

1 of 2

408

06

HIGHGATE ESTATES SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH
FINAL PLAT

Blackgate Investments LLC
Owns All Lots Not Marked

PREFIX 19
06-408
PAGE 1 OF 2
0024

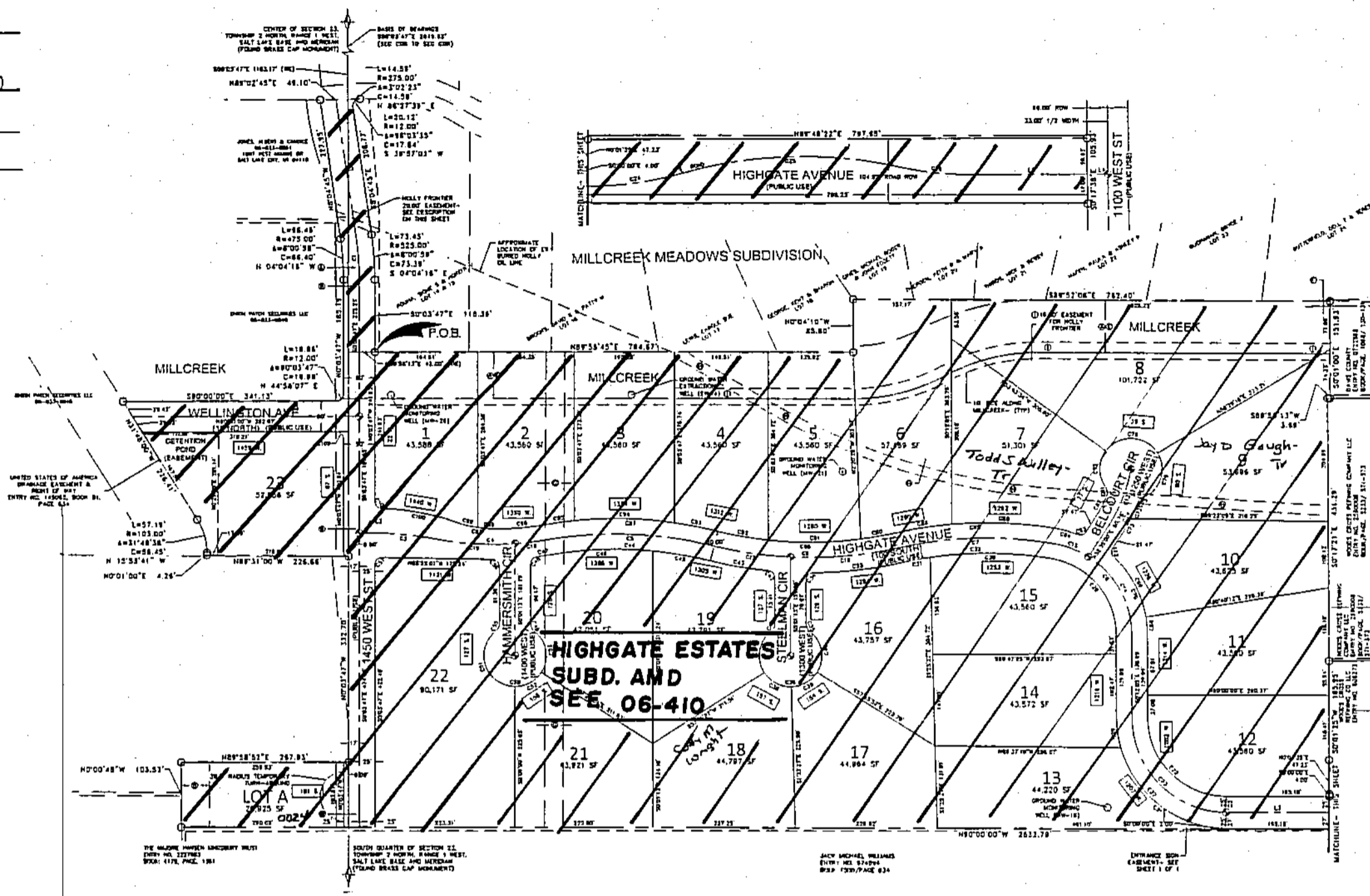


SCALE:
1" = 200'

DEVELOPMENT: HIGHGATE ESTATES SUBDIVISION
CITY: WEST BOUNTIFUL LOTS 1 THRU 23 & LOT A

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- SET 5/8 REBAR AND CAP (BOUNDARY LINE) (WELDING ENGINEERING)
- PROPOSED CENTERLINE STREET MONUMENT TO BE SET
- ADJACENT PROPERTY / ROW LINE
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- PROPOSED LOT ADDRESS
- PROPOSED EASEMENT
- PROPOSED BUILDABLE AREA



DETENTION POND ON LOT 23 EASEMENT, TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA), IN FAVOR OF WEST BOUNTIFUL CITY:

BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF WELLINGTON AVE. SAID POINT BEING SOUTH 00°03'47" EAST, ALONG THE SECTION LINE, 1311.77 FEET AND SOUTH 89°56'13" WEST 197.65 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 00°29'00" WEST 201.14 FEET TO THE SOUTH LINE OF LOT 23, HIGH GATE ESTATES; THENCE RUNNING ALONG SAID SOUTH LINE THE FOLLOWING FOUR (4) COURSES: 1) NORTH 89°31'00" WEST 17.09 FEET; 2) NORTH 00°01'00" EAST 4.26 FEET; 3) 57.19 FEET ALONG THE ARC OF A 103.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 15°33'41" WEST 58.45 FEET); 4) NORTH 31°48'00" WEST 167.58 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE EAST, ALONG SAID RIGHT OF WAY LINE, 122.55 FEET TO THE POINT OF BEGINNING.

CONTAINS 12,368 SF OR 0.330 ACRES, MORE OR LESS

A 20.00 FOOT EASEMENT FOR AN INDUSTRIAL DRAIN IN FAVOR OF HOLLY FRONTIER, BEING 10 FEET ON EITHER SIDE OF THE EXISTING LINE, THE ENTIRETY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

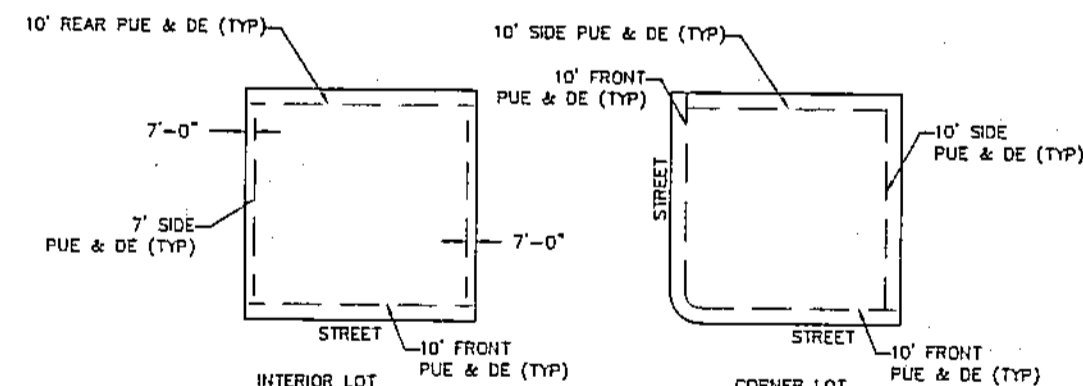
BEGINNING AT A POINT ON THE EASTERLY LINE OF 1450 WEST STREET, SAID POINT BEING SOUTH 00°03'47" EAST ALONG THE QUARTER SECTION LINE, 1183.17 FEET AND NORTH 89°56'13" EAST 42.00 FEET AND NORTH 00°04'09" WEST 195.74 FEET AND SOUTH 89°56'13" WEST 5.71 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 66°53'15" WEST 58.45 FEET TO THE WESTERLY LINE OF 1450 WEST STREET; THENCE NORTH 08°04'45" WEST, ALONG SAID WESTERLY LINE, 23.38 FEET; THENCE SOUTH 66°53'15" EAST 58.45 FEET TO THE EASTERLY LINE OF SAID 1450 WEST STREET; THENCE SOUTH 08°04'45" EAST, ALONG SAID RIGHT OF WAY LINE, 23.38 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,169 SF OR 0.027 ACRES, MORE OR LESS

TABLE OF EASEMENTS

- (A) STORM DRAIN RIGHT OF WAY & EASEMENT ENTRY NO. 2102111, IN BOOK 3862, PAGE 862
- (B) GRANT OF EASEMENT FOR WATER LINE ENTRY NO. 1635451, IN BOOK 2539, PAGE 17
- (C) STORM DRAIN RIGHT OF WAY & EASEMENT ENTRY NO. 2301948, IN BOOK 4358, PAGE 1138
- (D) STORM DRAIN RIGHT OF WAY & EASEMENT ENTRY NO. 2102111, IN BOOK 3862, PAGE 862
- (E) PIPELINE EASEMENT AGREEMENT ENTRY NO. 749828, BOOK 1108, PAGE 460
- (F) 30.00' PIPELINE EASEMENT AND RIGHT OF WAY ENTRY NO. 1207020, BOOK 1929, PAGE 906
- (G) 16.5' DRAIN LINE EASEMENT ENTRY NO. 52891, IN BOOK J, PAGE 467
- (H) ENTRY NO. 121497, IN BOOK 34, PAGE 200 PIPELINE EASEMENT

TYPICAL PUBLIC UTILITY & DRAINAGE EASEMENTS (PUE & DE)



THE TYPICAL UTILITY AND DRAINAGE EASEMENTS SHOWN ARE FOR EACH LOT

PREPARED BY:



S 1/2 SEC 23, T 2N, R 1W
S.L.M. DAVIS COUNTY, UTAH

FILE # 6038
R-02-08-2019

2 of 2

408

06

HIGHGATE ESTATES SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH
FINAL PLAT

PREFIX

06-408

PAGE 2 OF 2



SCALE:
NO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	69.95	500.00	008°00'58"	N04° 04' 16"W	69.90
C3	96.71	500.00	011°04'57"	N84° 31' 18"W	96.56
C4	182.75	500.00	020°56'29"	S85° 27' 04"E	181.73
C5	265.04	635.00	024°00'16"	N87° 55' 11"W	264.10
C6	300.00	635.00	027°04'08"	S89° 27' 07"E	297.22
C7	248.75	635.00	022°26'42"	S88° 14' 10"W	247.17
C8	210.33	150.00	080°20'24"	N40° 22' 17"W	193.52
C13	98.51	250.00	022°34'40"	N21° 17' 41"E	97.88
C14	149.79	150.00	057°12'55"	N26° 48' 32"W	143.64
C15	60.54	150.00	023°07'29"	N66° 58' 44"W	60.13
C16	173.95	635.00	015°41'43"	S84° 51' 41"W	173.40
C17	126.05	635.00	011°22'25"	N81° 35' 15"W	125.84
C18	52.06	500.00	009°57'55"	S83° 03' 39"W	52.03
C19	130.69	500.00	014°58'34"	N86° 28' 07"W	130.32
C20	48.01	175.00	015°43'07"	S08° 03' 38"E	47.86
C21	226.26	175.00	074°04'49"	S52° 57' 36"E	210.83
C22	195.91	125.00	089°47'55"	S45° 08' 02"E	176.47
C23	235.09	150.00	089°47'55"	S45° 08' 02"E	211.76
C24	153.90	550.00	016°01'55"	N81° 59' 03"E	153.39
C25	348.36	700.00	028°30'48"	S88° 13' 29"W	344.77
C26	122.63	550.00	012°46'30"	S83° 54' 22"E	122.38
C27	274.27	175.00	089°47'55"	S45° 08' 02"E	247.05
C29	175.27	125.00	080°20'24"	N40° 22' 17"W	161.26
C30	192.81	610.00	018°06'35"	N89° 35' 46"W	192.00
C31	48.15	610.00	004°20'07"	S79° 10' 53"W	46.14
C32	238.96	610.00	022°26'42"	S88° 14' 10"W	237.44
C33	142.71	660.00	012°23'22"	N83° 12' 30"E	142.44
C34	18.73	12.00	089°25'24"	S44° 41' 29"W	18.88
C35	15.19	17.00	051°10'51"	S25° 36' 38"E	14.69
C36	246.41	50.00	282°21'41"	N89° 58' 47"E	62.69
C37	73.28	50.00	083°58'11"	S09° 10' 32"W	66.89
C38	51.27	50.00	058°44'54"	S62° 11' 00"E	49.05
C39	49.20	50.00	056°22'26"	N60° 15' 20"E	47.23
C40	72.67	50.00	083°16'11"	N09° 33' 58"W	66.44
C41	15.19	17.00	051°10'51"	N25° 34' 13"E	14.69
C42	17.65	12.00	084°15'28"	N42° 08' 57"W	16.10
C43	96.31	660.00	008°21'38"	S80° 05' 52"E	96.22
C44	255.56	610.00	024°00'16"	N87° 55' 11"W	253.70
C45	90.68	610.00	008°31'03"	N80° 10' 34"W	90.60
C46	164.88	610.00	015°29'13"	S87° 49' 17"W	164.38

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C47	20.79	525.00	002°16'09"	N81° 12' 45"E	20.79
C48	17.25	12.00	082°22'02"	S41° 09' 49"W	15.80
C49	15.18	17.00	051°10'51"	S25° 36' 38"E	14.69
C50	246.41	50.00	282°21'41"	N89° 58' 47"E	62.69
C51	123.10	50.00	141°03'38"	S19° 22' 11"E	94.28
C52	49.85	50.00	057°07'28"	N61° 32' 16"E	47.81
C53	73.46	50.00	084°10'36"	N09° 05' 45"W	67.03
C55	15.19	17.00	051°10'51"	N25° 34' 13"E	14.69
C56	18.62	12.00	088°53'48"	N44° 28' 07"W	16.81
C57	19.09	12.00	091°08'46"	S45° 30' 36"W	17.14
C58	27.88	175.00	009°07'44"	N04° 45' 56"W	27.85
C69	112.02	175.00	036°40'28"	N27° 40' 03"W	110.11
C70	139.90	175.00	045°48'12"	N23° 06' 11"W	136.20
C71	16.46	12.00	078°35'17"	S06° 42' 38"E	15.20
C72	27.29	275.00	005°41'12"	S23° 56' 10"W	27.28
C73	27.86	275.00	005°48'14"	S29° 40' 53"W	27.85
C74	55.15	275.00	011°29'26"	N26° 50' 18"E	55.06
C75	13.60	17.00	045°51'09"	S44° 01' 09"W	13.24
C76	97.93	50.00	112°12'52"	S87° 37' 06"E	83.01
C77	62.12	50.00	071°10'46"	N00° 41' 05"E	58.20
C79	85.92	50.00	098°27'24"	S17° 43' 02"W	79.73
C81	17.23	17.00	058°03'20"	N05° 52' 38"W	16.50
C82	37.04	225.00	009°25'58"	N27° 52' 01"E	37.00
C83	16.46	12.00	078°35'17"	N71° 52' 39"E	15.20
C84	35.78	175.00	011°42'45"	N74° 41' 06"W	35.71
C85	258.55	660.00	022°26'42"	S88° 14' 10"W	256.90
C86	288.19	610.00	027°04'08"	S89° 27' 07"E	285.52
C87	278.51	660.00	024°00'16"	N87° 55' 11"W	274.49
C88	166.06	660.00	014°24'58"	N87° 44' 58"W	165.62
C89	92.49	660.00	008°01'44"	S81° 01' 41"W	92.41
C90	55.62	610.00	005°13'29"	S79° 37' 34"W	55.60
C91	148.34	610.00	013°55'58"	S89° 12' 17"W	147.97
C92	84.23	610.00	007°54'41"	N79° 52' 23"W	84.16
C93	68.00	660.00	005°54'13"	N78° 52' 09"W	67.97
C94	160.72	660.00	013°57'08"	N88° 47' 49"W	160.32
C95	47.79	660.00	004°08'58"	S82° 09' 09"W	47.78
C96	71.86	475.00	008°40'06"	N84° 24' 44"E	71.80
C97	71.39	200.00	020°27'11"	S81° 01' 38"E	71.02
C98	35.68	200.00	010°13'14"	N86° 08' 36"W	35.63
C99	35.72	200.00	010°13'57"	N75° 55' 01"W	35.67

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C100	120.94	400.00	017°19'24"	N79° 27' 44"W	120.48
C101	18.44	12.00	088°03'39"	S44° 05' 36"E	16.68
C109	16.84	12.00	089°56'13"	N45° 01' 53"W	16.96

Line Table		
Line #	Length	Direction
L1	179.79	N89°42'23"E
L2	23.06	N89°56'13"E
L3	165.18	S90°00'00"E
L4	33.01	N89°42'23"E
L5	224.82	S8°04'45"E

ENTRANCE SIGN EASEMENT:

ENTRANCE SIGN EASEMENT IS IN FAVOR OF THE HOMEOWNERS ASSOCIATION (HOA) AND WILL BE MAINTAINED BY THE HOA WHILE STILL BEING A PART OF LOT 13.

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°03'47" EAST FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 23.

BEGINNING AT A POINT ON THE SOUTH LINE OF HIGHGATE ESTATES SUBDIVISION, SAID POINT BEING SOUTH 00°03'47" EAST, ALONG THE SECTION LINE, 1951.20 FEET TO THE SOUTH LINE OF SAID HIGH GATE ESTATES AND EAST, ALONG SAID SOUTH LINE, 1302.43 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 32.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHGATE AVENUE; THENCE 105.17 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 72°47'00" EAST 103.59 FEET); THENCE SOUTH 2.00 FEET TO THE SOUTH LINE OF SAID HIGHGATE ESTATES; THENCE WEST, ALONG SAID SOUTH LINE, 88.95 FEET.

CONTAINS 1,171 SF, OR 0.027 ACRES, MORE OR LESS

NOTES:

- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF PRIVATE REAR AND SIDE YARD DRAINS.
- HOME OWNERS ASSOCIATION (HOA) IS RESPONSIBLE FOR RIGHT OF WAY LANDSCAPING MAINTENANCE IDENTIFIED IN THE PROJECT COVENANT, CODES AND RESTRICTIONS (CCR)
- ALL FINISH FLOOR ELEVATIONS ON BUILDINGS CONSTRUCTED SHALL BE AT LEAST 12" ABOVE THE ADJACENT CURB EXCEPT AS OTHERWISE APPROVED BY THE CITY ENGINEER AND CITY COUNCIL (SEE WEST BOUNTIFUL MUNICIPAL CODE 15.08.020(E)).
- REFER TO THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT FOR GROUNDWATER AND FOUNDATION DESIGN INFORMATION.
- LOT A APPROVED FOR COMMERCIAL USES ALLOWED IN THAT ZONE.
- LOT 22 CANNOT ACCESS 1450 WEST STREET AND HAS A 30' SETBACK FROM 1450 WEST STREET ROW. (PER WEST BOUNTIFUL CITY MUNICIPAL CODE 16.12.060(E)).
- THE OWNERS OF LOTS 1-22, AND LOT A, ARE SUBJECT TO AN ENVIRONMENTAL COVENANT (ENTRY NO. 2843879) WHICH ALLOWS FOR THE RIGHT OF ACCESS TO THE MONITORING AND EXTRACTION WELLS. THE WELLS ARE LOCATED ON THE FOLLOWING LOTS: 1, 3, 5, AND 13. SEE THE RECORDED DOCUMENT FOR SPECIFICS.
- WELDING ENGINEERING REBAR AND CAP WILL BE SET AT THE REAR LOT CORNERS AND AT THE CORNERS OF THE OVERALL BOUNDARY. RIVETS WILL BE SET IN THE TOP BACK OF CURB REPRESENTING SIDE LOT LINE EXTENSIONS.
- OWNER OF LOT A IS RESPONSIBLE FOR THE REMOVAL OF THE TEMPORARY CUL DE SAC AND CONSTRUCTION OF CURB AND SIDEWALK WHEN 1450 WEST EXTENDS SOUTH.

DEVELOPMENT: HIGHGATE ESTATES SUBDIVISION
CITY: WEST BOUNTIFUL LOTS 1 THRU 23 & LOT A

S 1/2 SEC 23, T2N, R1W
S.L.M. DAVIS COUNTY, UTAH