESIDING IN _____ COUNTY.

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. 34010 FEE PAID \$122.00 FILED FOR RECORD AND RECORDED THIS 19th DAY OF JULY, 20 21, AT 12:17 IN BOOK 7804 OF OFFICIAL RECORDS PAGE 435

SHEET 1 OF 2

PROJECT NUMBER : 7941B
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 8/17/21

By: Richard M. Morgan
DAVIS COUNTY 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	132,185 sq ft 3.035 acres	100%

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.

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3598
CEDAR CITY
Phone: 435.865.1453
RICHIFIELD
Phone: 435.896.2983

CITY ATTORNEY'S APPROVAL

APPROVED THIS 6th DAY OF JULY, 20 21,
BY THE WEST POINT ATTORNEY.

By: Shaw King
WEST POINT ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 21st DAY OF JUNE, 20 21,
BY THE CITY PLANNING COMMISSION APPROVAL.

By: Barie Samit
CHAIRMAN, WEST POINT CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS 1 DAY OF JULY, 20 21,
BY THE WEST POINT CITY ENGINEER.

By: Boyd R. Davis
WEST POINT CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS 28 DAY OF JUNE, 20 21,
BY THE WEST POINT CITY COUNCIL.

By: Richard M. Morgan
CITY RECORDER

CHECKED BY

DATE: 8/17/21

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

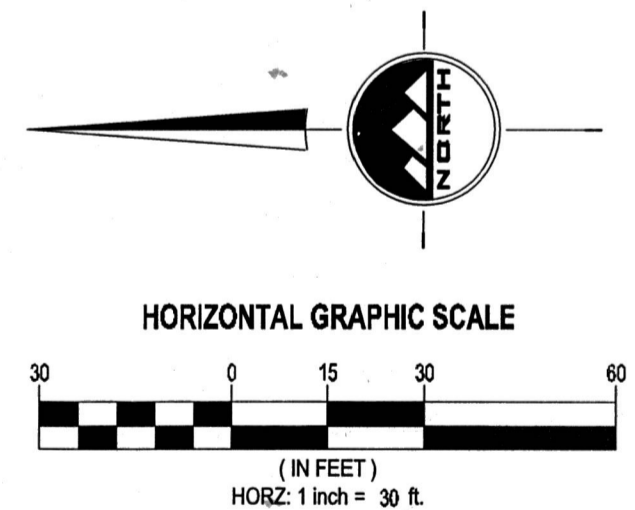
- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN. ENG. & LAND SURV."
- PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
- EASEMENTS
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE AREA
- NR NON-RADIAL DIMENSION

300 NORTH STREET (PUBLIC STREET)
BASIS OF BEARINGS N 89°56'47" W 2656.16' (RECORD) 2656.35' (MEASURED)

300 NORTH STREET
BASIS OF BEARINGS N 89°56'47" W 2656.16' (RECORD) 2656.35' (MEASURED)

SCHNEITERS RIVERSIDE GOLF CLUB
12-037-0083

RICK & DEBBIE SORTOR
12-037-0071



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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

DAVIS COUNTY RECORDER

ENTRY NO. 34010 FEE PAID \$16200 FILED FOR RECORD AND RECORDED THIS 9th DAY OF July, 20 21 AT 10:17 IN BOOK 7204 OF OFFICIAL RECORDS PAGE 434

SHEET 2 OF 2

PROJECT NUMBER: 7941B
MANAGER: C. PRESTON
DRAWN BY: J. MOSS
CHECKED BY: T. WILLIAMS
DATE: 8/17/21

Ruthann Maughan
DAVIS COUNTY RECORDER
BY _____ DEPUTY RECORDER

