



3200 W 300 N, West Point, UT 84015
801.776.0970

**West Point City
Planning Commission Agenda
June 11, 2026
WEST POINT CITY HALL
3200 W 300 N WEST POINT, UT**

IF UNABLE TO ATTEND IN-PERSON, CITIZEN COMMENT MAY BE EMAILED PRIOR TO khansen@westpointutah.gov

- **Subject Line:** Public Comment – June 11, 2026, Planning Commission Meeting
 - **Email Body:** **Must** include First & Last Name, address, and a succinct statement of your comment.
-

WORK SESSION – 6:00 PM

Open to the public

1. Discussion of Party at the Point parade float
2. Discussion of proposed updates to the Sign Code
3. Review of agenda items
4. Other items

GENERAL SESSION – 7:00 PM

Open to the public

1. Call to Order
2. Pledge of Allegiance
3. Prayer/Thought *(Please contact the Clerk to request meeting participation by offering a prayer or inspirational thought)*
4. Disclosures from Planning Commissioners
5. Public Comments *(Please state your name and city at the podium before commenting. Limit comments to 2½ minutes.)*
6. Approval of minutes from the May 14, 2026 Planning Commission meeting

Administrative Items

Administrative items are reviewed based on standards outlined in the ordinance. Public comment may be taken on relevant and credible evidence regarding the application's compliance with the ordinance.

7. Discussion and consideration of a preliminary plat for 84 single family lots known as Ivy Meadows and located at 2650 N 5500 W; *Rick Scadden, applicant*
8. Staff Update
9. Planning Commission Comments
10. Adjournment

Posted this 5th day of June, 2026

Katie Hansen

Katie Hansen, Deputy City Recorder

If you plan to attend this meeting and, due to a disability, will need assistance in understanding or participating therein, please notify the City at least twenty-four (24) hours prior to the meeting and we will seek to provide assistance.

Certificate of Posting

The undersigned, duly appointed Deputy City Recorder, does hereby certify that the above notice and agenda was posted within the West Point City limits on this 5th day of June, 2026, at the following locations: 1) West Point City Hall Noticing Board 2) the City website at <http://www.westpointutah.gov> 3) the Public Notice Website: <http://www.utah.gov/pmn/index.html>

Katie Hansen, West Point City Deputy Recorder

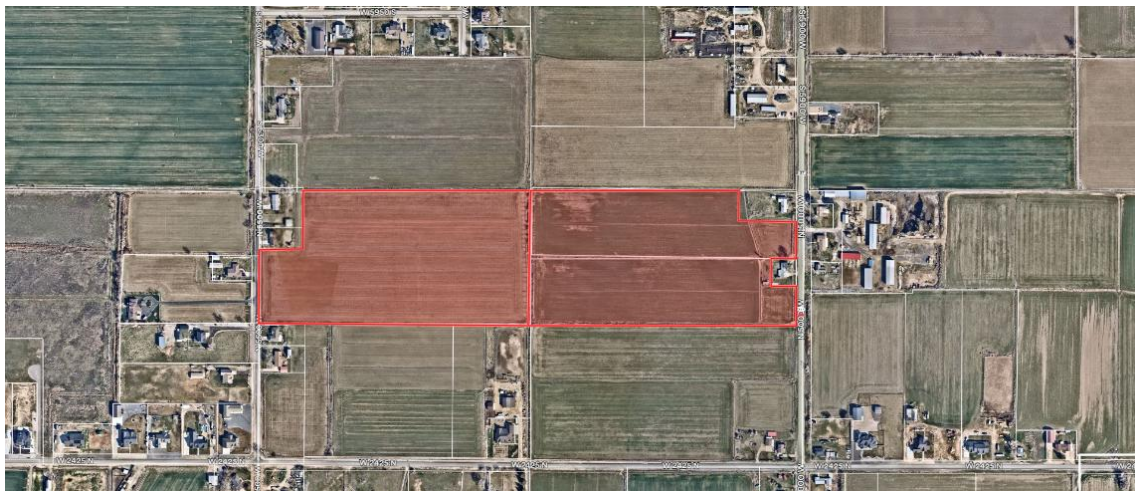
Planning Commission Staff Report



Subject: Preliminary Plat – Ivy Meadows
Author: Troy Moyes
Department: Community Development
Date: June 11, 2026

Background

Rick Scadden, representing Ivy Meadows LLC, has submitted a preliminary plat for a proposed residential subdivision known as Ivy Meadows, located at approximately 2650 North 5500 West. The property was rezoned by the City Council on April 7, 2026, from A-5 to R-1. A development agreement was approved with that rezone and establishes how the property will be developed. The preliminary plat reflects the approved zoning and development agreement and moves the project into the subdivision review process. The Planning Commission discussed this proposal during the Work Session held on April 23, 2026



Process

Preliminary plat approval is an administrative process governed by the West Point City Code. The Planning Commission reviews the plat for compliance with these standards, including density, lot sizes, setbacks, street layout, preliminary utility design and other items outlined in the code that pertain to this development.

Analysis

The Ivy Meadows subdivision proposes 84 single-family residential lots on approximately 38.46 acres. The property is zoned R-1 Residential and is subject to the development agreement approved with the rezone. The preliminary plat maintains the lot count and overall density reviewed as part of the rezone process and is consistent with the approved R-1 zoning and

development agreement. The applicant is proposing to develop the subdivision as one single phase.

This item is before the Planning Commission for preliminary plat review. Under West Point City Code Chapter 17.130, preliminary plat review focuses on the general subdivision layout, including lot configuration, access, circulation, utility layout, easements, drainage, and other applicable development standards prior to final plat and improvement plan approval.

R-1 Zoning and Lot Configuration

The proposed subdivision is located within the R-1 Residential zone. The preliminary plat shows 84 single-family residential lots, which results in an overall density of approximately 2.2 units per acre. The proposed density is the same density identified in the development agreement approved with the rezone.

The preliminary plat identifies a minimum lot size of 13,334 square feet, an average lot frontage of 96 feet, and an average lot depth of 138 feet. The following table compares the applicable R-1 development standards with the information shown on the preliminary plat:

Standard	Required	Proposed
Property size (acres)	N/A	38.46
Density for R-1 Residential (units per acre)	≤ 2.2	2.2
Maximum number of lots	≤ 85	84
Minimum lot size (square feet)	$\geq 12,000$	13,334
Minimum lot frontage average (min of 85’)	$\geq 85'$	96’
Minimum lot depth	$\geq 100'$	138’
A dedicated landscape strip required	Yes	Yes
Number of phases	N/A	1

The table summarizes the applicable R-1 development standards and the corresponding information shown on the preliminary plat. Final lot dimensions, setbacks, easements, and buildable areas will be verified through the final plat and improvement plan review process.

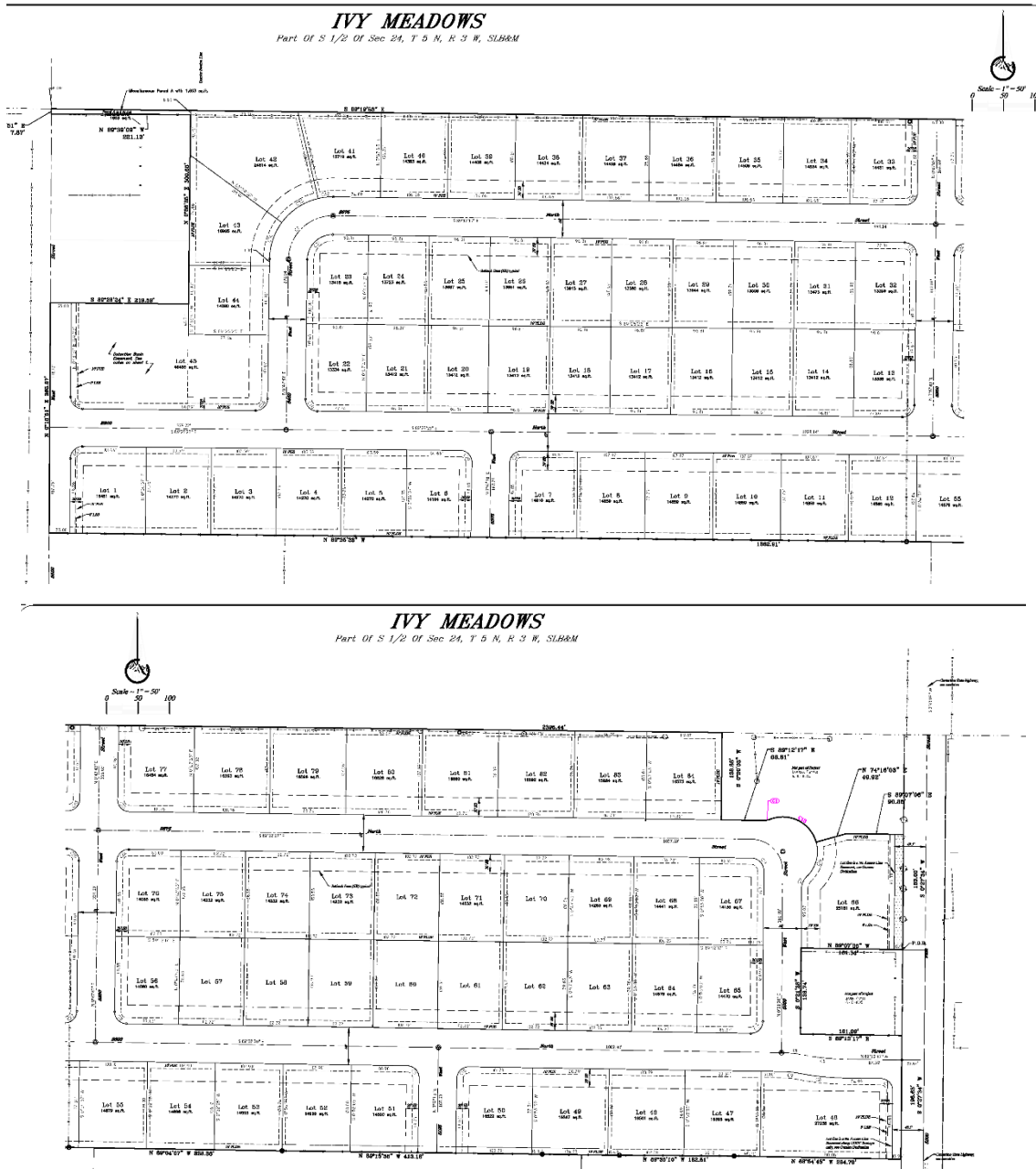
Landscape Strip and Buffering

The required landscape strip has been shown on lots 1, 45, 46 & 66. The landscape strip applies to individual lots and will be maintained by the individual homeowner; therefore, an HOA is not required for the landscape strip. However, the required landscape strip improvements, including landscaping, irrigation, and fencing, shall be installed by the developer and shall not be deferred to the individual homeowner.

Access, Utilities, and Infrastructure

The City Engineer has reviewed the preliminary plat and supporting materials and recommends approval. Any remaining engineering items are technical in nature and will be addressed during final plat and improvement plan review. Final street design, utility layout, drainage improvements, easements, stormwater facilities, and other public improvements will be required to comply with City standards and approved construction drawings prior to final plat approval.

Preliminary Plat



Recommendation

Staff recommends approval of the Ivy Meadows preliminary plat. The preliminary plat is consistent with the approved R-1 zoning, maintains the approved number of lots and overall density, and meets the applicable standards for preliminary plat review under West Point City Code Chapter 17.130.

Suggested Motions

- *Approve*: I make a motion to *approve* the preliminary plat for the Ivy Meadows subdivision, located at approximately 2650 North 5500 West, subject to completion of any remaining staff and engineering review comments prior to final plat approval.
- *Deny*: I make a motion to *deny* the preliminary plat for the Ivy Meadows subdivision based on the finding that the applicant has not demonstrated compliance with applicable subdivision and development standards.
- *Table*: I make a motion to *table* any action on the preliminary plat for the Ivy Meadows subdivision, until [*explain why the item needs to be tabled*].

Attachments

Preliminary plans



West Point City
3200 West 300 North
West Point, UT 84015
PH: 801-776-0970
FAX: 801-525-9150
www.westpointutah.gov

MEMORANDUM

To: West Point Planning Commission

From: Boyd Davis, P.E.

RE: Ivy Meadows - Preliminary Plan Review

Date Received: May 19, 2026

Date Reviewed: May 21, 2026

Recommendation: I recommend approval. The following items can be addressed on the final plans.

1. Preliminary Plat

- ~~a. Please add the street numbers as shown on the attached sheets.~~
- b. Show PUE's on the front, back, and every other side on each lot.
- ~~c. Show phase lines if multiple phases are planned and number lots according to each phase.~~
- ~~d. Please add a note that this subdivision is in land drain zone C and that footing drains and sump pumps are required for each basement.~~
- ~~e. The P.O.B. is mislocated, please adjust.~~
- ~~f. The property owner to the south requested an additional road stub. This should be considered by the Planning Commission.~~
- ~~g. The detention pond must be dedicated to an HOA or a private owner, not the city.~~
- h. Show the 8' landscape buffers along the collector roads.

2. Streets

- a. Submit a completed UDOT access permit for the connection to 5000 W.
- ~~b. Fire District approval required for the access plan and road layout.~~

3. Culinary Water

- ~~a. Submit a preliminary utility plan.~~
- ~~b. A will serve letter must be obtained from Hooper Water.~~
- c. Show culinary connecting to the existing line on 5000 W.

4. Secondary Water

- ~~a. Submit a preliminary utility plan.~~
- ~~b. This area is served by the Hooper Irrigation Company. A will serve letter must be obtained from them.~~
- c. We may need to establish an agreement between Hooper Irrigation and West Point City to be the service provider. This will be up to the two entities to figure out.
- ~~d. Water shares will be required. The applicant must provide proof of water shares.~~

5. Sanitary Sewer

- ~~a. Submit a preliminary utility plan.~~

6. Storm Drainage

- a. ~~Submit a preliminary utility plan.~~

7. Land Drainage

- a. ~~This subdivision is in land drain zone C. A land drain is not required but is recommended.~~
- b. ~~If there is no land drain, then sump pumps will be required for any basements.~~
- c. ~~Rear yard drains are required for any lots that do not drain to the street. They are also required as a discharge location for sump pumps. Please show yard drain on the plan.~~
- d. ~~Submit a geotechnical report.~~
- e. ~~The geotechnical report recommends no basements.~~

8. Others

- a. Fencing will be required adjacent to any agricultural properties. Please show the fence on the plan.



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MEMORANDUM

To: Rick Scadden & Landmark Survey

From: Troy Moyes, West Point City Planner

cc: Bryn MacDonald, West Point City Community Development Director & Boyd Davis, West Point City Engineer

RE: Ivy Meadows – Preliminary Plan Review

Date Received: June 1, 2026

Date Reviewed: June 2, 2026

I have completed the second preliminary plat review for the Ivy Meadows subdivision. This review intends to address concerns or issues related to the West Point City Code. All corrections need to be made prior to being scheduled for a Planning Commission meeting.

1. General

- a) ~~The subdivision name “Ivy Meadows” is not a duplicate name in the county. No change needed.~~
- b) Phasing: Please provide a phasing plan. If the subdivision will be developed in one phase, please add a note stating that the subdivision will be developed as one phase. If it will be developed in multiple phases, show the phase lines on the plat and include the number of lots and acreage within each phase. *Response received (one phase), no change needed.*
- c) Please make the plan dates and revision information consistent throughout the submittal. The subdivision plat sheets appear to show a January 16, 2025 date, while the improvement plan sheets show May 19, 2026. Please verify that all sheets are part of the same current preliminary plan submittal and update the revision blocks as needed. *Corrections completed*

2. Zoning & Plat

- a) ~~The property is zoned R-1. Please add a zoning note to the plans identifying the property as R-1 Residential. The property was rezoned from A-5 Agricultural to R-1 Residential by the City Council on March 3, 2026.~~
- b) Density: The R-1 zone allows a maximum density of 2.2 units per acre. The plans show 85 building lots. Please add a data table to the preliminary plat showing the total acreage, total number of lots, calculated density, average lot size, minimum lot size, maximum lot size, open

space acreage, acres in each phase, and number of lots in each phase. This table is required by WPCC 17.130.040. *Response received; however, the submitted plan set appears to include detailed construction/final improvement sheets rather than a clear preliminary plat submittal. Please provide a clean preliminary plat sheet that clearly and legibly includes the required information under WPCC 17.130.040, including the zoning/data table, total acreage, total number of lots, calculated density, lot size information, open space acreage, and phasing information. Detailed improvement plans may be provided separately, but the required preliminary plat information must be shown clearly on the preliminary plat.*

- c) Minimum lot size: The minimum lot size in the R-1 zone is 12,000 square feet. Some lots don't show a size, please label each lot with the lot size. *Response received.*
- d) Setbacks: Please clearly note the R-1 setback requirements and show the building envelope setbacks for each lot. The plat shows setback lines in some locations, but the setbacks should be clearly labeled and consistent throughout the plan set. *Response received; the location of the information is not clearly identified*
- e) Northwest Corner / Tuttle Property: Parcel 14-101-0024, owned by Darrell Tuttle, was not included in the March 3, 2026 rezone and remains zoned A-5 Agricultural. The A-5 zone allows one dwelling unit per five acres and does not support the proposed R-1 residential lot layout. As submitted, Lot 64 and a portion of Lot 65 appear to extend into the A-5 zoned property. All lots included in this preliminary plat must be located within the R-1 zoned boundary. The plat needs to be revised to make the necessary adjustments. If you want to include the Tuttle property in the future, that property would need to be rezoned and could be reviewed through a separate subdivision application, such as a single-lot subdivision. *Corrections completed (removed Tuttle property from the plat)*

3. Open Space, Landscaping & Fencing

- a) Detention: Please show on the plans how the detention basin will be landscaped. A landscape plan should be provided for the detention basin. *Response received (grass planted in detention basin), no change needed.*
- b) Landscape strips: Per WPCC 17.130.100(J), an eight-foot landscape strip is required for Lots 1, 22, and 85 where the lots back or side onto an arterial or collector street. Please revise the plans to show the required landscape strip, landscape and irrigation improvements, and the six-foot solid or semi-private non-chain link fence along the inside edge of the strip. Because this applies to individual lots, the landscape strip may be maintained by the individual homeowner, and an HOA is not required. *Partially addressed. Please revise the plans to clearly identify required landscape, irrigation, and fencing improvements as required by WPCC 17.130.100(J). The required fence along the landscape strip shall be installed by the developer and should not be deferred to the individual homeowner.*
- c) Fencing: Please show all proposed or required fencing, including perimeter fencing, fencing near the detention pond, fencing along open space/common areas, and fencing adjacent to any slough, ditch, drainage feature, or no-access area. *Corrections completed*

Project Name: 4374, Subdivision-IVY Meadows Survey Date: May 28, 2028 4:18 PM Sheet: 4374, SK 1 of 4 by Meadows Print Date: 5/29/2028
This plat and associated documents are PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION and are NOT FINAL. The plat and associated documents are subject to change without a valid signature and date across the Licensed Professional Seal of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. Therefore, if this document is unsigned or not implemented or used as a final product by the client or public agency or local entity, some Local Entity Entities require signed and dated drawings by the Licensed Professional in charge of Final and/or remain a review document, subject to change or modification.

IVY MEADOWS

Part Of S 1/2 Of Sec 24, T 5 N, R 3 W, SLB&M
WEST POINT CITY, DAVIS COUNTY, UTAH

BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, said tract having a basis of bearing of N 89°38'24" West between the Monumented location of the Southeast corner (a Weber County monument having Weber County Surveyor's NAD27 State Plane Coordinates of X=1828819.867 Y=297114.253, said corner having calculated NAD83 Utah North Zone State Plane Coordinates of N=3577933.81 E=1469025.73 U.S. ft. and a Weber County Reference Monument located at NAD83 Utah North Zone State Plane Coordinates of N=3577906.43 E=1469025.51 U.S. ft. as derived by GPS observation utilizing Leica Network positioning) and the Monumented location of the South Quarter corner (a Davis County monument having Weber County Surveyor's NAD27 State Plane Coordinates of X=1826168.228 Y=297130.912 and NAD83 Utah North Zone State Plane Coordinates of N=3577949.79 E=1466373.73 U.S. ft. as derived by GPS observation utilizing Leica Network positioning) of said Section 24, said tract being more particularly described by survey as follows;

BEGINNING at a point located 154.74 feet (156.32 feet record) North 89°38'24" West, to the approximate centerline of 5000 West Street, and 1694.11 feet North 00°30'03" East to a point on the centerline of 5000 West Street as evidenced by deed recorded in Davis County as Book 572 page 857 for a road being 33 feet on the west of the centerline of said 5000 West Street by deed records (said right of way being identified by UDOT N.T.S. project number 160-A sheet 8 as an existing fence line), and 35.80 feet 03.00 feet by deed record) North 89°27'57" West, to said existing fence line, FROM said Southeast corner of Section 24;

RUNNING thence the following Three (3) courses along the boundary of Warranty Deed recorded entry number 2826982 B 6116 P 286 on October 3, 2014;
1) North 89°07'06" West 161.34 feet (West 160 feet by said Warranty Deed);
2) South 00°21'28" West 136.74 feet (South 136.50 feet by said Warranty Deed);
3) South 89°12'17" East 161.69 feet (East 160 feet by said Warranty Deed), to said west right of way of 5000 West Street;

Thence South 00°27'34" West 196.63 feet, along said west right of way, to the extension of an old fence line; Thence the following Five (5) courses along said old fence line and the extension thereof;

1) North 89°54'53" West 264.70 feet;
2) North 89°36'10" West 182.51 feet;
3) North 89°14'34" West 122.70 feet;
4) North 89°19'38" West 413.18 feet;
4) North 89°04'07" West 338.38 feet, to an existing fence corner;
Thence North 89°25'23" West 1362.91 feet;
Thence North 00°18'51" East 365.87 feet;
Thence South 89°28'24" East (N 89°56'02" W by Quit Claim Deed recorded as entry number 902238 Bk 1370 Pg 88) on September 12, 1990) 219.59 feet, along the south boundary of a parcel of land described in said Quit Claim Deed;

Thence North 00°36'35" East 300.68 feet, along the east boundary as described by two parcels, one, being said quit claim deed (the bearing of this line in said quit claim deed being S 0°08'58" W), and two, a Warranty Deed recorded as entry number 3033306 B 6810 P 157 on July 19, 2017 (the bearing of this line in said warranty deed being South); Thence North 89°39'09" West 221.13 feet, along a fence line as bounded in said Warranty Deed;
Thence North 00°18'51" East 7.87 feet, to a line identified by survey retracement of historical evidence as the Weber/Davis County line;
Thence South 89°19'53" East 2396.44 feet, along said historical county line;
Thence South 00°29'03" West 138.68 feet;
Thence South 89°12'17" East 66.81 feet;
Thence along the arc of a curve to the Left 1.41 feet, having a radius of 30.00 feet with a chord bearing and distance of North 79°53'37" East 11.342 feet, to the point of reverse curvature;
Thence along the arc of a curve to the Right 91.45 feet, having a radius of 55.00 feet with a chord bearing and distance of South 63°21'53" East 81.272 feet;
Thence North 74°16'03" East 49.92 feet;
Thence South 89°07'06" East 90.85 feet, along the south boundary of a parcel of land as described in Warranty Deed recorded entry number 3428819 B 7869 P 1734 on October 20, 2021, to said west right of way of 5000 West Street (State Highway SR-37);
Thence South 00°27'34" West 138.00 feet, along said right of way, to the point of beginning.

Containing 38.4592 acres, more or less.

NARRATIVE

1. This narrative related to the survey shown hereon is being done in compliance with UCA 17-23-17. The purpose of this survey is to establish the boundaries of the properties being subdivided. The subdivision layout shown is preliminary and subject to change as it works its way through the city approval process.
2. Additionally, the purpose of the survey is not to identify utility locations, above or underground. Any utilities which may be shown hereon are based on physical survey files of visible utilities or from 811 Locator Services (Blue Stakes), or from documents of record. No representation as to accuracy of underground utilities or 811 Locator Services is made herein.
3. The basis of bearing is as noted and described in the Boundary Description and/or indicated on the plat. The survey is based on NAD83 Utah North Zone State Plane Coordinate system as derived by GPS observations using Leica Scimeter base references.
4. The monumentation shown and noted on the plat have been used as control for this survey. It should be noted that this section monumentation shown hereon may or may not represent the location of the original fiducial survey. Where possible or appropriate differences in opinion as to the location(s) of section corners or other control monuments will be noted. All survey data shown or noted on this survey plat represent measured data unless otherwise shown or noted.
5. There are two records of survey (RGS) that I have used in the establishment of the boundaries of these properties. They are #7074 done by myself and #6971A done by Boundary Consultants. My RGS was done to provide a description for the part of this plat that is in the southwest corner of this subdivision for Darnell Tuttle. By this reference I am incorporating my survey as part of this survey. The Boundary Consultants survey has been helpful in establishing the boundary of 5000 West Street.
6. Also in 2018 I worked on a subdivision proposal for a one lot plat in the southwest corner of this proposed subdivision for Thurgood's. That plat was not completed and no corners were set. However, the information related to the boundaries of the properties that front 5500 West and are adjoining with this subdivision boundary were determined in the Thurgood Subdivision work (Landmark project 3778).
7. In the Thurgood boundary evaluation the following was found;
8. The south boundary of the property has been Modified as an existing old fence line, noted hereon as Fence 1.
9. The boundary around the Powers and Thurgood parcels were identified by the deeds and physical evidence of the bounds calls. However, the Thurgood deed required adjustment to confirm to the bounds calls which required an additional adjustment to be made with the Powers deed.
10. As shown on the plat the location of the POB of the Thurgood deed is to the north of a long standing old fence line and west of the center of the street. The Thurgood deed states;
a. "Beginning at the center of an existing street (5500 West St) at a point West 224.55 feet and North 2651.70 feet from the south quarter corner of Section 24, Township 5 North, Range 3 West, Salt Lake Meridian, and running thence North 89°44'15" East 217.80 feet along an existing fence line; thence South 200.00 feet; thence South 89°44'15" West 217.80 feet to the center of said street; thence North 200.00 feet along the center of said street to the point of beginning. Subject to the right of way for the road over the west portion thereof;"
11. It is clear that the property is intended to begin in the middle of the street and the extension of a fence line. The fence has been found and surveyed. In doing so there are two fences close together which are near the road. The Historic Fence Line that is east of the house parcel runs in a relatively straight line all the way to 5000 West Street and that portion of the fence is being held as the fence which was intended to be the property line.
12. It should also be noted that the retracement location of the County Line as recorded in the records of both Weber and Davis counties is not the same location as the fence.
13. The portion of the south boundary that is the north boundary of the Hinman (parcel 14-101-0014) is based on a Judgment recorded Entry number 919221 B1394 p537 on March 1, 1991 which contains the description of the property as follows;
a. "A part of the Southeast Quarter of Section 24, Township 5 North, Range 3 West, Salt Lake Base and Meridian, U.S. Survey is Davis County, Utah; Beginning at the Northeast Corner of the Yamashita Property being 9 rods 10 feet West (158.50 feet North 89°58'26" West along the Section Line) and 88 rods North (1452.00 feet North 0°01'34" East) from the Southeast Corner of said Section 24; and running thence South 0°01'34" West 89.00 feet along the East line of said Yamashita Property to a point on the projection of an existing boundary line fence thence North line fence 1253.04 feet along said boundary line fence to the West line of the Yamashita Property; thence North 0°01'34" East 79.30 feet along said West line to the Northwest Corner of said Yamashita Property; thence South 89°58'26" East 1353.00 feet along the North line of said Yamashita Property to the point of beginning."
- b. The order further states "IT IS FURTHER ORDERED, ADJUDGED AND DESCRIBED that the existing fence line between the Staylor and Yamashita property is the boundary line between the two properties."
14. The boundary around the Yates (parcel 14-101-0015) is described as follows (see prior deed B2826982);
a. "Beginning at a point 158.5 feet West to center line of a road and North 1694.80 feet from Southeast corner of Section 24, Township 5 North, Range 3 West, Salt Lake Meridian; thence West 160 feet; thence South 136.5 feet; thence East 160 feet to center line of said road; thence North 136.5 feet to point of beginning."
- b. Note that the description is written in cardinal directions and requires a rotation. The first course (distance 136.5 feet) is the same as that used in other deeds that identify the location of the center line of 5000 West Street.
- c. The POB of the description is on the center of the street and identifies a parcel that is 169 by 136.5 in size. The fencing that is around the property, and has been for a long period of time, coincides with the described south boundary. However, the location of the west fence is about 33 or 34 feet west of the described west boundary, possibly due to a missing course in the POB to put the description on the right of way of 5000 West.
15. Based on this information I have held the south and west fences around the Yates parcel as the boundary and held the 136.5 foot distance to establish the north boundary of the property.

SURVEYOR'S CERTIFICATE

To Ivy Meadows LLC (hereinafter party(s)), I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-73-504, verifying measurements, and if monuments have been set they are shown and noted hereon, furthermore, if applicable, this plat complies with UCA 10-20-803 (8)(b) subparagraph (ii)(A) as a record of survey filed or will be filed with the County Surveyor OR subparagraph (ii)(B) referencing a record of survey on file with the County Surveyor. That this plat was prepared from but not limited to the field notes of this survey and from documents and records as may be noted hereon or contained in the project files Landmark Surveying, Inc. Any warranties, express or implied, are limited to the above named party(s), no certification or warranties are extended to successor(s), assign(s) or heir(s) of said party(s) nor to adjacent owner(s) of properties of which may or may not share a common boundary with the property(s) surveyed herein.

This Plat is the Intellectual Property of Landmark Surveying, Inc.. All legal rights are reserved.

Lot number	Area sq.ft.	Frontage
1	16481	101.44
2	14270	103.59
3	14270	103.59
4	14270	103.59
5	14270	103.59
6	14164	103.59
7	14810	107.87
8	14859	107.87
9	14859	107.87
10	14859	107.87
11	14859	107.87
12	14860	107.87
13	14879	100.1
14	14896	107.9
15	14903	107.9
16	14909	107.9
17	14800	107.9
18	16522	120.77
19	16567	120.79
20	16501	120.79
21	16396	120.87
22	27238	209.73
23	14470	104.29
24	14578	104.23
25	14342	102.55
26	14335	102.72
27	14318	102.72
28	14302	102.72
29	14286	102.72
30	14270	102.72
31	14254	102.72
32	14060	102
33	13335	77.89
34	13412	96.81
35	13412	96.81
36	13412	96.81
37	13412	96.81
38	13412	96.81
39	13412	96.81
40	13412	96.81
41	13412	96.81
42	13334	96.81
43	13415	95.54
44	13723	96.81
45	13687	96.81
46	13651	96.81
47	13615	96.81
48	13580	96.81
49	13544	96.81
50	13508	96.81
51	13473	96.81
52	13359	96.81
53	14055	102
54	14232	102.72
55	14232	102.72
56	14232	102.72
57	14232	102.72
58	14232	102.72
59	14232	102.72
60	14253	102.98
61	14441	104.23
62	14143	102.27
63	270529	183
64	16747	120.99
65	16757	120.76
66	16725	120.76
67	16693	120.76
68	16660	120.76
69	16628	120.76
70	16596	120.76
71	16564	120.76
72	16454	120.76
73	14482	106.65
74	14534	106.65
75	14509	106.65
76	14484	106.66
77	14459	106.66
78	14434	106.66
79	14409	106.66
80	14383	106.66
81	15719	110
82	26117	91.41
83	16965	91.6
84	14060	110
85	46455	120
Mean	18292.05	107.1858

Owners Dedication & Deed of Subdivision

We the undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into Lot(s), Parcel(s), and Public Streets as shown or noted hereon and name said tract Ivy Meadows: (As used herein the term Local Entity is the same as defined in UCA 67-1a-8.5)

Public Street Dedication

We hereby dedicate a right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those parts or portions of said tract of land designated as public street(s), the same to be used as public thoroughfares. And further dedicate grant and convey an easement over, upon and under said public street(s) as public utility corridors as may be authorized by the Local Entity.

Public Utility, Storm Water Easements (PUE's)

We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public Utility Easement(s) (noted hereon as PUE) and/or Storm Water Drainage Easement(s) (noted hereon as SWDE), to the Local Entity, the same to be used for the installation maintenance and operation of public utility service line(s) and storm water management facilities. Said PUE and SWDE shall have no buildings or structures erected within such easements without written authorization of the Local Entity.

Storm water ponds

We here by Grant and Dedicate a Detention Basin Restrictive Easement over, under, and upon Lot 58 of this subdivision, to the Local Entity, designee(s), successor(s), or assign(s), as a storm water detention/retention pond to be used for storm water control purposes, recreational uses or other uses as specifically authorized by the Local Entity. All other uses by the Lot owner(s) or the public are expressly prohibited which are not specifically authorized in writing by the Local Entity.

No Access Line Easement Agreement

This No Access Line Easement Agreement is hereby entered into by the Owner, Ivy Meadows LLC (the Developer), of certain property which is being subdivided as identified hereon, and the Utah Department of Transportation (UDOT). WHEREAS, the Developer has caused this plat to be prepared which subdivides and dedicates lots and streets (the Subdivision); WHEREAS, the Developer has dedicated street(s) to the use of the public in which a portion of the right-of-way of the dedicated street(s) is/are coincident with the west right of way of State Highway 37 (5000 West Street, Davis County Utah); WHEREAS, the Subdivision plat designates a no access line that represents the portion of the public road right-of-way boundary that is the subject of this Agreement; WHEREAS, the Developer shall have installed road or street improvements and public utilities solely at the Developers expense.

NOW, THEREFORE, it is agreed by the Developer and UDOT that:
1. This Agreement shall be a perpetual easement granted to UDOT, THEREFORE;
1. The terms and conditions of the cost recovery is to be by agreement between the Developer and UDOT.
2. This agreement shall be binding on the Developers successors or assigns. In accordance with the terms and conditions enumerated herein we, the Owner(s) of said development, do hereby grant and convey said No Access Line Easement to UDOT.

Private Land Drain Easement

We hereby grant and dedicate unto ourselves, grantee(s), successor(s), and assign(s) of each lot upon which private land drains (PLDE) are constructed or which are otherwise dependent upon such land drains, a perpetual easement over the lots as shown herein for the purpose of connecting to and maintenance of and operation of said private land drains. We also hereby reserve unto ourselves, grantee(s), successor(s) and assign(s) said land drain easement across the new public street dedication as shown and noted hereon for land drain uses to connect to the storm water system as necessary for the operation and maintenance of said private land drains.

Landscape Buffer

We hereby grant and dedicate a perpetual easement over the lands designated as LSB (Landscape Buffer) of the width specified to be used in accordance with the requirements of the Local Entity. The LSB is within the specified lot and is to be maintained by the lot owner. The fence along the LSB boundary is to be maintained by the lot owner in accordance with the requirements of the Local Entity.

Limited Liability Company Acknowledgement

IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this ____ day of _____, 20____.

Ivy Meadows, LLC, a Utah Limited Liability Company

By: _____ By: _____
STATE OF UTAH)
COUNTY OF WEBER) SS

On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said that [he/she/they is/are] the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to before me that said company executed the same.

_____, as a Notary Public commissioned in Utah, having commission number _____, do hereby certify that I am a Notary Public and official stamp the date in this certificate first above written:

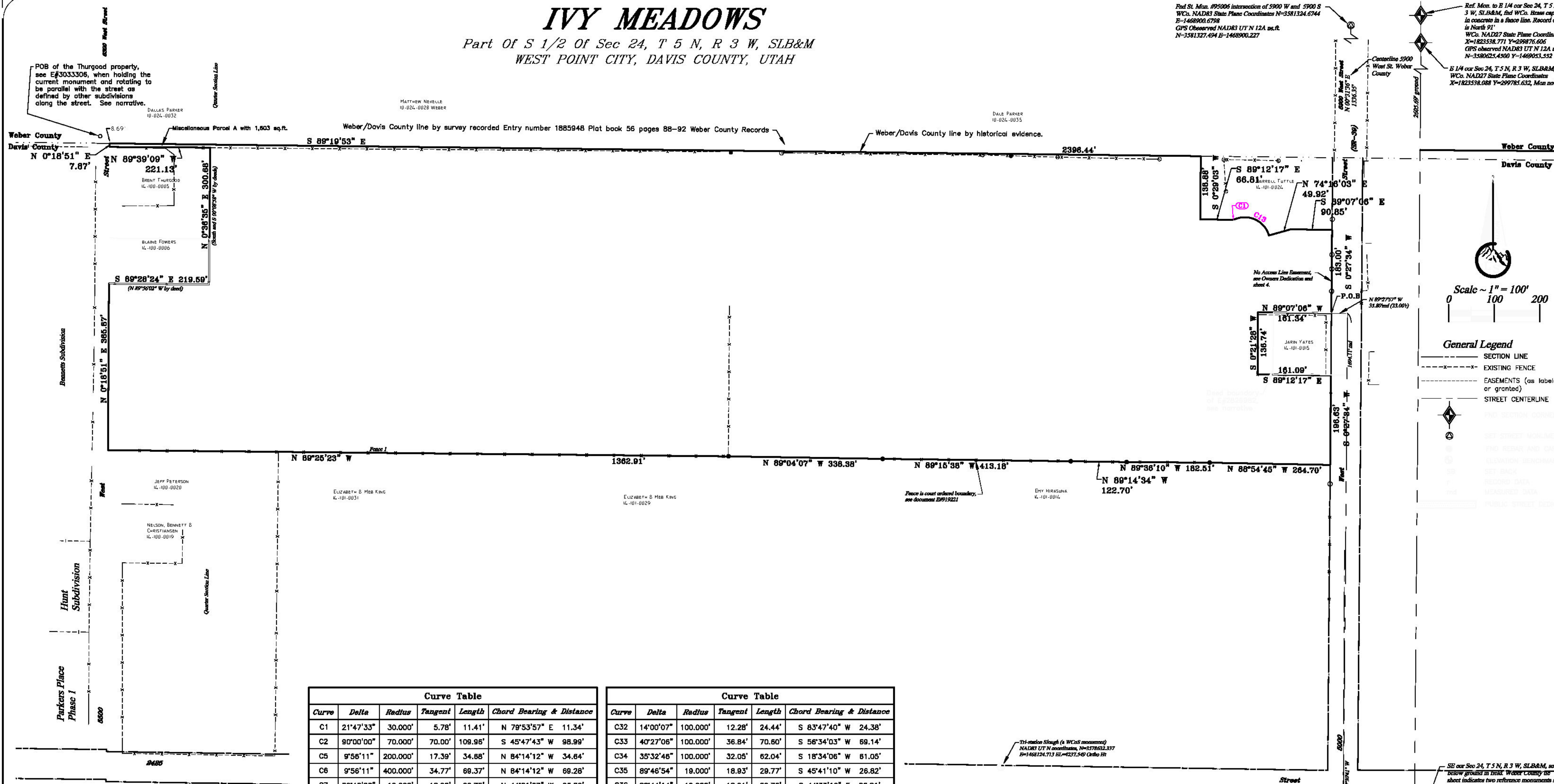
Notary Signature: _____ My Commission Expires: _____
(print name above):

 Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com		4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075	
CLIENT: Ivy Meadows LLC Address: 20xx		1 of 4	
Part Of S 1/2 Of Sec 24, NE 1/4 Sec 25, T 5 N, R 3 W, & SW 1/4 Sec 19, T 5 N, R 2 W, SLB&M		Subdivision Plat	
Revisions		DRAWN BY: EDR	
		CHECKED BY: ...	
		DATE: May 28, 2026	
		PROJ: 4374	

IVY MEADOWS
Part Of S 1/2 Of Sec 24, T 5 N, R 3 W, SLB&M
WEST POINT CITY, DAVIS COUNTY, UTAH

Find St. Mon. to E 1/4 cor Sec 24, T 5 N, R 3 W, SLB&M, find WCo. Brass cap set in concrete in a fence line. Record offset is North 91'.
WCo. NAD27 State Plane Coordinates
X=1823338.771 Y=299876.606
GPS observed NAD83 UT N 12A m.R.
N=3580625.4500 Y=1469053.332

Ref. Mon. to E 1/4 cor Sec 24, T 5 N, R 3 W, SLB&M, find WCo. Brass cap set in concrete in a fence line. Record offset is North 91'.
WCo. NAD27 State Plane Coordinates
X=1823338.771 Y=299876.606
GPS observed NAD83 UT N 12A m.R.
N=3580625.4500 Y=1469053.332



Curve Table					
Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance
C1	21°47'33"	30.000'	5.78'	11.41'	N 78°53'57" E 11.34'
C2	90°00'00"	70.000'	70.00'	109.96'	S 45°47'43" W 98.99'
C5	9°56'11"	200.000'	17.39'	34.88'	N 84°14'12" W 34.84'
C6	9°56'11"	400.000'	34.77'	69.37'	N 84°14'12" W 69.28'
C7	89°42'20"	19.000'	18.90'	29.75'	N 44°21'07" W 28.80'
C8	9°56'11"	430.000'	37.38'	74.57'	N 84°14'12" W 74.48'
C9	9°56'11"	170.000'	14.78'	29.48'	N 84°14'12" W 29.44'
C10	89°59'48"	19.000'	19.00'	29.84'	S 45°52'12" W 28.87'
C11	90°00'12"	19.000'	19.00'	29.85'	N 44°07'48" W 28.87'
C12	90°31'32"	19.000'	19.18'	30.02'	N 45°37'14" E 28.99'
C15	89°54'43"	19.000'	18.97'	29.82'	S 44°09'38" E 28.85'
C23	90°00'00"	19.000'	19.00'	29.85'	N 44°12'17" W 28.87'
C24	90°00'00"	19.000'	19.00'	29.85'	S 45°47'43" W 28.87'
C25	90°00'00"	19.000'	19.00'	29.85'	N 44°12'17" W 28.87'
C26	90°00'00"	19.000'	19.00'	29.85'	S 45°47'43" W 28.87'
C27	89°46'54"	19.000'	18.93'	29.77'	N 45°41'10" E 28.82'
C28	89°42'19"	19.000'	18.90'	29.75'	S 45°43'27" W 28.80'
C29	90°17'41"	19.000'	19.10'	29.94'	N 44°16'33" W 28.94'
C30	90°13'06"	19.000'	19.07'	29.92'	S 44°18'50" E 28.92'
C31	90°00'00"	40.000'	40.00'	62.83'	S 45°47'43" W 56.57'

Curve Table					
Curve	Delta	Radius	Tangent	Length	Chord Bearing & Distance
C32	14°00'07"	100.000'	12.28'	24.44'	S 83°47'40" W 24.38'
C33	40°27'06"	100.000'	36.84'	70.60'	S 56°34'03" W 69.14'
C34	35°32'48"	100.000'	32.05'	62.04'	S 18°34'06" W 61.05'
C35	89°46'54"	19.000'	18.93'	29.77'	S 45°41'10" W 28.82'
C36	89°44'14"	19.000'	18.91'	29.76'	S 44°33'16" E 28.81'
C37	90°15'46"	19.000'	19.09'	29.93'	S 45°26'44" W 28.93'

N 89°38'24" W
N 89°38'26" W
Section line and Basis of Bearing Weber County NAD83 State Plane Coordinate System - N 89°38'24" W
2651.88' grid
2652.52' ground
2652.29' Davis County Coordinate System
S 1/4 cor Sec 24, T 5 N, R 3 W, SLB&M, find Davis Co. Brass cap set in concrete near a fence post.
WCo. NAD27 State Plane Coordinates X=1826168.228 Y=297130.912
GPS observed NAD83 UT N 12A m.R.
N=3577949.7900 E=1466373.7260



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4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075

CLIENT: Ivy Meadows LLC
Address: 1200

2 of 4

Part Of S 1/2 Of Sec 24, NE 1/4 Sec 25, T 5 N, R 3 W,
& SW 1/4 Sec 19, T 5 N, R 2 W, SLB&M

Subdivision
Boundary Plat

Revisions

DRAWN BY: EDR
CHECKED BY: ...
DATE: May 28, 2026
PROJECT: 4374

Davis County Recorder

IVY MEADOWS
Part Of S 1/2 Of Sec 24, T 5 N, R 3 W, SLB&M

Scale ~ 1" = 50'
0 50 100

Bennetts Subdivision

General Legend

- SECTION LINE
- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- STREET CENTERLINE

- THIS SECTION CORNER
- SEE STREET MONUMENT
- END MEADOW AND SAN ELEVATION MEASUREMENT
- SEE MEADOW DATA MEASUREMENT DATA
- PLANNED STREET MONUMENT

Quarter Section Line

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Davis County Recorder

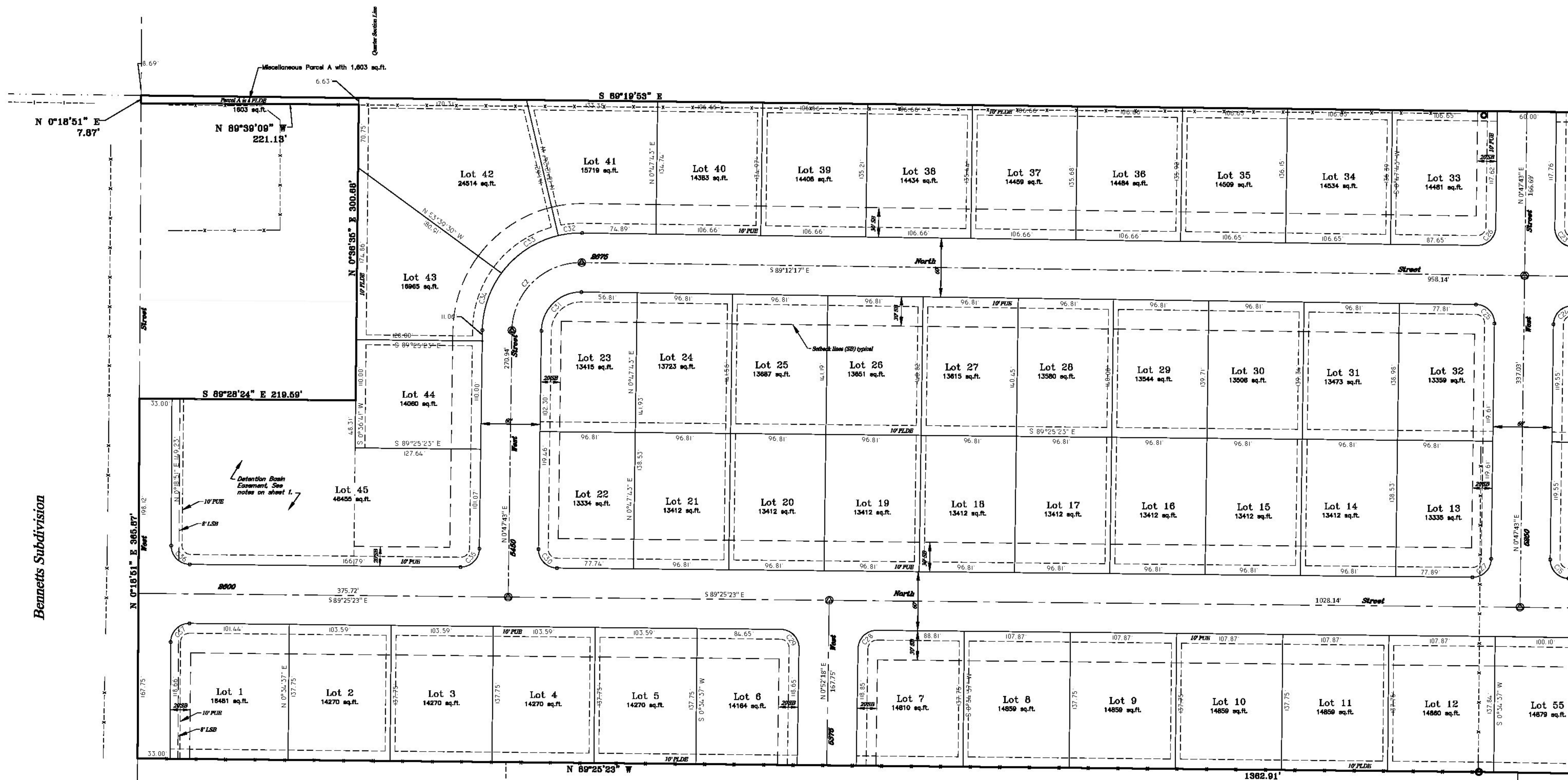
CLIENT: Ivy Meadows LLC
Address: 1000

3 of 4

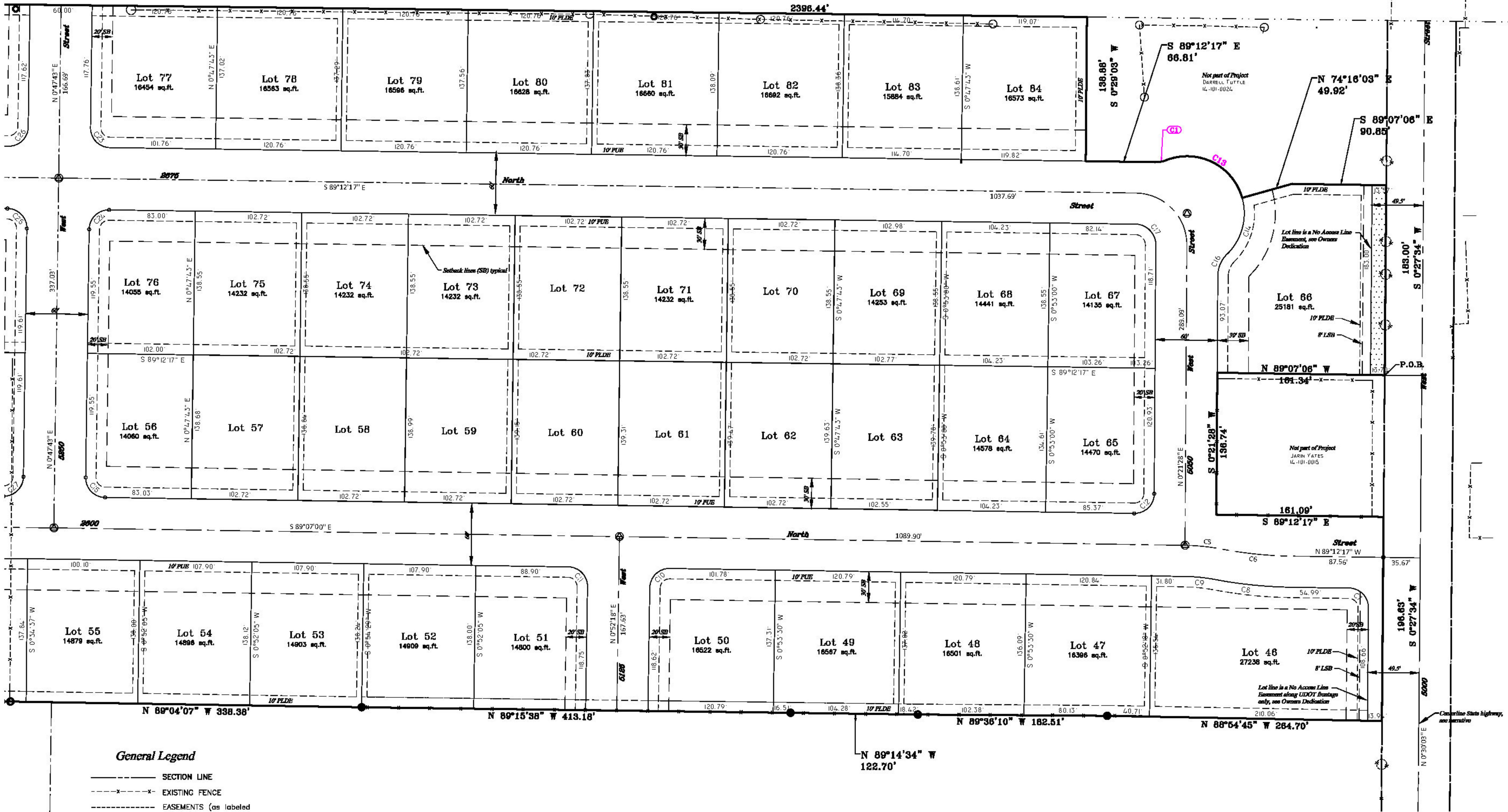
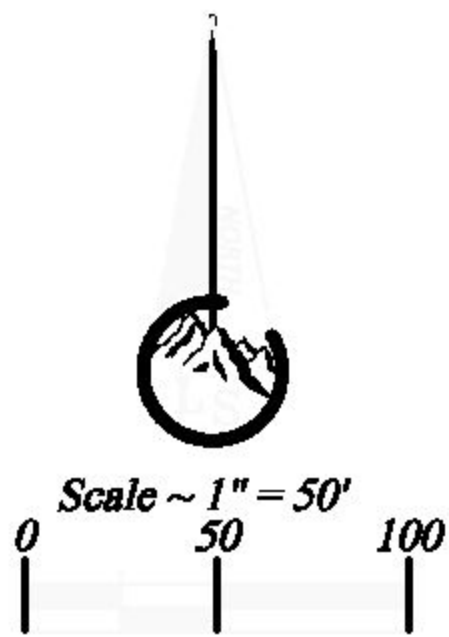
Part Of S 1/2 Of Sec 24, NE 1/4 Sec 25, T 5 N, R 3 W,
& SW 1/4 Sec 19, T 5 N, R 2 W, SLB&M

Subdivision Plat

Revisions
DRAWN BY: EDR
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IVY MEADOWS
Part Of S 1/2 Of Sec 24, T 5 N, R 3 W, SLB&M



General Legend

- SECTION LINE
- EXISTING FENCE
- EASEMENTS (as labeled or granted)
- Irrigation Easement
- STREET CENTERLINE
- PROPOSED CORNER
- PROPOSED MONUMENT
- PROPOSED ROAD C&G
- ELEVATION MEASUREMENT
- SET BACK
- MEASUREMENT DATA
- UNRECORDED DATA



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West Haven, UT 84401
801-731-4075

CLIENT: Ivy Meadows LLC
Address: 200x

4 of 4

**Part Of S 1/2 Of Sec 24, NE 1/4 Sec 25, T 5 N, R 3 W,
& SW 1/4 Sec 19, T 5 N, R 2 W, SLB&M**

Subdivision Plat

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