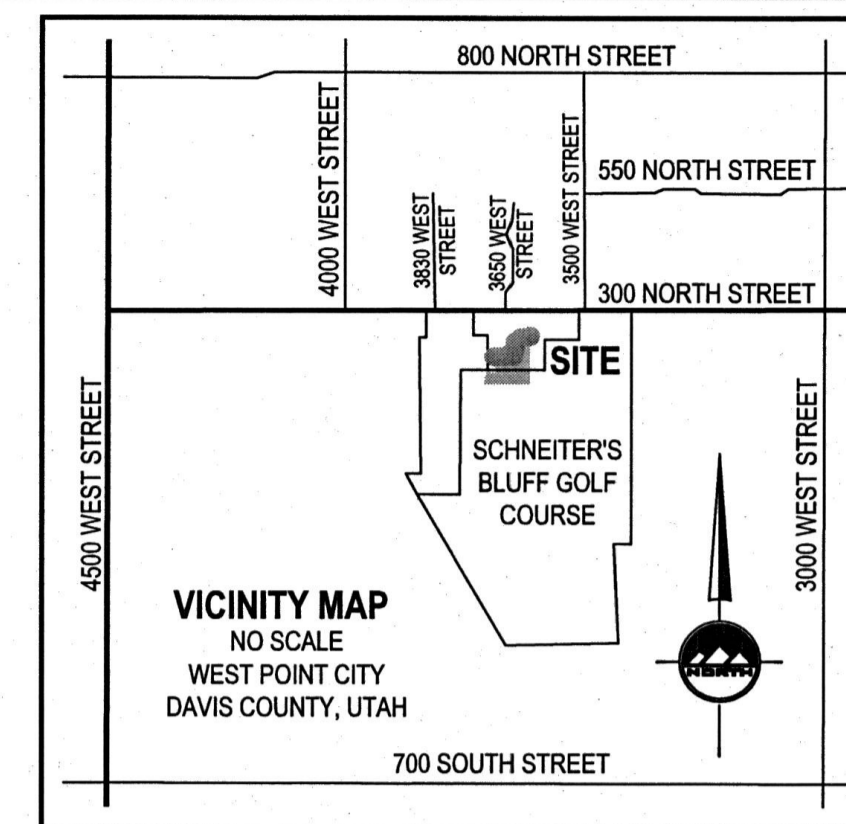


BLUFF VIEW SUBDIVISION PHASE 1A

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH
APRIL 2022



GENERAL NOTES:

- PROPERTY IS ZONED R-4.
 - FRONT YARD SETBACK IS 25'
 - REAR YARD SETBACK IS 20'
 - SIDE YARD SETBACK IS 8' (TOTAL 16')
 - CORNER LOT SIDE YARD SETBACK IS 8' AND 20'.
- ALL PRIVATE STREETS AND COMMON OPEN SPACE (PARCELS A AND B) AREAS ARE PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE).
- ANY LANDSCAPE BUFFERS, OPEN SPACE PARCELS, COMMON SPACE, PRIVATE DRIVES, UTILITIES AND/OR ANY OTHER AMENITIES SHALL BE MAINTAINED BY THE SUBDIVISION HOMEOWNERS 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 PU&DE THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PU&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 PU&DE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PU&DE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PU&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 AND B TO BE COMMON OPEN SPACE.
- THE PROPERTY IS IN WEST POINT CITY LAND DRAIN ZONE 'D'.

LINE TABLE		
LINE	BEARING	LENGTH
PL1	S89°56'47"E	33.70'
PL2	S0°03'13"W	50.00'
PL3	S89°56'56"E	16.50'
PL4	N0°03'13"E	65.83'
PL5	S89°56'47"E	13.50'
PL6	N0°03'13"E	11.50'
PL7	S89°56'47"E	13.50'
L8	S89°56'47"E	20.79'
L9	S89°56'47"E	20.79'
L10	S0°03'13"W	20.00'
L11	S0°03'13"W	20.00'
L12	S0°03'13"W	20.00'
L13	N0°03'04"E	7.33'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	
PC1	275.00'	48.05'	10°00'40"	S84°56'27"E	47.99'	
PC2	15.00'	23.56'	90°00'00"	S44°56'47"E	21.21'	
PC3	1.50'	2.36'	89°59'51"	N45°03'08"E	2.12'	
PC4	15.00'	23.56'	90°00'00"	S45°03'13"W	21.21'	
PC5	163.50'	70.35'	24°39'06"	N77°43'40"E	69.81'	
PC6	136.50'	13.57'	5°41'45"	S68°15'00"W	13.56'	
C7	1.50'	2.36'	90°00'00"	N44°56'52"W	2.12'	
C8	15.00'	23.56'	90°00'00"	N45°03'13"E	21.21'	
C9	275.00'	3.01'	0°37'39"	S80°14'56"E	3.01'	
C10	275.00'	24.01'	5°00'11"	S83°03'51"E	24.01'	
C11	275.00'	21.02'	4°22'46"	S87°45'20"E	21.02'	
C12	4.00'	6.28'	90°00'00"	N44°56'47"W	5.66'	

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 559.88 FEET ALONG THE SECTION LINE AND SOUTH 00°03'13" WEST 254.89 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 5 (NADE3 BEARING NORTHWEST CORNER OF SAID SECTION 5 PER THE DAVIS COUNTY TOWNSHIP REFERENCE PLAT) AND RUNNING THENCE:

SOUTH 00°03'13" WEST 405.11 FEET;
 THENCE NORTH 89°56'47" WEST 384.14 FEET;
 THENCE NORTH 10°03'53" EAST 100.72 FEET;
 THENCE EASTERLY 48.05 FEET ALONG THE ARC OF A 275.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 00°03'13" EAST AND THE LONG CHORD BEARS SOUTH 84°56'27" EAST 47.99 FEET WITH A CENTRAL ANGLE OF 10°00'40");
 THENCE SOUTH 89°56'47" EAST 33.70 FEET;
 THENCE NORTH 00°03'13" EAST 50.00 FEET;
 THENCE NORTH-WESTERLY 23.56 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 00°03'13" EAST AND THE LONG CHORD BEARS NORTH 44°56'47" WEST 21.21 FEET WITH A CENTRAL ANGLE OF 90°00'00");
 THENCE NORTH 00°03'13" EAST 67.33 FEET;
 THENCE SOUTH 89°56'56" EAST 16.50 FEET;
 THENCE NORTH 00°03'13" EAST 64.00 FEET;
 THENCE SOUTH 89°56'56" EAST 16.50 FEET;
 THENCE NORTH-EASTERLY 2.36 FEET ALONG THE ARC OF A 1.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 00°03'13" EAST AND THE LONG CHORD BEARS NORTH 45°03'08" EAST 2.12 FEET WITH A CENTRAL ANGLE OF 89°59'51");
 THENCE NORTH 00°03'13" EAST 65.83 FEET;
 THENCE SOUTH 89°56'47" EAST 13.50 FEET;
 THENCE NORTH 00°03'13" EAST 11.50 FEET;
 THENCE SOUTH 89°56'47" EAST 13.50 FEET;
 THENCE NORTH-EASTERLY 23.56 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 89°56'47" EAST AND THE LONG CHORDS BEARS NORTH 45°03'13" EAST 21.21 FEET WITH A CENTRAL ANGLE OF 90°00'00");
 THENCE EASTERLY 70.35 FEET ALONG FEET ALONG THE ARC OF A 163.50-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 00°03'13" EAST AND THE LONG CHORDS BEARS NORTH 77°43'40" EAST 69.81 FEET WITH A CENTRAL ANGLE OF 24°39'06");
 THENCE EASTERLY 13.57 FEET ALONG FEET ALONG THE ARC OF A 136.50-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 24°39'06" EAST AND THE LONG CHORDS BEARS NORTH 68°15'00" EAST 13.56 FEET WITH A CENTRAL ANGLE OF 05°41'45") TO THE POINT OF BEGINNING.

CONTAINS: 95,160 SQUARE FEET OR 2.185 ACRES, 30 UNITS, 2 PARCELS.
 #NAD 83 ± N 89° 36' 12" W



APRIL 4, 2022
 Date Trent R. Williams, PLS
 License no. 8034679

SURVEY RECORDING DATA

DATE:
 DRAWING No.:

DEVELOPER
 M8 PROPERTIES LLC
 P.O. BOX 2000
 LAYTON, UTAH 84041
 801-444-0001

CITY ENGINEER'S APPROVAL

APPROVED THIS 11th DAY OF April, 2022
 BY THE WEST POINT CITY ENGINEER
 [Signature]

CITY COUNCIL APPROVAL

APPROVED THIS 11th DAY OF April, 2022
 BY THE WEST POINT CITY COUNCIL
 [Signature]

CITY ATTORNEY'S APPROVAL

APPROVED THIS 13th DAY OF April, 2022
 BY THE WEST POINT ATTORNEY
 [Signature]

PLANNING COMMISSION APPROVAL

APPROVED THIS 8th DAY OF April, 2022
 BY THE CITY PLANNING COMMISSION APPROVAL
 [Signature]

CITY ATTORNEY'S APPROVAL

APPROVED THIS 13th DAY OF April, 2022
 BY THE WEST POINT ATTORNEY
 [Signature]

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 1A 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 re-requirements of the applicable zoning ordinances.

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.

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) as shown hereon and name said tract:

BLUFF VIEW SUBDIVISION PHASE 1A

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 Bluff View Townhomes 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 hereunto set our hand (s) this 4 day of APRIL, A.D., 2022.

Mark Thayne
 By: Mark Thayne, Manager
 M8 Properties LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
 County of Davis
 On the 4 day of April, A.D., 2022, Mark Thayne 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/She is the Manager of M8 Properties 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: 07-31-2024
Oliver Shelby # 713230 RESIDING IN Davis COUNTY.
 NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH J.S.S.
 County of Davis
 On the 4 day of April, A.D., 2022, personally appeared before me, the undersigned Notary Public, in and for said County of Davis 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: _____
 RESIDING IN _____ COUNTY.
 NOTARY PUBLIC

BLUFF VIEW SUBDIVISION PHASE 1A

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. 3422302 FEE
 PAID \$112.00 FILED FOR RECORD AND
 RECORDED THIS 22nd DAY OF Apr, 2022
 AT 2:12 IN BOOK 2994 OF OFFICIAL RECORDS
 PAGE 1807

SHEET 1 OF 2

PROJECT NUMBER: 7941A
 MANAGER: C.PRESTON
 DRAWN BY: J.MOSS
 CHECKED BY: T.WILLIAMS
 DATE: 4/4/22

Richard M. Preston
 DAVIS COUNTY RECORDER
 BY _____
 DEPUTY RECORDER



LAYTON
 919 North 400 West
 Layton UT 84041
 Phone: 801.547.1100
 Fax: 801.593.6315
 www.ensgneng.com

SALT LAKE CITY
 Phone: 801.250.2020
 TOOELE
 Phone: 435.643.2090
 CEDAR CITY
 Phone: 435.662.1653
 RICHFIELD
 Phone: 435.696.2983

BLUFF VIEW SUBDIVISION PHASE 1A

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

SCHNEITERS RIVERSIDE
GOLF CLUB

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- PUE = PUBLIC UTILITY EASEMENT
- EASEMENTS
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE AREA

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.

HORIZONTAL GRAPHIC SCALE

(IN FEET)

HORZ: 1 inch = 30 ft.

BLUFF VIEW SUBDIVISION PHASE 1A

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. 3472302 FEE PAID \$114.00 FILED FOR RECORD AND RECORDED THIS 20th DAY OF Apr. 20 22 AT 2:18 IN BOOK 7494 OF OFFICIAL RECORDS PAGE 1607

SHEET 2 OF 2

PROJECT NUMBER: 7941A
MANAGER: C. PRESTON
DRAWN BY: J. MOSS
CHECKED BY: T. WILLIAMS
DATE: 4/4/22

BY *Richard T. Maughan*
DAVIS COUNTY RECORDER
DEPUTY RECORDER

