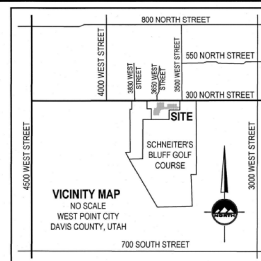


BLUFF VIEW SUBDIVISION PHASE 1B

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH
JANUARY 2023



SURVEYOR'S CERTIFICATE
I, **TRENT R. WILLIAMS**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **60462** as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereinafter to be known as **BLUFF VIEW SUBDIVISION PHASE 1B**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

GENERAL NOTES:

- PROPERTY IS ZONED R-4
 - FRONT YARD SETBACK IS 20'
 - REAR YARD SETBACK IS 20'
 - SIDE YARD SETBACK IS 5' (TOTAL 10')
 - CORNER LOT SIDE YARD SETBACK IS 5' AND 20'
- ALL PRIVATE STREETS AND COMMON OPEN SPACE (PARCELS A AND B) AREAS ARE PUBLIC UTILITY AND DRAINAGE EASEMENTS (P&DE).
- ANY LANDSCAPE BUFFERS, OPEN SPACE PARCELS, COMMON SPACE, PRIVATE DRIVES, UTILITIES AND/OR ANY OTHER AMENITIES SHALL BE MAINTAINED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION WITH SPECIFIC MAINTENANCE RESPONSIBILITIES OUTLINED WITHIN THE SUBDIVISION CC&RS.
- ALL ANGLES ON THE BUILDINGS AND LIMITED COMMON AREAS ARE 90° UNLESS NOTES OTHERWISE.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUDE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUDE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUDE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUDE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUDE.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
- PARCELS A AND B TO BE COMMON OPEN SPACE.
- THE PROPERTY IS IN WEST POINT CITY LAND DRAIN ZONE 'D'.

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.

LINE	BEARING	LENGTH
PL1	N0°03'15"E	7.11'
PL2	N89°56'47"W	13.50'
PL3	S0°03'13"W	11.50'
PL4	N89°56'47"W	13.50'
PL5	N89°56'47"W	16.20'
PL6	S0°03'13"W	1.36'
PL7	N0°03'15"E	80.00'
PL8	S89°56'47"E	59.21'
PL9	N0°03'15"E	14.00'
PL10	S89°56'47"E	14.50'
L11	N0°03'15"E	158.32'
L12	N0°03'15"E	17.17'
L13	S89°56'47"E	27.60'
L14	S0°03'13"W	17.17'
L15	N0°03'15"E	169.83'
L16	N0°03'15"E	29.00'
L17	S89°56'47"E	1.00'
L18	N0°03'15"E	18.00'
L19	S89°56'47"E	18.00'
L20	S0°03'13"W	18.00'
L21	S89°56'47"E	1.00'
L22	N0°03'15"E	29.00'
L23	N22°39'54"E	9.75'
L24	N0°03'15"E	7.00'
L25	N0°03'15"E	7.00'
L26	N89°56'47"W	20.74'
L27	N89°56'47"W	13.71'
L28	N89°56'47"W	13.71'
L29	S89°56'47"E	20.00'
L30	S89°56'47"E	20.00'
L31	N0°03'15"E	20.00'
L32	N0°03'15"E	20.00'
L33	N89°53'13"E	19.94'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	136.50'	13.57'	5°41'45"	S68°19'00"W	13.56'
PC2	163.50'	70.35'	24°39'06"	N77°43'40"E	69.81'
PC3	15.00'	23.59'	90°00'00"	S45°03'13"W	21.21'
PC4	1.50'	2.36'	89°56'51"	N45°03'08"E	2.12'
PC5	229.00'	31.60'	8°58'46"	N41°04'36"E	31.57'
PC6	275.00'	38.62'	8°02'46"	N44°04'36"E	38.59'
PC7	15.00'	23.59'	90°00'00"	N45°03'13"E	21.21'
C8	15.00'	23.59'	90°00'00"	N44°56'47"W	21.21'
C9	15.00'	23.59'	90°00'00"	N45°03'13"E	21.21'
C10	15.00'	23.59'	90°00'00"	S44°56'47"E	21.21'
C11	136.50'	58.73'	24°39'06"	N77°43'40"E	58.28'
C12	163.50'	70.35'	24°39'06"	S77°43'40"W	69.81'
C13	28.00'	13.82'	27°39'56"	N78°13'18"E	13.39'
C14	28.00'	30.46'	62°20'10"	N31°13'18"E	28.98'
C15	28.00'	43.98'	90°00'00"	N45°03'13"E	39.60'
C16	28.00'	30.46'	62°20'10"	S31°05'52"E	28.98'
C17	28.00'	13.52'	27°39'56"	S78°05'52"E	13.39'
C18	28.00'	43.98'	90°00'00"	S44°56'47"E	39.60'
C19	2.00'	3.14'	90°00'00"	S45°03'13"E	2.83'
C20	2.00'	3.14'	90°00'00"	N44°56'47"W	2.83'
C21	136.50'	45.19'	18°57'21"	S80°34'33"W	44.90'
C22	136.50'	58.73'	24°39'06"	S77°43'40"W	58.28'
C23	150.00'	64.64'	24°39'06"	S77°43'40"W	64.04'
C24	150.00'	64.64'	24°39'06"	N77°43'40"E	64.04'

BOUNDARY DESCRIPTION

A parcel of land, situated 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 N89°56'47" West 565.67 feet along the section line and South 0°03'13" West 33.00 feet from the North Quarter Corner of said Section 5 (P&DE) Bearing North 89°56'47" West between the North Quarter Corner and the Northwest Corner of Section 5 per the Davis County Township Replat and running thence:
South 0°03'13" West 175.00 feet;
thence North 89°56'47" East 80.00 feet;
thence North 0°03'13" East 17.51 feet;
thence South 89°56'47" East 255.43 feet;
thence South 0°03'13" West 65.51 feet;
thence North 89°56'47" East 83.86 feet;
thence South 0°06'47" East 69.00 feet;
thence North 89°56'47" West 413.72 feet;
thence North 0°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 89°54'00" East and the long chord bears South 05°19'00" West 13.56 feet with a central angle of 09°41'45");
thence westerly 70.35 feet along the arc of a 163.50-foot radius curve to the right (center bears North 24°35'33" 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°02'13" West and the long chord bears South 04°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 0°03'13" West 11.50 feet;
thence North 89°56'47" West 13.50 feet;
thence South 0°03'13" West 65.53 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" East and the long chord bears South 45°03'08" West 2.12 feet with a central angle of 89°56'51");
thence North 89°56'50" West 16.50 feet;
thence South 0°03'13" West 64.00 feet;
thence North 89°56'50" West 159.33 feet;
thence North 0°03'13" East 1.36 feet;
thence northerly 31.60 feet along the arc of a 229.00-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°54'31" West and the long chord bears North 04°04'36" East 38.59 feet with a central angle of 08°02'46");
thence North 0°03'13" East 80.00 feet;
thence northerly 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°03'08" East 21.21 feet with a central angle of 90°00'00");
thence North 0°03'13" East 50.00 feet;
thence North 89°56'47" East 59.21 feet;
thence North 0°03'13" East 14.00 feet;
thence South 89°56'47" East 14.50 feet;
thence North 0°03'13" East 169.33 feet;
thence North 89°56'47" East 200.70 feet to the Point of Beginning.

Contains: 121,342 square feet or 2.785 acres 28 Units, 2 Parcels.



DEVELOPER
MB PROPERTIES LLC
P.O. BOX 2000
LAYTON, UTAH 84041
801-444-0001

January 2, 2024

Trent R. Williams
License No. 603479

SURVEY RECORDING DATA

DATE: _____
DRAWING NO: _____

OWNER'S DEDICATION

We, the undersigned owners of the above described tract of land, do hereby set apart and subdivide the same into lots and streets (p&de) as shown herein and name same as:

BLUFF VIEW SUBDIVISION PHASE 1B

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares. Grant and convey to the Bluff View Townhomes Home Owners Association, all those part or portions of said tract of land designated as common open space to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to West Point City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated herein as public utility and drainage easements and with no buildings or structures being erected within such easements. In witness whereof I, we have hereunto set our hand (s) this 4th day of January, A.D. 2024.

Mark Thayne
By: Mark Thayne, Manager
MB Properties LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH s/s
County of Davis
On the 4th day of January, A.D. 2024, Mark Thayne personally appeared before me, the undersigned Notary Public, in and for said County of Davis in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the manager of MB Properties, a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 08/08/2026 COM # 726079
Renae Jell RESIDING IN Davis COUNTY, UTAH.
NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH s/s
County of Davis
On the _____ day of _____, A.D. 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in said State of Utah, who after being duly sworn, acknowledged to me that He/She/They signed the Owner's Dedication, _____ in number, freely and voluntarily for the purposes therein mentioned.

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC _____ RESIDING IN _____ COUNTY, UTAH.

BLUFF VIEW SUBDIVISION PHASE 1B

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 255841 FEE PAID \$10.00 FILED FOR RECORD AND RECORDED THIS 25th DAY OF Jan, 2024 AT 1:00 P.M. BOOK: 3145 OF OFFICIAL RECORDS PAGE: 100

PROJECT NUMBER: 791A
MANAGER: C PRESTON
DRAWN BY: J MOSS
CHECKED BY: T WILLIAMS
DATE: 1/02/24
BY: Ricker S. Maughan DAVIS COUNTY RECORDER
DEPUTY RECORDER

ENSIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.541.1100
Fax: 801.593.6315
www.ensignco.com

SALT LAKE CITY
Phone: 801.252.0029
TIDWELL
Phone: 801.943.1000
CEDAR CITY
Phone: 801.865.4100
RICHFIELD
Phone: 801.885.9801

CITY ATTORNEY'S APPROVAL
APPROVED THIS 18th DAY OF JANUARY, 2024,
BY THE WEST POINT ATTORNEY.
Jordan King
WEST POINT ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS 5 DAY OF Jan, 2024
BY THE CITY PLANNING COMMISSION APPROVAL
Wm. H. King
CHAIRMAN, WEST POINT CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
APPROVED THIS 8 DAY OF JANUARY, 2024
BY THE WEST POINT CITY ENGINEER
David R. Davis
WEST POINT CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS 16 DAY OF JANUARY, 2024
BY THE WEST POINT CITY COUNCIL
Christy A. Brown
CITY MANAGER

BLUFF VIEW SUBDIVISION PHASE 1B

LOCATED IN THE NORTHWEST QUARTER
OF SECTION 5
TOWNSHIP 4 NORTH RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
WEST POINT CITY, DAVIS COUNTY, UTAH

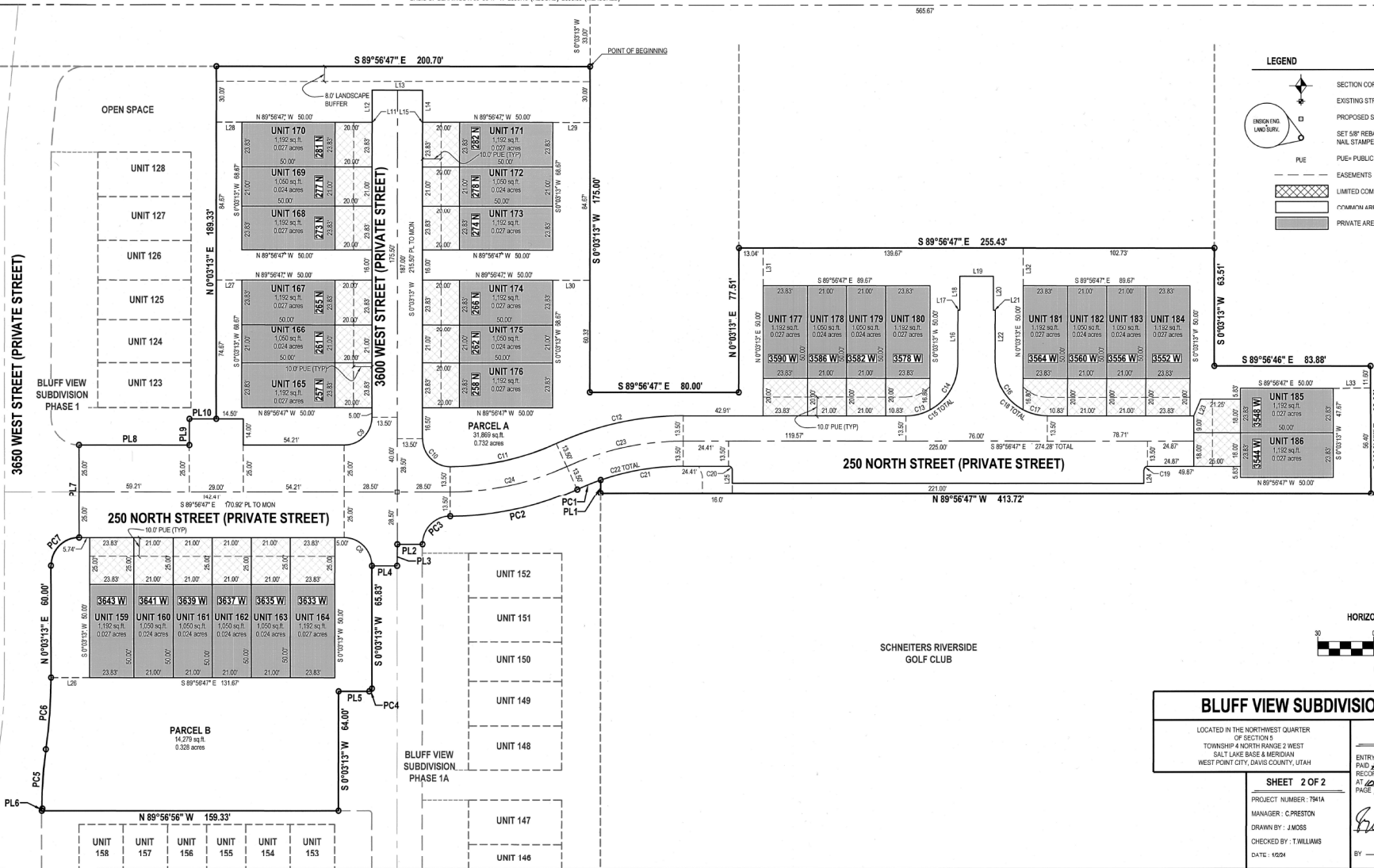
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NORTHWEST QUARTER CORNER SECTION 5 TAN, R2W S35M (FOUND)

NORTH QUARTER SECTION 5 TAN, R2W S35M (FOUND)

300 NORTH STREET (PUBLIC STREET)

BASIS OF BEARINGS N 89°56'47" W 2655.16' (RECORDED) 2656.35' (MEASURED)



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 6/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- PUE - PUBLIC UTILITY EASEMENT
- EASEMENTS
- LIMITED COMMON AREA
- COMMON AREA
- PRIVATE AREA

HORIZONTAL GRAPHIC SCALE

(IN FEET)
HCRZ: 1 inch = 30 ft.

BLUFF VIEW SUBDIVISION PHASE 1B

LOCATED IN THE NORTHWEST QUARTER OF SECTION 5 TOWNSHIP 4 NORTH RANGE 2 WEST SALT LAKE BASE & MERIDIAN WEST POINT CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 355944 FEE PAID 416.00 FILED FOR RECORD AND RECORDED THE 25 DAY OF Jan 2024 AT 10:50 AM BOOK 3425 PAGE 122

SHEET 2 OF 2

PROJECT NUMBER: 7941A
MANAGER: C.PRESTON
DRAWN BY: J.MOSS
CHECKED BY: T.WILLIAMS
DATE: 1/24/24

Richard T. Maughan
DAVIS COUNTY RECORDER

BY _____ DEPUTY RECORDER