

DAHLIA ESTATES SUBDIVISION - PHASE 1

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 6
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH
NOVEMBER 2020

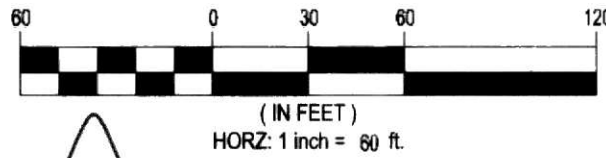
NORTH QUARTER CORNER
SECTION 6
T4N, R2W
SL&M
(FOUND)
BM ELEV=4236.90

(NAD 83 BEARING S 89°22'24" E)
BASIS OF BEARING S 89°43'00" E 2643.99' RECORD 2643.93' MEASURED
980.57' SECTION CORNER TO CL MONUMENT

NORTH EAST CORNER
SECTION 6
T4N, R2W
SL&M
(FOUND)

300 NORTH STREET

HORIZONTAL GRAPHIC SCALE



UTAH DEPARTMENT OF TRANSPORTATION
12-043-0105

PARCEL C
996 sq.ft.
0.023 acres

PARCEL B
996 sq.ft.
0.023 acres

SEE SHEET 2 OF 2

SURVEY RECORDING DATA

DATE:

DRAWING No.

DEVELOPER
CENTURY COMMUNITIES
2989 MAPLE LOOP DRIVE, SUITE 110
LEHI, UTAH 84043
SCOTT HAIR
801-679-4482

IRENE DAHL TRUST

JOLENE DAHL

BOYD L. & SUSAN
D. KELLEY
12-043-0001

KELLY S. &
SHARON D. ROE
12-043-0066

CHURCH OF JESUS CHRIST OF
LATTER DAY SAINTS
12-043-0057

CHURCH OF
JESUS CHRIST
OF LATTER DAY
SAINTS
12-043-0051

BOYD L. & SUSAN D.
KELLEY
12-043-0070

KELLEY
INHERITANCE
PARCEL

GARTH B. KELLEY
12-045-0069

BRIAN P. & COLLETTE Y.
KELLEY 12-045-0065

12-045-0071

FUTURE PHASE

20.0' WATERLINE EASEMENT
IN FAVOR OF HOOPER
WATER IMPROVEMENT DISTRICT

10.0' IRRIGATION EASEMENT
IN FAVOR OF BOYD L. & SUSAN D. KELLEY

10.0' IRRIGATION EASEMENT
IN FAVOR OF BOYD L. & SUSAN D. KELLEY

200 NORTH STREET

(PUBLIC STREET)

4375 WEST STREET (PUBLIC STREET)

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LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315
WWW.ENSIGNENG.COM

SALT LAKE CITY
Phone: 801.255.0529
TOOELE
Phone: 438.843.3590
CEDAR CITY
Phone: 438.855.1463
RICHFIELD
Phone: 438.896.2983

CITY ATTORNEY'S APPROVAL

APPROVED THIS 20th DAY OF AUGUST, 2021
BY THE WEST POINT CITY ATTORNEY

WEST POINT CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 20th DAY OF APRIL, 2021
BY THE CITY PLANNING COMMISSION APPROVAL

CHAIRMAN, WEST POINT CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

APPROVED THIS 22nd DAY OF JULY, 2021
BY THE WEST POINT CITY ENGINEER

WEST POINT CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS 2nd DAY OF AUGUST, 2021
BY THE WEST POINT CITY COUNCIL

CITY RECORDER CITY MAYOR

SHEET 1 OF 2

PROJECT NUMBER: 12284

MANAGER: C. PRESTON

DRAWN BY: J. MOSS

CHECKED BY: T. WILLIAMS

DATE: 4/1/2021

DAVIS COUNTY RECORDER

ENTRY NO. 3410270 FEE
PAID \$112.00 FILED FOR RECORD AND
RECORDED THIS 1st DAY OF AUG. 2021
AT 11:41 IN BOOK 7825 OF OFFICIAL RECORDS
PAGE 904

Rickard Maragh
DAVIS COUNTY RECORDER

DEPUTY RECORDER

APRIL 2, 2021

Trent R. Williams

License No. 8034679

Date

OWNER'S DEDICATION

Known all men by these presents that I/we, the under-signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

DAHLIA ESTATES SUBDIVISION - PHASE 1

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use
In witness whereof I/we have hereunto set our hand (s) this _____ day of _____ A.D., 20____

By: David W. Vitek
Vice President

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH

J.S.S.

County of Davis

On the 2nd day of April, A.D., 2021, David W. Vitek, personally appeared before me, the undersigned Notary Public, in and for said County of Davis, in the State of Utah, who after being duly sworn, acknowledged to me that he is the Vice President of Century Land Holdings, LLC, a Limited Liability Company, and that he 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: 07-31-2024

NOTARY PUBLIC

Alisa Shelby 713230 RESIDING IN Davis COUNTY.

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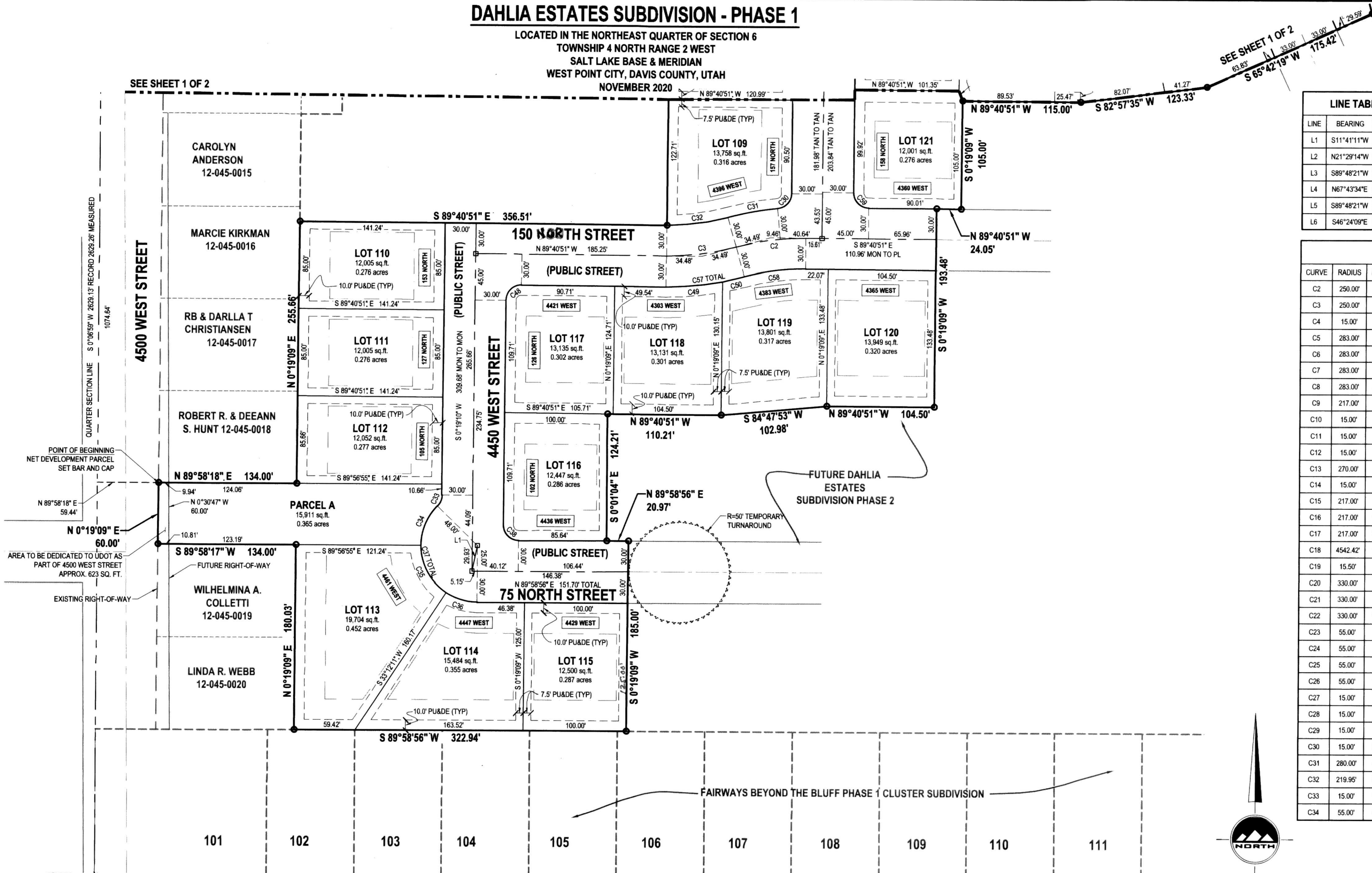
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NOVEMBER 2020



LINE TABLE		
LINE	BEARING	LENGTH
L1	S11°41'11\"W	25.53'
L2	N21°29'14\"W	26.92'
L3	S89°48'21\"W	43.53'
L4	N67°43'34\"E	59.02'
L5	S89°48'21\"W	11.32'
L6	S46°24'09\"E	107.89'

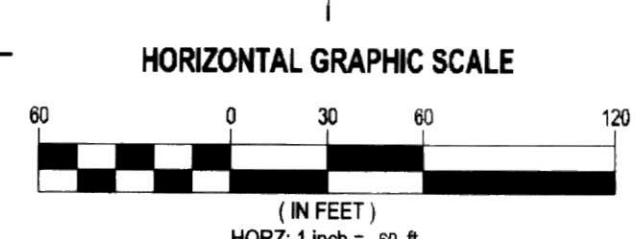
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C2	250.00'	68.55'	15°42'39\"	S82°27'49\"W	68.34'
C3	250.00'	68.55'	15°42'39\"	S82°27'49\"W	68.34'
C4	15.00'	23.69'	90°28'39\"	N44°57'20\"W	21.30'
C5	283.00'	25.02'	5°03'54\"	S2°14'57\"E	25.01'
C6	283.00'	104.43'	21°08'37\"	S15°21'13\"E	103.84'
C7	283.00'	101.14'	20°28'38\"	S36°09'50\"E	100.60'
C8	283.00'	230.59'	46°41'09\"	S23°03'34\"E	224.27'
C9	217.00'	13.43'	3°32'42\"	N44°37'48\"W	13.42'
C10	15.00'	13.65'	52°09'29\"	N16°46'43\"W	13.19'
C11	15.00'	15.33'	58°32'32\"	N38°34'18\"E	14.67'
C12	15.00'	28.98'	110°42'01\"	N12°29'34\"E	24.68'
C13	270.00'	105.75'	22°26'26\"	N79°03'47\"E	105.07'
C14	15.00'	23.44'	89°31'21\"	S45°02'40\"W	21.12'
C15	217.00'	45.01'	11°53'06\"	S5°39'33\"E	44.93'
C16	217.00'	131.80'	34°48'03\"	S29°00'08\"E	129.79'
C17	217.00'	176.82'	46°41'09\"	S23°03'34\"E	171.97'
C18	4542.42'	114.81'	1°26'54\"	N23°34'11\"W	114.81'
C19	15.50'	24.19'	89°25'41\"	N67°33'35\"W	21.81'
C20	330.00'	58.87'	10°13'19\"	N72°50'14\"E	58.80'
C21	330.00'	71.04'	12°20'06\"	N84°06'57\"E	70.91'
C22	330.00'	129.92'	22°33'26\"	N79°00'17\"E	129.08'
C23	55.00'	2.38'	2°28'54\"	S89°02'33\"W	2.38'
C24	55.00'	50.30'	52°24'00\"	S61°36'07\"W	48.57'
C25	55.00'	70.36'	73°17'45\"	S1°14'46\"E	65.66'
C26	55.00'	70.36'	73°17'45\"	S1°14'46\"E	65.66'
C27	15.00'	0.95'	3°37'22\"	N36°04'57\"W	0.95'
C28	15.00'	9.06'	34°35'25\"	N16°58'34\"W	8.92'
C29	15.00'	9.06'	34°35'25\"	N16°58'34\"W	8.92'
C30	15.00'	22.06'	84°16'55\"	N42°27'37\"E	20.13'
C31	280.00'	48.83'	9°59'34\"	S79°36'17\"W	48.77'
C32	219.95'	60.31'	15°42'39\"	S82°27'39\"W	60.12'
C33	15.00'	11.63'	44°24'55\"	S22°31'37\"W	11.34'
C34	55.00'	43.08'	44°52'42\"	S22°17'43\"W	41.99'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C35	55.00'	54.38'	56°39'11\"	S28°28'14\"E	52.19'
C36	55.00'	31.89'	33°13'15\"	S73°24'26\"E	31.44'
C37	55.00'	129.35'	134°45'08\"	S22°38'30\"E	101.54'
C38	15.00'	23.65'	90°20'13\"	N44°50'58\"W	21.28'
C39	283.00'	1.84'	0°22'19\"	N46°12'59\"W	1.84'
C40	283.00'	115.79'	23°26'36\"	N34°18'31\"W	114.99'
C41	283.00'	117.63'	23°48'56\"	N34°29'41\"W	116.79'
C42	4476.42'	133.36'	1°42'25\"	N23°26'26\"W	133.36'
C43	291.00'	110.95'	21°50'40\"	N33°30'33\"W	110.28'
C44	4468.42'	133.12'	1°42'25\"	N23°26'26\"W	133.12'
C45	4509.42'	20.34'	0°15'30\"	S22°42'58\"E	20.34'
C46	4509.42'	134.34'	1°42'25\"	N23°26'26\"W	134.34'
C47	300.00'	118.11'	22°33'26\"	N79°00'17\"E	117.35'
C48	15.00'	23.56'	90°00'00\"	N45°19'09\"E	21.21'
C49	280.00'	55.32'	11°19'10\"	N84°39'34\"E	55.23'
C50	280.00'	21.46'	4°23'29\"	N76°48'15\"E	21.46'
C51	250.00'	79.21'	18°09'10\"	S37°19'26\"E	78.88'
C52	250.00'	24.70'	5°39'38\"	S25°25'02\"E	24.69'
C53	250.00'	103.91'	23°48'56\"	N34°29'41\"W	103.17'
C54	4509.42'	114.00'	1°26'55\"	S23°34'11\"E	114.00'
C55	291.00'	132.84'	26°09'18\"	S36°13'48\"E	131.69'
C56	250.00'	203.71'	46°41'09\"	S23°03'34\"E	198.12'
C57	280.00'	76.78'	15°42'39\"	N82°27'49\"E	76.54'
C58	220.00'	60.33'	15°42'39\"	N82°27'49\"E	60.14'
C59	15.00'	23.56'	90°00'00\"	N44°40'51\"W	21.21'
C60	15.00'	23.55'	89°57'51\"	N45°18'04\"E	21.21'
C61	15.50'	7.70'	28°27'07\"	S81°57'08\"W	7.62'
C62	15.50'	16.50'	60°58'34\"	N53°20'02\"W	15.73'
C63	4550.42'	128.57'	1°37'08\"	N23°29'04\"W	128.56'

NOTE: 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.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. 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 P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

- GENERAL NOTES:
- PROPERTY IS ZONED R-1.
 - FRONT YARD SETBACK IS 30'
 - REAR YARD SETBACK IS 30'
 - SIDE YARD SETBACK IS 10'
 - CORNER LOT SIDE YARD SETBACK IS 20'
 - ARTERIAL STREET MINIMUM SIDE YARD IS 30'
 - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 7.5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
 - PARCELS A-D WILL BE OWNED AND OPERATED BY THE DAHLIA ESTATES HOME OWNERS ASSOCIATION.
 - THE PROPERTY IS IN THE LAND DRAIN ZONE "C". A LAND DRAIN SYSTEM IS NOT REQUIRED, BUT RECOMMENDED. FOUNDATION DRAINS AND SUMP PUMPS ARE REQUIRED.
 - THE OWNER DOES HEREBY GRANT, CONVEY AND SET OVER UNTO THE HOOPER WATER IMPROVEMENT DISTRICT, THE GRANTEE, A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF, BUT NOT LIMITED TO, THE OPERATION, REPAIR, REMOVAL, REPLACEMENT, INSPECTION, PROTECTION AND MAINTENANCE OF CULINARY WATER PIPE LINES, VALVES, SERVICE LINES AND OTHER CULINARY WATER DISTRIBUTION AND TRANSMISSION FACILITIES UNDER AND THROUGH THE STRIP OF LAND IDENTIFIED AS 20.0' WATERLINE EASEMENT. NO PERMANENT STRUCTURE, SURFACE IMPROVEMENT, TREE SHALL BE CONSTRUCTED WITHIN THE EASEMENT WITHOUT THE WRITTEN CONSENT OF THE GRANTEE. IF SUCH IS CONSTRUCTED, NO COSTS RELATED TO EITHER REMOVAL OR RESTORATION SHALL BE BORNE BY THE GRANTEE AS A RESULT OF EXERCISING ITS RIGHTS HEREUNDER.

- LEGEND
- SECTION CORNER
 - EXISTING STREET MONUMENT
 - PROPOSED STREET MONUMENT
 - SET 5/8\" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED \"ENSIGN ENG. & LAND SURV.\"
 - PU&DE: PUBLIC UTILITY & DRAINAGE EASEMENT
 - EASEMENTS
 - BUILDABLE AREA (SEE GENERAL NOTE 1)



LAYTON
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Layton UT 84041
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WWW.ENSINGENG.COM

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SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 341220 FEE
PAID \$162.00 FILED FOR RECORD AND
RECORDED THIS 17th DAY OF Aug, 2021
AT 11:41 IN BOOK 7825 OF OFFICIAL RECORDS
PAGE 984

SHEET 2 OF 2

PROJECT NUMBER : L2264
MANAGER : C.PRESTON
DRAWN BY : J.MOSS
CHECKED BY : T.WILLIAMS
DATE : 4/1/2021

DAVIS COUNTY RECORDER
DEPUTY RECORDER