

DAHLIA ESTATES SUBDIVISION - PHASE 2

LOCATED IN THE NORTHEAST QUARTER

OF SECTION 6

TOWNSHIP 4 NORTH RANGE 2 WEST

SALT LAKE BASE & MERIDIAN

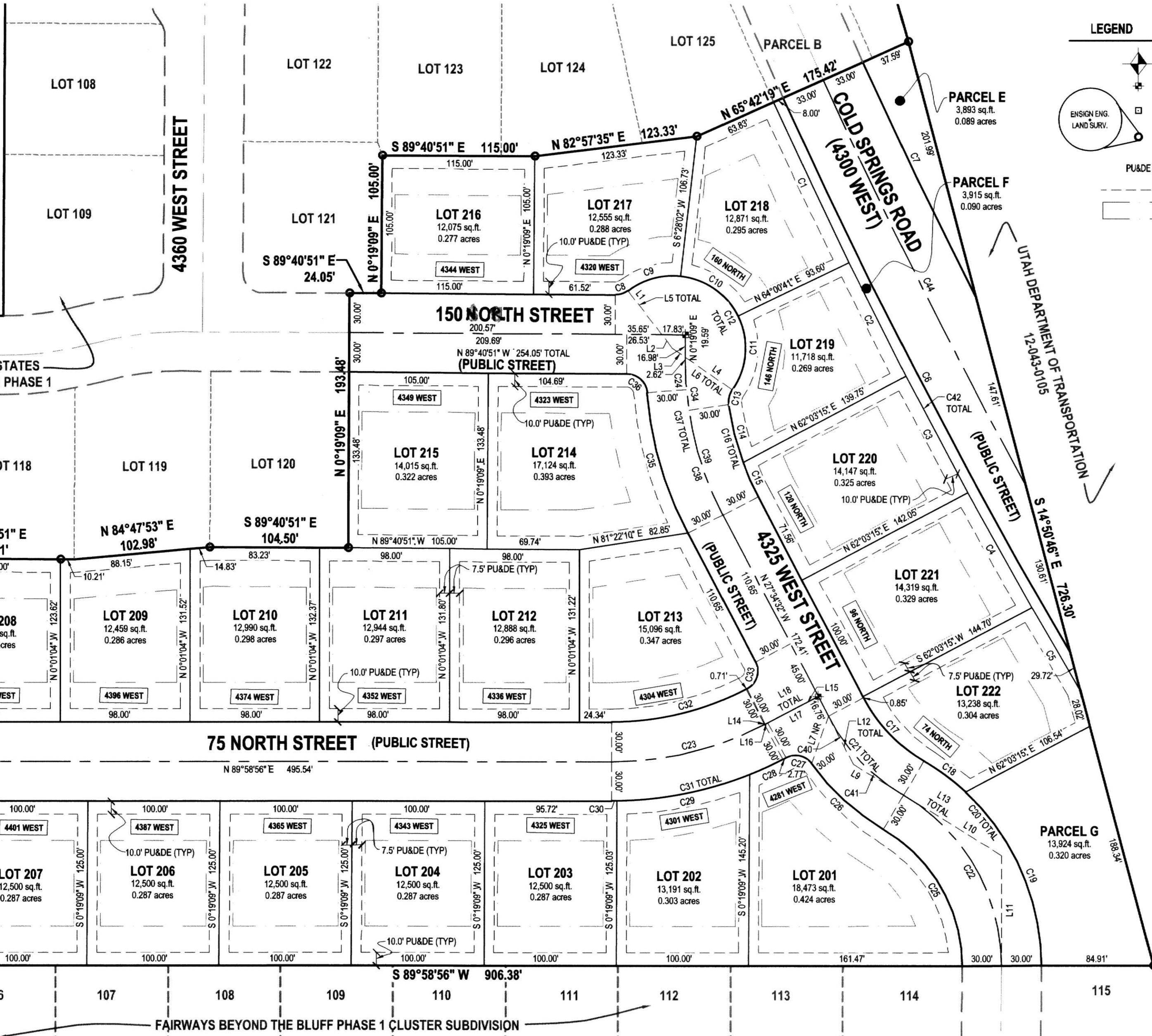
WEST POINT CITY DAVIS COUNTY, UTAH

NOVEMBER 2020

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

NORTH QUARTER CORNER
SECTION 6
T4N, R2W
SLBM
(FOUND)
BM ELEV.=4236.90

FUTURE PHASE



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 **DAHLIA ESTATES SUBDIVISION - PHASE 2**, 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.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Northeast Quarter of Section 6, 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 on the North line of Fairways Beyond the Bluff Phase 1 Cluster Subdivision, said point being South 00°06'59" West 1314.63 feet along the section line and North 89°58'56" East 515.53 feet from the North Quarter Corner of said Section 6 and running thence along the easterly and southerly lines of Dahlia Estates Phase 1 the following twelve (12) courses and distances:

- 1) North 00°19'00" East 185.00 feet;
- 2) thence South 89°58'56" West 20.97 feet;
- 3) thence North 00°01'04" West 124.21 feet;
- 4) thence South 89°40'51" East 110.21 feet;
- 5) thence North 84°47'53" East 102.98 feet;
- 6) thence South 89°40'51" East 104.50 feet;
- 7) thence North 00°19'09" East 193.48 feet;
- 8) thence South 89°40'51" East 24.05 feet;
- 9) thence North 00°19'09" East 105.00 feet;
- 10) thence South 89°40'51" East 115.00 feet;
- 11) thence North 82°57'35" East 123.33 feet;
- 12) thence North 65°42'19" East 175.42 feet;
- thence South 14°50'46" East 726.30 feet;
- thence South 89°58'56" West 906.36 feet to the Point of Beginning.

Contains: 427,374 square feet or 9.811 acres, 22 Lots and 3 parcels.

* NAD 83 BEARING BEING
S 83° 22' 24"E
BETWEEN
NORTH QUARTER & NORTHEAST
CORNER, SECTION 6.



Trent R. Williams
License No. 8034679

APRIL 2, 2021
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 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:

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.
County of Davis

On the 2 day of April A.D. 2021, **David W. Vitek** in the State of Utah, who after being 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

Alexa Shelly 713230 RESIDING IN **Davis** COUNTY.

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OF SECTION 6
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
DAVIS COUNTY, UTAH
WEST Point

DAVIS COUNTY RECORDER

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

Richard J. Vaughan
DAVIS COUNTY RECORDER

CENTER
SECTION 6
T4N, R2W
SLBM
(FOUND)



SALT LAKE CITY
Phone: 801.255.0529
TOOELE Phone: 435.843.3990
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

WEST POINT CITY ATTORNEY

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

John K. King

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

Ben Smit

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

Paul R. Dunn

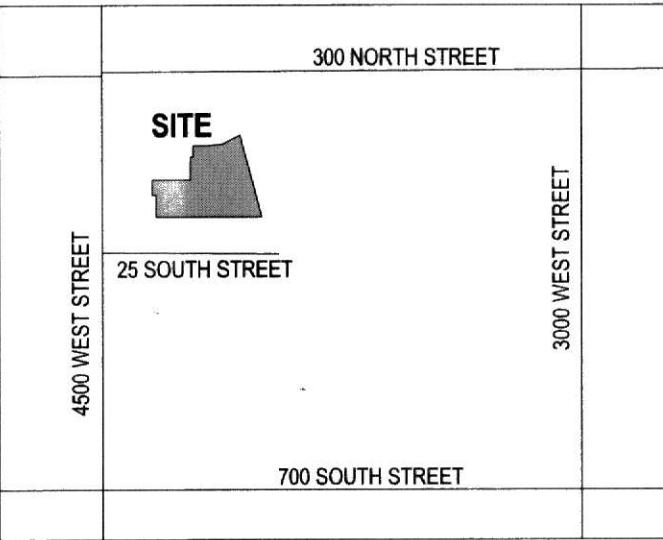
CITY COUNCIL APPROVAL
APPROVED THIS 2nd DAY OF **August**, 2021
BY THE WEST POINT CITY COUNCIL.

Asa A. Cole

SHEET 1 OF 2
PROJECT NUMBER: L2264
MANAGER: C.PRESTON
DRAWN BY: J.MOSS
CHECKED BY: T.WILLIAMS
DATE: 4/1/2021
BY DEPUTY RECORDER

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



VICINITY MAP
NO SCALE
WEST POINT, DAVIS COUNTY, UTAH

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"	S28°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°16'08"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
C1	280.00'	134.67'	27°33'28"	N76°12'12"E	133.38'
C2	220.00'	105.81'	27°33'28"	N76°12'12"E	104.80'
C3	15.00'	23.56'	90°00'00"	N17°25'28"E	21.21'
C4	250.00'	37.72'	8°38'42"	S4°00'12"E	37.69'
C5	280.00'	111.74'	22°51'54"	S16°08'35"E	111.00'
C6	15.50'	22.99'	84°58'13"	N47°11'44"W	20.94'
C7	250.00'	121.71'	27°53'41"	S13°37'41"E	120.51'
C8	250.00'	99.77'	22°51'54"	S16°08'35"E	99.11'
C9	250.00'	83.99'	19°14'58"	S17°57'03"E	83.60'
C10	150.00'	21.80'	8°19'38"	S31°44'21"E	21.78'
C11	150.00'	62.03'	23°41'41"	S47°45'00"E	61.59'
C12	4550.42'	504.05'	6°20'48"	S27°28'02"E	503.79'
C13	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'

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 (P.U. & 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.

DAHLIA ESTATES SUBDIVISION - PHASE 2	
LOCATED IN THE NORTHEAST QUARTER OF SECTION 6 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN DAVIS COUNTY, UTAH	DAVIS COUNTY RECORDER
ENTRY NO. <u>3410271</u> FEE PAID <u>\$150</u> FILED FOR RECORD AND RECORDED THIS <u>10th</u> DAY OF <u>Aug</u> , 20 <u>21</u> AT <u>11:41</u> IN BOOK <u>7225</u> OF OFFICIAL RECORDS PAGE <u>906</u>	
SHEET 2 OF 2	
<p>EN SIGN</p> <p>LAYTON 1485 W. Hillfield Rd. Ste 204 Layton UT 84041 Phone: 801.547.1100</p> <p>SALT LAKE CITY Phone: 801.255.0529 TOOELE Phone: 435.843.3590 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983</p> <p>PROJECT NUMBER: L2264 MANAGER: C.PRESTON DRAWN BY: J.MOSS CHECKED BY: T.WILLIAMS DATE: 4/1/2021</p> <p><i>Richard M. Vaughan</i> DAVIS COUNTY RECORDER</p>	<p>BY _____ DEPUTY RECORDER</p>