

E 3472303 B 7994 P 1509-1510  
RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
04/22/2022 03:18 PM  
FEE \$84.00 Pgs: 2  
DEP RT REC'D FOR WEST POINT CITY

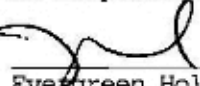
SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS FOR  
Bluff View Subdivision Phase 1A,  
An Expandable Planned Unit Development in Davis County.

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. 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.

15-110-0129 thru 0158  
Parcel A-0159  
Parcel B-0160  
Post St 0161

M8 Properties, LLC  
  
Evergreen Holding, LLC  
Tyrell J Wall  
ITS: Managing Member

STATE OF UTAH

SS.

COUNTY OF Davis

On the 19 day of APRIL, 2022, 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:  
03-08-2026  
Residing at  
Davis County



**Addendum A**  
**Legal Description Bluff View Townhomes Phase 1A**  
**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 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 (NAD83 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 10°03'53" EAST AND THE LONG CHORD BEARS SOUTH 84°56'47" EAST 47.98 FEET WITH A CENTRAL ANGLE OF 10°00'37");  
THENCE SOUTH 89°56'47" EAST 33.71 FEET;  
THENCE NORTH 00°03'13" EAST 50.00 FEET;  
THENCE NORTHWESTERLY 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 159.33 FEET;  
THENCE NORTH 00°03'13" EAST 64.00 FEET;  
THENCE SOUTH 89°56'56" EAST 16.50 FEET;  
THENCE NORTHEASTERLY 2.36 FEET ALONG THE ARC OF A 1.50-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 00°03'04" EAST AND THE LONG CHORD BEARS NORTH 45°03'08" EAST 2.12 FEET 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 ANGEL OF 24°39'06");  
THENCE EASTERLY 13.57 FEET ALONG FEET ALONG THE ARC OF A 135.50-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 24°35'53" EAST AND THE LONG CHORDS BEARS SOUTH 68°15'00" WEST 13.56 FEET WITH A CENTRAL ANGEL OF 05°41'45") TO THE POINT OF BEGINNING.

CONTAINS: 95,160 SQUARE FEET OR 2.185 ACRES, 30 UNITS.