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BK 8425 PG 102

E 3558417 B 8425 P 102-103  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
1/25/2024 10:50 AM  
FEE 78.00 Pgs: 2  
DEP LL REC'D FOR WEST  
POINT CITY

SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS FOR  
Bluff View Subdivision Phase 1B,  
An Expandable Planned Unit Development in Davis County.

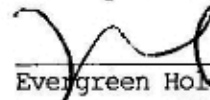
Whereas M8 Properties, LLC is the owner of the following described  
Property: (See Addendum A, attached hereto for Legal Description of the  
"Property") D

It is the desire of M8 Properties, LLC to place certain restrictions on  
the above Property to insure uniform development therein and to enhance the  
future value thereof.

Therefore, this document shall serve as notice that the above Property  
is subject to the same protective covenants that are recorded against the lots  
and associated common areas contained in Bluff View Subdivision Phase 1 and  
Bluff View Subdivision Phase 1A. Said covenants are found of record as Entry  
No. 3401011, in Book 7804 at page 436-492 of official records recorded July 19,  
2021 in the Davis County Recorder's Office.

15-155-0159 → 0189

M8 Properties, LLC

  
Evergreen Holding, LLC  
Tyrell J Wall  
ITS: Managing Member

STATE OF UTAH

SS.

COUNTY OF Davis

On the 24<sup>th</sup> day of January, 2022, <sup>24<sup>th</sup></sup> personally appeared before me  
Tyrell J. Wall, who being by me duly sworn did say that (s)he, the said  
Tyrell J. Wall is the Managing Member of Evergreen Holding, LLC who is the  
managing member of M8 Properties, LLC, and that the foregoing instrument was  
signed in behalf of said Limited Liability Company.



Notary Public

My Commission

Expires: 5-3-2025

Residing at  
Davis County



**Addendum A**  
**Legal Description Bluff View Townhomes Phase 1B**  
**The "Property"**

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 on the southerly right-of-way of 300 North Street which point is North 89°56'47" West 565.67 feet along the section line and South 00°03'13" West 33.00 feet from the North Quarter Corner of said Section 5 (NAD83 Bearing North 89°36'12" West between the North Quarter Corner and the Northwest Corner of Section 5 per the Davis County Township Reference Plat) and running thence;

South 00°03'13" West 175.00 feet

thence South 89°56'47" East 80.00 feet;

thence North 00°03'13" East 77.51 feet;

thence South 89°56'47" East 255.43 feet;

thence South 00°03'13" West 63.51 feet;

thence South 89°56'46" East 83.88 feet;

thence South 00°06'47" East 68.00 feet;

thence North 89°56'47" West 413.72 feet;

thence North 00°03'13" East 7.11 feet;

thence westerly 13.57 feet along the arc of a 136.50-foot radius non-tangent curve to the left (center bears South

18°54'08" East and the long chord bears South 68°15'00" West 13.56 feet with a central angle of 05°41'45");

thence westerly 70.35 feet along the arc of a 163.50-foot radius curve to the right (center bears North 24°35'53" West

and the long chord bears South 77°43'40" West 69.81 feet with a central angle of 24°39'06");

thence southwesterly 23.56 feet along the arc of a 15.00-foot radius 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 North 89°56'47" West 13.50 feet;

thence South 00°03'13" West 11.50 feet;

thence North 89°56'47" West 13.50 feet;

thence South 00°03'13" West 65.83 feet;

thence southwesterly 2.36 feet along the arc of a 1.50-foot radius tangent curve to the right (center bears North

89°56'47" West and the long chord bears South 45°03'08" West 2.12 feet with a central angle of 89°59'51");

thence North 89°56'56" West 16.50 feet;

thence South 00°03'13" West 64.00 feet;

thence North 89°56'56" West 159.33 feet;

thence North 00°03'13" East 1.36 feet;

thence northerly 31.60 feet along the arc of a 225.00-foot radius tangent curve to the right (center bears South

89°56'47" East and the long chord bears North 04°04'36" East 31.57 feet with a central angle of 08°02'46");

thence northerly 38.62 feet along the arc of a 275.00-foot radius curve to the left (center bears North 81°54'01" West

and the long chord bears North 04°04'36" East 38.59 feet with a central angle of 08°02'46");

thence North 00°03'13" East 60.00 feet;

thence northeasterly 23.56 feet along the arc of a 15.00-foot radius tangent curve to the right (center bears South

89°56'47" East and the long chord bears North 45°03'13" East 21.21 feet with a central angle of 90°00'00");

thence North 00°03'13" East 50.00 feet;

thence South 89°56'47" East 59.21 feet;

thence North 00°03'13" East 14.00 feet;

thence South 89°56'47" East 14.50 feet;

thence North 00°03'13" East 189.33 feet;

thence South 89°56'47" East 200.70 feet to the Point of Beginning.

Contains: 121,342 square feet or 2.786 acres 28 Units.

