

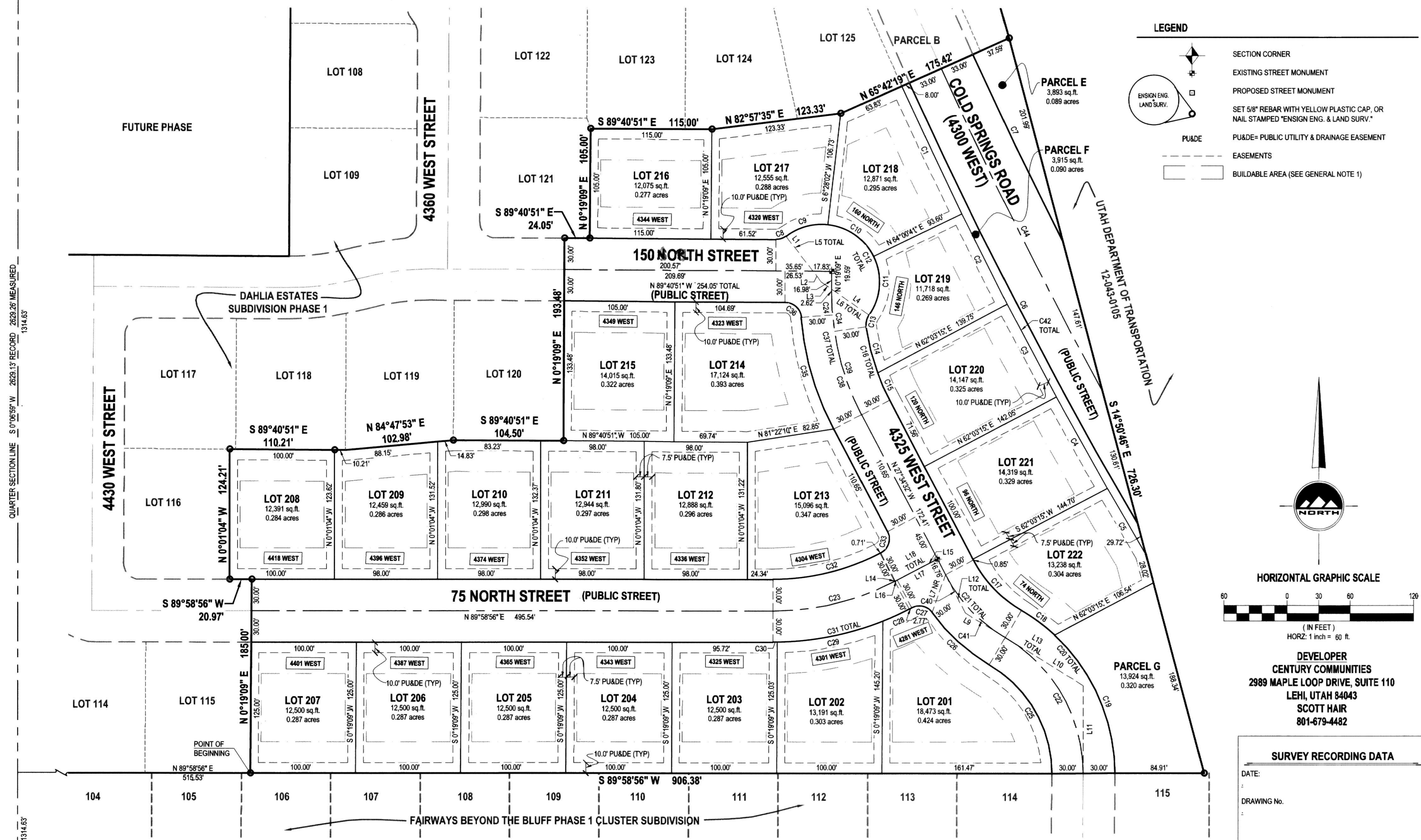
# DAHLIA ESTATES SUBDIVISION - PHASE 2

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  
SLB&M  
(FOUND)  
BM ELEV. -4236.90

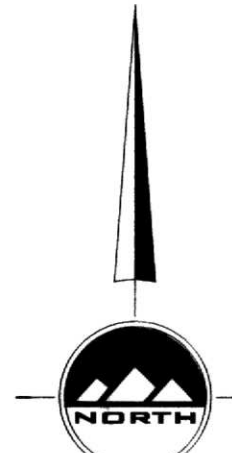
NORTH EAST  
CORNER  
SECTION 6  
T4N, R2W  
SLB&M  
(FOUND)

(NAD 83 83° 22' 24" E)  
BASIS OF BEARING S 89° 43' 00" E 2643.99' RECORD 2643.94' MEASURED

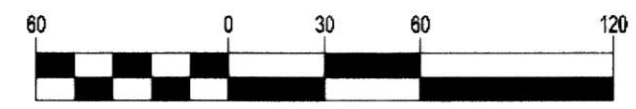


## LEGEND

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



## HORIZONTAL GRAPHIC SCALE



(IN FEET)  
HORZ: 1 inch = 60 ft.

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

## SURVEY RECORDING DATA

DATE:  
DRAWING No.

**ENSIGN**  
1485 W. Hillfield Rd. Ste 204  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.593.6315  
WWW.ENSINGENG.COM

SALT LAKE CITY  
Phone: 801.255.0529  
TOOELE  
Phone: 435.843.3590  
CEDAR CITY  
Phone: 435.865.1453  
RICHFIELD  
Phone: 435.896.2983

## CITY ATTORNEY'S APPROVAL

APPROVED THIS 4th DAY OF August, 2021  
BY THE WEST POINT CITY ATTORNEY.

## PLANNING COMMISSION APPROVAL

APPROVED THIS 5th DAY OF April, 2021  
BY THE CITY PLANNING COMMISSION APPROVAL.

## CITY ENGINEER'S APPROVAL

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

## CITY COUNCIL APPROVAL

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

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TOWNSHIP 4 NORTH RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
DAVIS COUNTY, UTAH

## DAVIS COUNTY RECORDER

ENTRY NO. 3410271 FEE  
PAID \$150.00 FILED FOR RECORD AND  
RECORDED THIS 18th DAY OF Aug, 2021  
AT 11:41 IN BOOK 7825 OF OFFICIAL RECORDS  
PAGE 906

Richard Maughan  
DAVIS COUNTY RECORDER

## SHEET 1 OF 2

PROJECT NUMBER: L2284  
MANAGER: C. PRESTON  
DRAWN BY: J. MOSS  
CHECKED BY: T. WILLIAMS  
DATE: 4/1/2021

## 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 2

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

By:

By:

By:

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of Davis

J.S.S.

On the 2 day of April, A.D., 2021, David W. Vitek, personally appeared before me, the undersigned Notary Public, in and for said County of Utah, who after being duly sworn, acknowledged to me that he is the Vice President of Century Land Holdings of Utah 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.

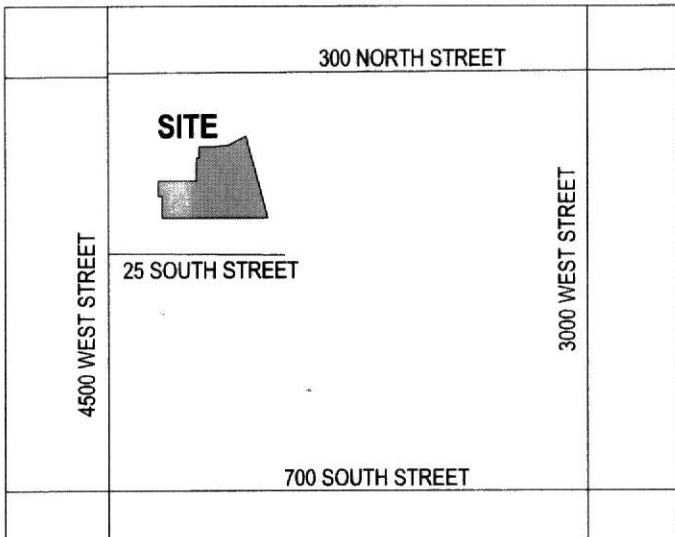
MY COMMISSION EXPIRES: 07-31-2024

Alessa Shelby 713230 RESIDING IN Davis COUNTY.  
NOTARY PUBLIC



DAHLIA ESTATES SUBDIVISION - PHASE 2

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DAVIS COUNTY, UTAH



VICINITY MAP  
NO SCALE  
WEST POINT, DAVIS COUNTY, UTAH

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 30'
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 7.5' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- PARCELS E-G 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.

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 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.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.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	4550.42'	134.60'	1°41'41"	S25°08'29"E	134.59'
C2	4550.42'	96.66'	1°13'02"	S26°35'50"E	96.66'
C3	4550.42'	100.00'	1°15'33"	S27°50'07"E	100.00'
C4	4550.42'	100.02'	1°15'34"	S29°05'41"E	100.02'
C5	4550.42'	72.76'	0°54'58"	S30°10'57"E	72.76'
C6	4542.42'	474.56'	5°59'09"	S27°17'13"E	474.34'
C7	4476.42'	199.32'	2°33'04"	N25°34'10"W	199.30'
C8	15.50'	10.30'	38°04'20"	N71°16'59"E	10.11'
C9	55.00'	42.45'	44°13'13"	S74°21'25"W	41.40'
C10	55.00'	55.24'	57°32'39"	N54°45'39"W	52.95'
C11	55.00'	58.75'	61°12'14"	N4°36'48"E	56.00'
C12	55.00'	156.44'	162°58'06"	N46°16'06"W	108.79'
C13	15.50'	11.78'	43°32'28"	S13°26'41"W	11.50'
C14	220.00'	45.38'	11°49'04"	S14°14'06"E	45.30'
C15	220.00'	28.54'	7°25'54"	S23°51'35"E	28.52'
C16	220.00'	73.91'	19°14'58"	S17°57'03"E	73.57'
C17	120.00'	67.07'	32°01'19"	S43°35'11"E	66.20'
C18	180.00'	39.27'	12°29'58"	N53°20'51"W	39.19'
C19	180.00'	148.26'	47°11'31"	N23°30'07"W	144.10'
C20	180.00'	187.53'	59°41'29"	N29°45'06"W	179.16'
C21	150.00'	83.83'	32°01'19"	S43°35'11"E	82.75'
C22	150.00'	156.33'	59°42'50"	N29°44'26"W	149.35'
C23	250.00'	120.24'	27°33'28"	N76°12'12"E	119.09'
C24	250.00'	21.95'	5°01'47"	S2°11'44"E	21.94'
C25	120.00'	125.13'	59°44'50"	N29°43'25"W	119.54'
C26	180.00'	74.44'	23°41'41"	S47°45'00"E	73.91'
C27	15.00'	21.38'	81°40'22"	N76°44'21"W	19.62'
C28	280.00'	27.68'	5°39'52"	N65°15'24"E	27.67'
C29	280.00'	102.70'	21°00'59"	N78°35'49"E	102.13'
C30	280.00'	4.29'	0°52'37"	N89°32'37"E	4.29'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C31	280.00'	134.67'	27°33'28"	N76°12'12"E	133.38'
C32	220.00'	105.81'	27°33'28"	N76°12'12"E	104.80'
C33	15.00'	23.56'	90°00'00"	N17°25'28"E	21.21'
C34	250.00'	37.72'	8°38'42"	S4°00'12"E	37.69'
C35	280.00'	111.74'	22°51'54"	S16°08'35"E	111.00'
C36	15.50'	22.99'	84°58'13"	N47°11'44"W	20.94'
C37	250.00'	121.71'	27°53'41"	S13°37'41"E	120.51'
C38	250.00'	99.77'	22°51'54"	S16°08'35"E	99.11'
C39	250.00'	83.99'	19°14'58"	S17°57'03"E	83.60'
C40	150.00'	21.80'	8°19'38"	S31°44'21"E	21.78'
C41	150.00'	62.03'	23°41'41"	S47°45'00"E	61.59'
C42	4550.42'	504.05'	6°20'48"	S27°28'02"E	503.79'
C44	4509.42'	345.20'	4°23'10"	N26°29'13"W	345.11'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S37°45'11"E	42.30'
L2	S37°45'11"E	12.70'
L3	S54°47'05"E	12.19'
L4	S54°47'05"E	42.81'
L5	N37°45'11"W	55.00'
L6	N54°47'05"W	55.00'
L7	S19°34'28"W	38.33'
L9	S58°20'56"E	44.61'
L10	S58°20'56"E	87.23'
L11	S0°06'59"W	83.90'
L12	S27°34'32"E	41.21'
L13	S58°20'56"E	131.84'
L14	N62°25'28"E	0.71'
L15	N62°25'28"E	45.00'
L16	N62°25'28"E	2.77'
L17	N62°25'28"E	42.94'
L18	N62°25'28"E	45.71'

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DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 3410271 FEE  
PAID \$160.25 FILED FOR RECORD AND  
RECORDED THIS 19<sup>TH</sup> DAY OF Aug, 2021  
AT 11:41 IN BOOK 7325 OF OFFICIAL RECORDS  
PAGE 906

SHEET 2 OF 2

PROJECT NUMBER : L2284  
MANAGER : C.PRESTON  
DRAWN BY : J.MOSS  
CHECKED BY : T.WILLIAMS  
DATE : 4/1/2021

BY Richard Mangan  
DAVIS COUNTY RECORDER  
DEPUTY RECORDER



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