

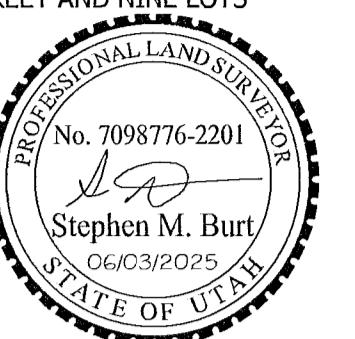
OAKHAVEN PARK SUBDIVISION PLAT D

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

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 HEREIN 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 HEREWITHE SHALL BE SUBDIVIDED INTO ONE STREET AND NINE LOTS HEREAFTER TO BE KNOWN AS OAKHAVEN PARK SUBDIVISION PLAT D.

06/03/2025
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 151.70 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 TO 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 09°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 RADIAL 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 87.81 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 89°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 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.

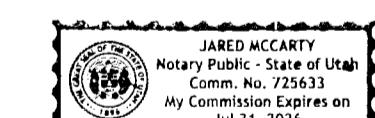
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 3 DAY OF JULY, 2025.

NATHAN W. PUGSLEY, MANAGER
OAKHAVEN PARK BOUNTIFUL, LLC

L.L.C. ACKNOWLEDGMENT

ON THE 3rd DAY OF JULY, 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: J. M. M.
RESIDENCE: 45 E CENTER ST, NORTH SALT LAKE, UT 84054
MY COMMISSION EXPIRES: JULY 31, 2026



NOTES

1. 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 3° COUNTERCLOCKWISE 0° 20' 04" TO MATCH).
2. 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.
3. A 10-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.
4. 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.

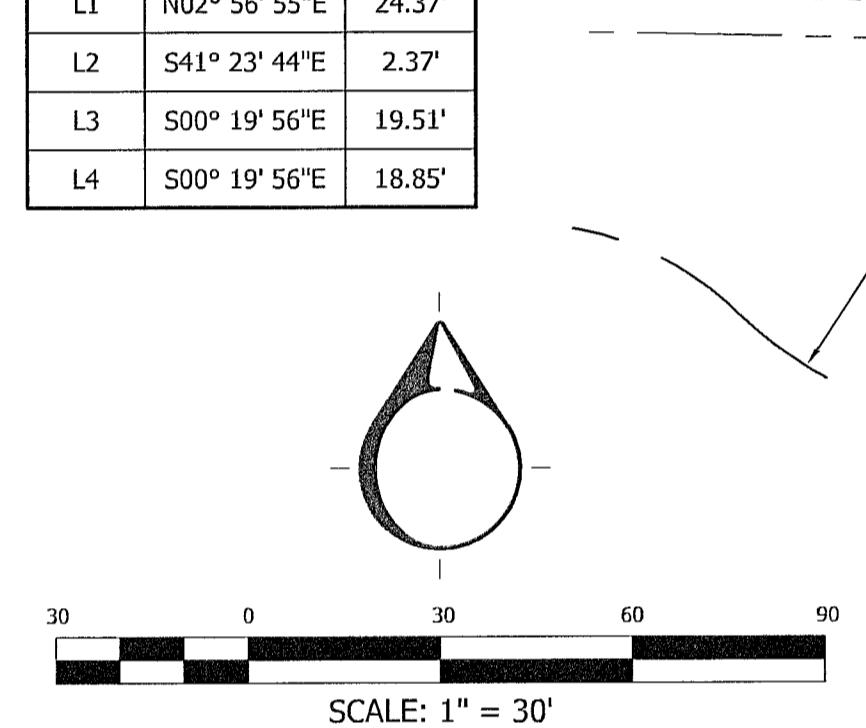
This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

| 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 |

UTILITY APPROVAL

SOUTH DAVIS SEWER DISTRICT: Mark L. Stainke DATE: 6/4/25
BOUNTIFUL LIGHT AND POWER: R. Alan Stainke DATE: 6/12/25
BOUNTIFUL CITY WATER: John P. Kim DATE: 6/11/25
CENTURY LINK: Paul Biscung DATE: 6/12/25
COMCAST: Edvalon DATE: 6/12/25
BOUNTIFUL IRRIGATION DISTRICT: 1/1/1-1/1/25 DATE: 6/12/25

PLANNING COMMISSION

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

CITY ATTORNEY

APPROVED ON THIS 16 DAY OF JUNE, 2025.
John Canning BOUNTIFUL CITY ATTORNEY

FINAL APPROVAL

John Canning DATE: 6/16/2025
Jaslynn BOUNTIFUL CITY PLANNING DIRECTOR DATE: 6/16/2025

DAVIS COUNTY RECORDER

ENTRY NO. 3623915 FEE PAID \$68.00
FILED FOR RECORD AND RECORDED THIS 2nd DAY OF JULY, 2025
AT 9:58 AM IN BOOK 8782 OF Official Records PAGE 149
COUNTY RECORDER: Kelly A. Silvester
BY: Katrina Wurth DEPUTY