

CLEARFIELD STATION TOD PHASE 1
 LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST,
 SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH.
 CLEARFIELD CITY

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH, AND THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I ALSO CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUBDIVIDED SAID PARCEL INTO LOTS, AND STREETS, TO BE HEREAFTER KNOWN AS:

CLEARFIELD STATION TOD PHASE 1

THE SURVEY WAS PERFORMED IN ACCORDANCE WITH GENERALLY ACCEPTED SURVEYING PRACTICES, AND WAS MARKED ON THE GROUND AS SHOWN ON THIS PLAT.



DATE: 3/2/2017
 SATTAR N. TABRIZ
 LICENSE NO. 152100

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH DESCRIBED AS FOLLOWS:
 COMMENCING AT THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS MARKED BY A DAVIS COUNTY SURVEY BRASS CAP EAST QUARTER CORNER BEING NORTH 00°05'19" EAST 2868.71 FEET ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SAID SECTION 12 WHICH IS WITNESSED BY TWO RECOVERED PROPERTY, AND EAST QUARTER CORNER AS SHOWN ON THE SHEET FOR SAID SOUTHEAST CORNER AS FILED ON PAGE 671 OF THE SHEETS AT THE DAVIS COUNTY SURVEYORS OFFICE, SAID SECTION LINE BEING THE BASIS OF BEARINGS FOR THE HEREIN DESCRIBED PROPERTY, AND EAST QUARTER CORNER ALSO BEING SOUTH 88°59'02" EAST 2868.24 FEET FROM THE CENTER OF SAID SECTION 12 AS SHOWN ON RECORD OF BEARINGS (ROB) MAP NO. 0763 PREPARED BY MOUNTAIN WEST SURVEYING & MAPPING, INC. AND FILED IN THE DAVIS COUNTY SURVEYORS OFFICE, THENCE NORTH 88°59'02" WEST 36.05 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 12 AND SOUTH 498.24 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 128 AND THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE SOUTH 19°25'19" EAST 70.17 FEET (SOUTH 18°19'31" EAST BY HIGHWAY PROJECT NO. NM-2005(7)) TO THE WEST RIGHT-OF-WAY LINE OF 1000 EAST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°08'19" WEST 556.74 FEET; THENCE NORTH 89°53'58" WEST 113.18 FEET; THENCE NORTH WESTERLY 162.21 FEET ALONG A 175.20 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 52°57'29" AND A LONG CHORD OF NORTH 63°24'20" WEST 156.50 FEET; THENCE NORTH 88°53'02" WEST 408.30 FEET; THENCE SOUTH 0°08'58" WEST 1.00 FEET; THENCE NORTH 89°53'02" WEST 194.74 FEET; THENCE SOUTH 0°08'58" WEST 9.50 FEET; THENCE NORTH 89°53'02" WEST 65.00 FEET; THENCE NORTH 0°08'58" EAST 9.50 FEET; THENCE NORTH 89°53'02" WEST 9.50 FEET; THENCE NORTH 0°08'58" EAST 63.00 FEET; THENCE SOUTH 89°53'02" EAST 9.50 FEET; THENCE NORTH 0°08'58" EAST 67.00 FEET; THENCE SOUTH 89°53'02" EAST 16.50 FEET; THENCE NORTH 0°08'58" EAST 187.22 FEET; THENCE WESTERLY 28.50 FEET ALONG A 30.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 51°17'47" AND A LONG CHORD OF NORTH 70°14'59" WEST 20.17 FEET; THENCE NORTH 89°53'02" WEST 245.52 FEET; THENCE WESTERLY 20.58 FEET ALONG A 30.00 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 51°17'47" AND A LONG CHORD OF SOUTH 10°28'04" WEST 20.17 FEET; THENCE SOUTH 0°08'58" WEST 23.22 FEET; THENCE NORTH 89°53'02" WEST 51.00 FEET; THENCE NORTH 0°08'58" EAST 30.72 FEET; THENCE WESTERLY 18.07 FEET ALONG A 30.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 54°31'58" AND A LONG CHORD OF NORTH 72°33'30" WEST 17.50 FEET; THENCE NORTH 89°53'02" WEST 175.00 FEET; THENCE NORTH 0°08'58" EAST 59.00 FEET; THENCE SOUTH 89°53'02" EAST 207.50 FEET; THENCE NORTH 0°08'58" EAST 468.08 FEET; THENCE NORTH 89°53'02" WEST 28.00 FEET; THENCE NORTH 0°08'58" EAST 62.00 FEET; THENCE SOUTH 89°53'02" EAST 60.50 FEET; THENCE SOUTH 0°08'58" WEST 8.53 FEET; THENCE SOUTH 89°56'48" EAST 17.23 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED AND RECORDED AS ENTRY NO. 15148693 OF THE DAVIS COUNTY RECORDS AND AN EXISTING WOODEN RETAINING WALL CORNER WITH CHAIN LINK FENCE EXTENDING EAST; THENCE ALONG SAID EXISTING CHAIN LINK FENCE AND THE SOUTH LINE OF SAID PROPERTY SOUTH 89°56'48" EAST 468.08 FEET (EAST 484.2 FEET) TO SAID WESTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 128, FROM WHICH A FOUND LEAD PILE IN THE SIDEWALK BEARS SOUTH 89°56'48" EAST 4.87 FEET; THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE SOUTH 89°53'02" EAST 900.44 FEET (SOUTH 36°47' EAST BY HIGHWAY PROJECT NO. 59 (3)) TO THE POINT OF BEGINNING.

CONTAINS: 1,031,103 SQ. FT. OR 23.67 ACRES
 LESS AND EXCEPTING THAT PARCEL DEEDED TO UDOT AS PER ENTRY #289462.
 SAID UDOT PARCEL CONTAINS 8,316 SQ. FT. OR 0.21 ACRES
 THE REMAINING TOTAL BALANCE CONTAINS 1,022,905 SQ. FT. OR 23.46 ACRES

OWNERS ACKNOWLEDGEMENT

UTAH TRANSIT AUTHORITY
 A PUBLIC TRANSIT DISTRICT OF THE STATE OF UTAH
 BY: [Signature] NAME: JERRY R. ROSS
 BY: [Signature] NAME: ROBERT K. BILES
 TITLE: President / CEO TITLE: V.P. Finance
 STATE OF UTAH
 COUNTY OF SALT LAKE
 ON THIS 2 DAY OF March, 2017, PERSONALLY APPEARED BEFORE ME
Jerry Ross AND Robert Biles THE
 AND _____ RESPECTIVELY,
 OF THE UTAH TRANSIT AUTHORITY, A PUBLIC TRANSIT DISTRICT OF THE STATE OF UTAH, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID UTAH TRANSIT AUTHORITY BY AUTHORITY, AND THEY ACKNOWLEDGE TO ME THAT SAID UTAH TRANSIT AUTHORITY EXECUTED THE SAME.
 MY COMMISSION EXPIRES: January 31, 2021
 NOTARY PUBLIC: Rebecca O'Connell
 RESIDING IN: Salt Lake County

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS AND STREETS TO BE HEREAFTER KNOWN AS:
CLEARFIELD STATION TOD PHASE 1
 THE UNDERSIGNED OWNERS HEREBY DEDICATE, EXCEPT IN ACCORDANCE WITH THE COMPLETE DEFERANCE CONTAINED HEREIN BELOW, TO CLEARFIELD CITY ALL THOSE TRACTS OF LAND DESIGNATED ON THIS PLAT AS PUBLIC ROADS, THE SAME TO BE USED AS PUBLIC THROUGHFARES FOREVER. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR DRAINAGE AND THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY SERVICE LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO CLEARFIELD CITY A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PRIVATE ROADS AND THE WET UTILITY EASEMENTS (SEWER, WATER, AND STORM DRAIN) SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF SEWER, WATER, AND STORM DRAIN LINES AND FACILITIES.
 SUBJECT TO THE FOLLOWING REVERSIONARY INTEREST IN AND TO THE UTAH TRANSIT AUTHORITY:
 AS A CONDITION OF THE DEDICATION OF THE ROADS FOR PUBLIC RIGHT OF WAY AND THE APPURTENANCES THEREON, IF ANY OF THE ROADS AND ANY OF THE APPURTENANCES THEREON DESIGNATED TO THE CITY OF CLEARFIELD CITY BY UTAH TRANSIT AUTHORITY CEASE TO BE USED AND MAINTAINED BY THE CITY OF CLEARFIELD CITY AS PUBLIC RIGHT OF WAY, TITLE TO SUCH PROPERTY SHALL AUTOMATICALLY REVERSE AND REVERT TO UTAH TRANSIT AUTHORITY OR ITS SUCCESSOR, PROVIDED, HOWEVER, THAT PUBLIC AND PRIVATE UTILITY SYSTEMS DO NOT CONSTITUTE APPURTENANCES; ALSO PROVIDED THAT THE CITY'S RECORDING OF A STREET VACATION PLAT SHALL CONSTITUTE EVIDENCE THAT A ROAD HAS CEASED TO BE USED AND MAINTAINED AS PUBLIC RIGHT OF WAY.
 (A) SUBJECT TO THE AFFECTED PROPERTY OWNER'S PRIOR WRITTEN APPROVAL AS TO THE LOCATION OF PARTICULAR FACILITIES, THE UNDERSIGNED OWNER HEREBY CREATES A GENERAL NON-EXCLUSIVE EASEMENT OVER, ACROSS, THROUGH, AND UNDER LOTS OR INGRESS TO, EGRESS FROM, AND INSTALLATION, REPLACEMENT, REPAIR, AND MAINTENANCE OF ALL UTILITY AND SERVICE LINES AND SYSTEMS, INCLUDING GAS, TELEPHONE, ELECTRICITY, AND CABLE COMMUNICATIONS THAT SERVE ALL OR PART OF THE LOTS.
 (B) ANY UTILITY OR SERVICE COMPANY USING THIS GENERAL EASEMENT WILL USE ITS BEST EFFORTS TO INSTALL, REPAIR, REPLACE, AND MAINTAIN ITS LINES AND SYSTEMS WITHOUT DISTURBING THE USES OF OWNERS AND OCCUPANTS OF THE LOTS AND OTHER UTILITY AND SERVICE COMPANIES.
 (C) IF THE AFFECTED OWNER OR ANY UTILITY OR SERVICE COMPANY FURNISHING UTILITIES OR SERVICES TO THE LOTS UNDER THE FOREGOING PROVISION REQUESTS A SPECIFIC EASEMENT BY SEPARATE RECORDABLE DOCUMENT, THE OWNER OF THE SAID LOT MAY, IN ITS DISCRETION, GRANT THE EASEMENT PURSUANT TO A SEPARATE WRITTEN INSTRUMENT THAT SPECIFIES THE LOCATION THEREOF.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS:

[Signature]
 UTAH TRANSIT AUTHORITY
 A PUBLIC TRANSIT DISTRICT OF THE STATE OF UTAH
[Signature]
 UTAH TRANSIT AUTHORITY
 A PUBLIC TRANSIT DISTRICT OF THE STATE OF UTAH

OWNERS ACKNOWLEDGEMENT

IN WITNESS WHEREOF, SAID UTAH DEPARTMENT OF TRANSPORTATION HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 2 DAY OF March, A.D. 2017, BY ITS DIRECTOR OF RIGHT OF WAY.
 STATE OF UTAH)
) S.S. UTAH DEPARTMENT OF TRANSPORTATION
 COUNTY OF)
)
 BY _____ DIRECTOR OF RIGHT OF WAY
 ON THE DATE FIRST ABOVE WRITTEN PERSONALLY APPEARED BEFORE ME _____ WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE DIRECTOR OF RIGHT OF WAY, AND THE FURTHER ACKNOWLEDGED TO ME THAT SAID INSTRUMENT WAS SIGNED BY HIM IN BEHALF OF SAID UTAH DEPARTMENT OF TRANSPORTATION.
 WITNESS MY HAND AND OFFICIAL STAMP THE DATE IN THIS CERTIFICATE FIRST ABOVE WRITTEN.
 NOTARY PUBLIC _____

VICINITY MAP
 N.T.S.

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.

REVISIONS				
NO.	DATE	BY	REVISION	
1	2017	WK	UPDATED PLANNING	

Ward Engineering Group
 Planning & Engineering & Surveying
 231 West 800 South
 Salt Lake City, Utah 84101
 Phone: (801)487-8040 Fax: (801)487-8668

CITY PLANNING COMMISSION
 CITY PLANNING
 APPROVED THIS 2 DAY OF March
 A.D. 2017,
[Signature]
 CHAIR, PLANNING COMMISSION

CITY ATTORNEY
 OFFICE OF THE CITY ATTORNEY
 APPROVED AS TO FORM THIS 8 DAY OF
March, A.D. 2017,
[Signature]
 ATTORNEY FOR CLEARFIELD CITY

CITY ENGINEER
 CITY ENGINEER
 I HEREBY CERTIFY THAT THIS IS CORRECT IN ACCORDANCE WITH THE INSTRUMENT FILED IN THIS
[Signature]
 CLEARFIELD CITY ENGINEER

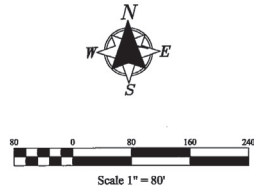
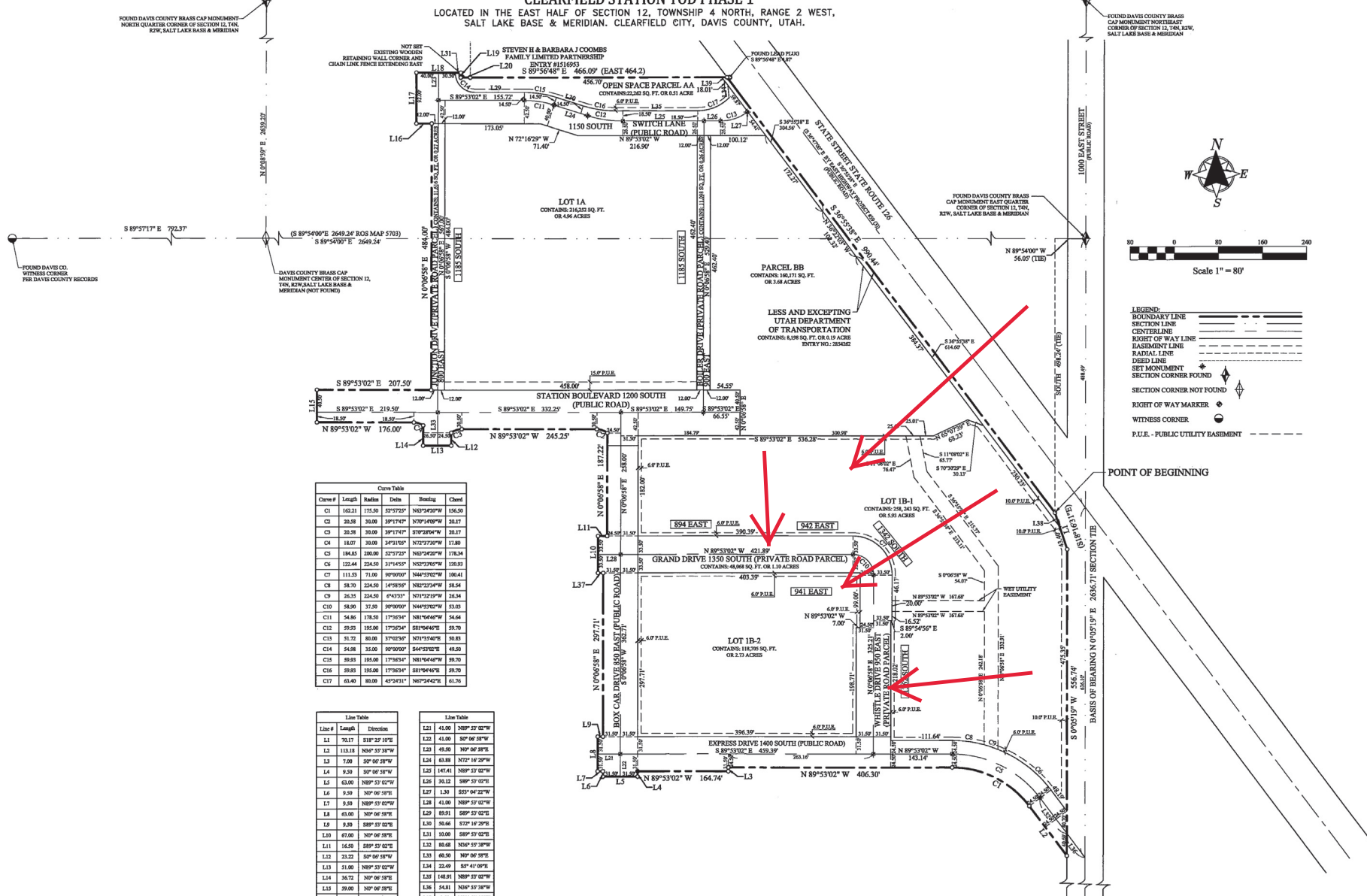
CITY COUNCIL
 CLEARFIELD CITY COUNCIL
 PRESENTED TO THE CLEARFIELD CITY COUNCIL THIS 7 DAY OF
March, A.D. 2017, AT WHICH TIME THIS PLAT WAS ACCEPTED.
[Signature]
 ATTEST: CITY RECORDER

CITY RECORDER
 DAVIS COUNTY RECORDER
 3008633
 STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED
 AT THE REQUEST OF NATIONAL TITLE AGENCY OF UTAH
 DATE March 17, 2017 10:34 AM PAGE 192
 FEES \$ 6.00
[Signature]
 PRINTED NAME OF COUNTY RECORDER

SHEET
 1 OF 2

\s\310\Projects\1-310\Cadd\170207\Map\AT\WTR\10071207\Map\AT\Plan\Plat_2017_Plan_1.dwg
 2/17/17 10:34 AM
 1-81122

CLEARFIELD STATION TOD PHASE 1
 LOCATED IN THE EAST HALF OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST,
 SALT LAKE BASE & MERIDIAN. CLEARFIELD CITY, DAVIS COUNTY, UTAH.



- LEGEND:**
- BOUNDARY LINE
 - SECTION LINE
 - CENTERLINE
 - RIGHT OF WAY LINE
 - EASEMENT LINE
 - RADIAL LINE
 - DEED LINE
 - SET MONUMENT
 - SECTION CORNER FOUND
 - SECTION CORNER NOT FOUND
 - RIGHT OF WAY MARKER
 - WITNESS CORNER
 - P.U.E. - PUBLIC UTILITY EASEMENT

Curve Table

Curve #	Length	Radius	Delta	Bearing	Chord
C1	102.21	175.50	52°37'25"	N0°29'03"W	156.50
C2	20.58	38.00	39°17'43"	N70°14'09"W	20.17
C3	20.58	38.00	39°17'43"	S70°28'04"W	20.17
C4	18.07	38.00	34°21'05"	N72°37'30"W	17.80
C5	188.83	200.00	52°37'25"	N0°29'03"W	178.84
C6	124.44	224.50	37°14'57"	N0°37'07"W	130.89
C7	111.53	21.00	99°09'00"	N44°32'02"W	100.41
C8	58.70	224.50	14°05'38"	N82°37'34"W	58.54
C9	26.53	224.50	0°43'33"	N71°52'19"W	26.34
C10	58.80	37.50	90°00'00"	N44°53'02"W	53.03
C11	54.86	178.50	17°35'45"	N81°04'40"W	54.64
C12	59.93	195.00	17°35'45"	S81°04'40"E	59.70
C13	51.72	88.00	37°02'05"	N71°57'40"E	50.83
C14	54.98	33.00	90°00'00"	S49°25'07"E	45.00
C15	59.93	195.00	17°35'45"	N01°04'40"E	59.70
C16	59.93	195.00	17°35'45"	S81°04'40"E	59.70
C17	63.40	88.00	47°43'11"	N07°24'42"E	61.76

Line Table

Line #	Length	Direction
L1	70.17	S18°27'10"E
L2	113.18	N04°53'38"W
L3	7.00	S0°06'38"W
L4	9.50	S0°06'38"W
L5	63.00	N89°53'02"W
L6	5.50	S0°06'38"W
L7	5.50	N89°53'02"W
L8	83.00	N0°06'38"E
L9	8.50	S89°53'02"E
L10	67.00	N0°06'38"E
L11	14.50	S89°53'02"E
L12	23.22	S0°06'38"W
L13	51.00	N89°53'02"W
L14	14.72	S0°06'38"W
L15	20.00	N0°06'38"E
L16	28.00	N89°53'02"W
L17	52.00	N0°06'38"E
L18	80.50	S89°53'02"E
L19	8.53	S0°06'38"W
L20	17.23	S89°54'48"E

Line Table

Line #	Length	Direction
L21	43.00	N89°53'02"W
L22	43.00	S0°06'38"W
L23	49.50	N0°06'38"E
L24	63.88	N72°16'29"W
L25	145.41	N89°53'02"W
L26	58.11	S89°53'02"E
L27	1.30	S27°04'22"W
L28	41.00	N89°53'02"W
L29	89.91	S89°53'02"E
L30	26.66	S72°16'29"E
L31	10.00	S89°53'02"E
L32	80.68	N04°53'38"W
L33	60.30	N0°06'38"E
L34	22.40	S0°41'09"E
L35	148.81	N89°53'02"W
L36	54.81	N04°53'38"W
L37	9.50	N89°53'02"W
L38	26.78	S18°27'10"E
L39	9.39	S89°54'48"E

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COUNTY RECORDER
 DAVIS COUNTY RECORDER
 STATE OF UTAH, COUNTY OF DAVIS, RECORDS AND DEEDS
 AT THE REQUEST OF: **ARIZONA TITLE INSURANCE AGENCY**
 DATE: **11/17/2014** BOOK: **724** PAGE: **192**
 FEES: **\$168**
 PRINTED NAME OF COUNTY RECORDER: *Michael J. Meadows*

SHEET
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