

OAKHAVEN PARK SUBDIVISION PLAT D

AMENDING LOTS 32 AND 33 OF OAKHAVEN PARK SUBDIVISION PLAT C
LOCATED IN THE NE 1/4 OF SEC. 31, T.2N., R.1E., S.L.B. & M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
JUNE 2025

NORTHEAST CORNER SECTION 31,
T.2N., R.1E., S.L.B. & M.
FOUND 3" BRASS BAP MONUMENT

30 29
31 32
1133.93'

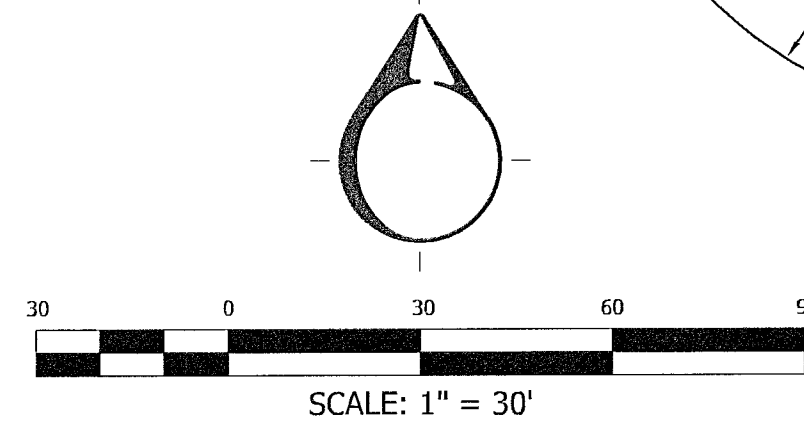
LEGEND	
PROPERTY LINE	_____
ADJACENT PROPERTY ROW	_____
ADJACENT PROPERTY	_____
CENTER LINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
EASEMENT LINE	- - - - -
CHAIN LINK FENCE LINE	- - - - -
5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER	● DAVIS COUNTY RECORDER (-D.C.R.)
FOUND PROPERTY MARKER (AS NOTED)	○ DAVIS COUNTY SURVEYOR (-D.C.S.)
SET ROADWAY CENTERLINE MONUMENTS	⊙

DEVELOPER

Name: BRIGHTON HOMES UTAH II, LLC
Phone #: (801) 397-9755
Address: 45 E CENTER STREET, SUITE 004
NORTH SALT LAKE, UT 84054
Email: JOHN@BUILDWITHBRIGHTON.COM

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N02° 56' 55"E	24.37'
L2	S41° 23' 44"E	2.37'
L3	S00° 19' 56"E	19.51'
L4	S00° 19' 56"E	18.85'

2050 SOUTH STREET



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	60.00'	98.50'	094° 03' 38"	N05° 39' 16"E	87.81
C2	60.00'	48.95'	046° 44' 38"	N29° 17' 33"E	47.60
C3	60.00'	49.55'	047° 19' 00"	N17° 44' 16"W	48.15
C4	100.00'	46.40'	026° 35' 04"	S14° 15' 36"E	45.98
C5	102.99'	46.32'	025° 46' 03"	N14° 40' 07"W	45.93
C6	75.15'	33.74'	025° 43' 14"	S14° 40' 44"E	33.45
C7	127.99'	57.89'	025° 55' 02"	N14° 35' 38"W	57.40
C8	27.94'	24.30'	049° 50' 11"	S25° 11' 06"E	23.54
C9	54.00'	263.40'	279° 28' 39"	N89° 39' 45"E	69.80
C10	28.06'	24.31'	049° 37' 51"	S24° 32' 56"W	23.55
C11	77.99'	34.78'	025° 33' 04"	S14° 46' 37"E	34.49
C12	125.08'	59.06'	027° 03' 17"	S14° 01' 14"E	58.52
C13	127.99'	47.33'	021° 11' 08"	N16° 57' 34"W	47.06
C14	77.95'	9.54'	007° 00' 50"	N04° 18' 32"W	9.54
C15	54.00'	43.64'	046° 17' 56"	N26° 55' 36"W	42.46
C16	54.00'	61.71'	065° 28' 24"	N28° 57' 34"E	58.40
C17	54.00'	48.69'	051° 39' 44"	N87° 31' 38"E	47.06
C18	54.00'	46.86'	049° 43' 08"	S41° 46' 55"E	45.40
C19	54.00'	62.50'	066° 18' 50"	S16° 14' 03"W	59.07

ENBRIDGE ENERGY UTAH

ENBRIDGE GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

ENBRIDGE GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY: _____

TITLE: _____

Use the note below for Subdivisions which do not have existing
Natural Gas easements on the property prior to subdividing.

ENBRIDGE GAS UTAH - NOTE:

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement of right-of-way, prescriptive rights, or any provisions of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

Approved this 12 day of June, 2025

By: *Matthew Johnson*

Title: *Core Support*

PLANNING COMMISSION

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY,
THIS 4 DAY OF MARCH, 2025

Jason
BOUNTIFUL PLANNING DIRECTOR

CITY ATTORNEY

APPROVED ON THIS 16 DAY OF June, 2025

Mf
BOUNTIFUL CITY ATTORNEY

FINAL APPROVAL

Woodbury 6-16-2025
BOUNTIFUL CITY ENGINEER DATE

Jason 6-16-2025
BOUNTIFUL CITY PLANNING DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD LICENSE NO. 7098776-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT I HAVE COMPLETED AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I WILL PLACE MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREWIT SHALL BE SUBDIVIDED INTO ONE STREET AND NINE LOTS HEREINAFTER TO BE KNOWN AS OAKHAVEN PARK SUBDIVISION PLAT D.

Stephen M. Burt
No. 7098776-2201
STEPHEN M. BURT, P.L.S. UT #7098776-2201



BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CITY OF BOUNTIFUL, DAVIS COUNTY, UTAH, SAID WAS CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY NO. 3616173 IN THE DAVIS COUNTY RECORDER'S OFFICE (D.C.R.), SAID PROPERTY IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE SOUTH BOUNDARY LINE OF MUELLER HEIGHTS PLAT B (ENTRY NO. 168825, D.C.R.), SAID POINT IS NORTH 00°57'54" WEST 1515.70 FEET ALONG THE SECTION LINE AND SOUTH 89°02'41" WEST 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF 400 EAST STREET AND NORTH 88°31'54" WEST 110.68 FEET ALONG SAID PLAT FROM THE EAST QUARTER CORNER OF SAID SECTION, SAID QUARTER CORNER IS SOUTH 00°57'54" EAST 2649.63 FEET FROM THE NORTHEAST CORNER OF SAID SECTION BASED ON SURVEY NO. 8579 IN THE DAVIS COUNTY SURVEYOR'S OFFICE, AND RUNNING THENCE SOUTH 01°00'47" EAST 321.59 FEET TO AND ALONG A CHAIN LINK FENCE LINE TO THE EXTENSION OF THE NORTH LINE OF THE OAKHAVEN PARK SUBDIVISION PLAT B (ENTRY NO. 282439, D.C.R.); THENCE NORTH 88°43'54" WEST 174.21 FEET ALONG SAID BOUNDARY; THENCE NORTH 89°20'54" WEST 121.67 FEET ALONG SAID BOUNDARY; THENCE NORTH 02°56'55" EAST 24.37 FEET TO THE SOUTHEAST CORNER OF OAKHAVEN PARK SUBDIVISION PLAT C (ENTRY NO. 308059, D.C.R.); THENCE NORTH 37°17'57" WEST 136.42 FEET ALONG THE NORTHEAST LINE OF LOT 31 OF SAID PLAT TO THE EAST RIGHT-OF-WAY LINE OF 2050 SOUTH STREET AND A POINT OF NON-TANGENCY ON A 60.00-FOOT-RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 98.50 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°03'38" (CHORD BEARS NORTH 05°39'16" EAST 87.55 FEET) TO A POINT OF NON-TANGENCY AT THE SOUTHEAST CORNER OF LOT 34 OF SAID PLAT; THENCE NORTH 48°36'16" EAST 55.19 ALONG SAID LOT LINE; THENCE SOUTH 41°23'44" EAST 2.37 FEET TO THE END OF A FENCE; THENCE NORTH 49°23'49" EAST 103.76 FEET ALONG SAID FENCE LINE TO THE SOUTH BOUNDARY LINE OF SAID MUELLER HEIGHTS PLAT B; THENCE SOUTH 88°31'54" EAST 241.26 FEET ALONG SAID LINE TO THE EXTENSION OF SAID CHAIN LINK FENCE LINE AND POINT OF BEGINNING.

THE SUBDIVISION CONTAINS 2.422 ACRES, COMPRISING NINE LOTS AND ONE STREET.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO THE SUBDIVIDED INTO ONE STREET AND NINE LOTS TO BE KNOWN AS OAKHAVEN PARK SUBDIVISION PLAT D, DO HEREBY DEDICATE TO BOUNTIFUL CITY FOR THE PERPETUAL USE OF THE PUBLIC ALL STREET AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 3 DAY OF June, 2025

Nathan W. Pugsley
NATHAN W. PUGSLEY, MANAGER
OAKHAVEN PARK BOUNTIFUL, LLC

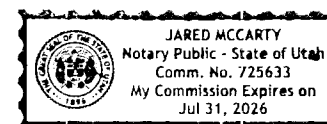
L.L.C. ACKNOWLEDGMENT

ON THE 3rd DAY OF June, 2025 THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, NATHAN W. PUGSLEY, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MANAGER OF OAKHAVEN PARK BOUNTIFUL, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: *John M.*

RESIDENCE: 45 E CENTER ST NORTH SALT LAKE, UT 84054

MY COMMISSION EXPIRES: JULY 31, 2026

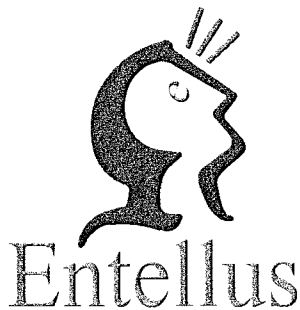


NOTES

- THIS SUBDIVISION PLAT IS BASED ON SURVEY NO. 8579 FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE. THE STATE PLANE BEARING ALONG THE SECTION LINE IS N0° 37' 50"W (ROTATE THE PLAT DESCRIPTION COUNTERCLOCKWISE 0° 20' 04" TO MATCH).
- AN 8-FOOT PUBLIC UTILITY EASEMENT ALONG THE EAST LINE OF LOTS 32 AND 33 OF OAKHAVEN PARK SUBDIVISION PLAT C (ENTRY NO. 308059, DAVIS COUNTY RECORDER'S OFFICE) TO BE VACATED BY THE RECORDING OF THIS SUBDIVISION PLAT.
- A 12-FOOT DRAINAGE EASEMENT ALONG THE NORTHWESTERLY LINE OF LOT 1 AND THE NORTHERLY LINE OF LOT 3, TO BE CREATED BY THE RECORDING OF THIS PLAT, TO BE MAINTAINED BY THE OWNERS OF LOTS 1 AND LOT 3.
- A 10-FOOT-WIDE UTILITY EASEMENT, OVER LOTS 1 THRU 5, 5- FEET ON EITHER SIDE OF THE LOT LINES AS SHOWN, TO BE CREATED BY THE RECORDING OF THIS PLAT, IN FAVOR OF BOUNTIFUL POWER.

DAVIS COUNTY RECORDER

ENTRY NO. 3623915 FEE PAID \$68⁰⁰
FILED FOR RECORD AND RECORDED THIS 2nd DAY OF July, 2025
AT 9:58AM IN BOOK 8722 OF Official Records PAGE 149
COUNTY RECORDER: Kelly A. Silvester
BY: *Raketa Wurth*
DEPUTY



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #1008019

2025/04/30 JIS
2025/05/14 SMB
2025/05/27 SMB
2025/06/02 SMB

SOUTH DAVIS SEWER DISTRICT: *Matthew Johnson* DATE: 6/4/25
BOUNTIFUL LIGHT AND POWER: *R. Alton Fairbanks* DATE: 6/12/25
BOUNTIFUL CITY WATER: *Paul Biebing* DATE: 6/4/25
CENTURY LINK: *Paul Biebing* DATE: 6-12-25
COMCAST: *Paul Biebing* DATE: 6/12/25
BOUNTIFUL IRRIGATION DISTRICT: *Paul Biebing* DATE: 6/4/25