

LEGACY STORAGE SUBDIVISION
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 30,
 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
 WEST POINT CITY, DAVIS COUNTY, UTAH - JUNE 2022

WILLIAM COMPTON
 140380083

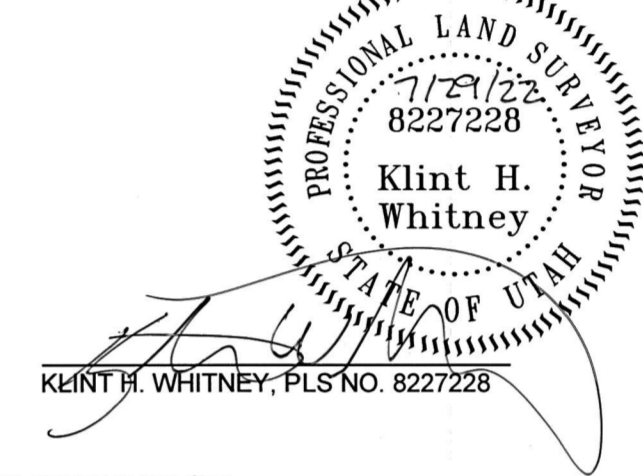
BOUNDARY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1800 NORTH STREET BEING LOCATED NORTH 89°38'11" WEST (BASIS OF BEARING, NAD 83 NORTH STATE PLANE GRID BEARING) 920.00 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER AND NORTH 00°21'49" EAST 50.00 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; RUNNING THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°38'11" WEST 60.00 FEET; THENCE NORTH 00°21'49" EAST 340.00 FEET; THENCE NORTH 89°38'11" WEST 16.45 FEET; THENCE NORTH 00°16'31" EAST 325.45 FEET; THENCE ALONG THE ARC OF A 6836.00 FOOT RADIUS CURVE TO THE RIGHT 680.87 FEET, HAVING A CENTRAL ANGLE OF 05°42'24", CHORD BEARS NORTH 03°07'43" EAST 680.59 FEET; THENCE SOUTH 89°38'11" EAST 324.12 FEET; THENCE SOUTH 00°21'49" WEST 1005.25 FEET; THENCE NORTH 89°38'11" WEST 280.00 FEET; THENCE SOUTH 00°21'49" WEST 340.00 FEET TO THE POINT OF BEGINNING. CONTAINING 8.536 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS LEGACY STORAGE SUBDIVISION IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS. THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY. THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE, AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 27TH DAY OF JULY, 2022.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

LEGACY STORAGE SUBDIVISION

AND HEREBY DEDICATE, GRANT AND CONVEY TO WEST POINT CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEST POINT CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS, AND ALSO DEDICATE, GRANT AND CONVEY TO WEST POINT CITY A TEMPORARY TURN AROUND EASEMENT AS SHOWN HEREON TO BE USED BY THE PUBLIC UNTIL SUCH TIME THAT THE ROAD IS EXTENDED. THE TEMPORARY TURN AROUND EASEMENT SHALL BE REVOKED AND NULLIFIED AT THE EVENT OF THE EXTENSION OF THE ROAD WITHOUT FURTHER WRITTEN DOCUMENT AND THE ENCUMBERED LAND WITHIN THE AFFECTED PROPERTY SHALL BE RELEASED FOR THE FULL AND EXCLUSIVE USE AND BENEFIT OF THE PROPERTY OWNERS.

SIGNED THIS 30TH DAY OF JANUARY, 2023

GOOCH ENTERPRISES LLC

Timothy Gooch
 PRINTED NAME/TITLE:

SIGNATURE

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF DAVIS)

On this 30th day of January, 2023, I, Renee Johnson, personally appeared before me, Renee Johnson, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the Member of GOOCH ENTERPRISES LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Timothy Gooch acknowledged to me that said Corporation executed the same.



Renee Johnson
 NOTARY PUBLIC

726079
 Exp. 08/08/2026

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A TWO LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY TIM GOOCH. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°59'08" WEST DAVIS COUNTY RECORD BEARING.

LEGEND

- ◆ WEBER COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED GARDNER ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- - - ADJACENT PARCEL
- - - SECTION LINE
- - - EASEMENT
- - - EXISTING FENCE LINE
- ▨ 40' WIDE ACCESS AND UTILITY EASEMENT

BEARINGS IN PARENTHESIS (N00°00'00"E) ARE DAVIS COUNTY BEARING
 BEARINGS WITHOUT PARENTHESIS N00°00'00"E ARE N.A.D. 83 STATE PLANE

CENTER SECTION 30
 T5N, R2W - S.L.B.&M.
 FND DAVIS COUNTY
 BRASS CAP

NOTES

1. CURRENT ZONE R-1P
 2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49011C0063E WITH AN EFFECTIVE DATE OF JUNE 18, 2007.
 3. THE PROPERTY IS WITHIN WEST POINT CITY LAND DRAINAGE ZONE B. NO BASEMENTS ALLOWED WITHOUT A LAND DRAIN.
- HIGH WATER NOTE:
 MANY AREAS IN WEST POINT CITY HAVE WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT ANY BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS. SOLUTION OF THESE PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER. THIS SUBDIVISION IS WITHIN LAND DRAIN ZONE B AND NO BASEMENTS ARE ALLOWED WITHOUT A LAND DRAIN SYSTEM.

CITY ATTORNEY APPROVAL

APPROVED BY THE WEST POINT CITY ATTORNEY,
 SIGNED THIS 2ND DAY OF FEBRUARY, 2023.
 Selshaw King
 CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED BY THE WEST POINT CITY PLANNING COMMISSION,
 SIGNED THIS 12TH DAY OF JANUARY, 2023.
 [Signature]
 CHAIRMAN

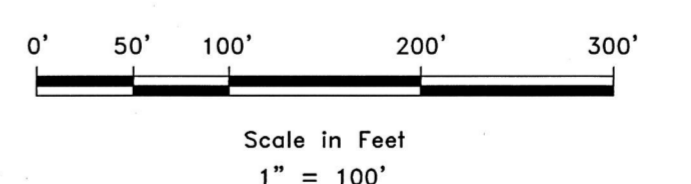
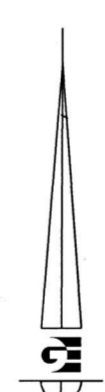
CITY COUNCIL APPROVAL

APPROVED BY THE WEST POINT CITY COUNCIL,
 SIGNED THIS 13TH DAY OF JANUARY, 2023.
 ATTEST: [Signature]
 TITLE: CITY RECORDER
 [Signature]
 MAYOR

CITY ENGINEER APPROVAL

APPROVED BY THE WEST POINT CITY ENGINEER,
 SIGNED THIS 19TH DAY OF JANUARY, 2023.
 [Signature]
 CITY ENGINEER

DEVELOPER:
 G&G SPRINKLING AND LANDSCAPING
 c/o TIM GOOCH
 1461 SOUTH 4500 WEST
 SYRACUSE, UTAH 84075
 (801) 825-8437



DAVIS COUNTY RECORDER	
BOOK NUMBER	8197
PAGE NUMBER	790
ENTRY NUMBER	3518304
TIME RECORDED	3:45 pm
DATE RECORDED	2/21/2023
FEE PAID	\$54.00
BY:	[Signature] DAVIS COUNTY RECORDER
DEPUTY RECORDER	

R0714 - GOOCH ENTERPRISES/LEGACY STORAGE SURVEY/DWG/LEGACY STORAGE SUBD - PLAT.DWG - July 29, 2022