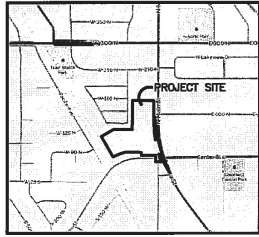


Clearfield Junction Subdivision

PART OF THE NE 1/4 OF SECTION 2, AND THE NW 1/4 OF SECTION 1, T.4N., R.2W., S.L.B.&M., U.S. SURVEY
CITY OF CLEARFIELD, DAVIS COUNTY, UTAH
AUGUST, 2018



Vicinity Map
(NOT TO SCALE)

Boundary Description

PART OF THE NORTHWEST QUARTER OF SECTION 2 AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, S.L.B.&M. SALT LAKE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET (SR-140) SAID POINT LIES S20°25'46"W, ALONG THE CENTER LINE OF SAID MAIN STREET 801.36 FEET AND N89°34'14"W 50.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 2, THENCE FOLLOWING SAID RIGHT-OF-WAY LINE S02°25'46"W 104.70 FEET TO THE POINT OF TANGENCY TO SPIRAL ON A SPIRAL CURVE PARALLEL TO AND 50 FEET WESTERLY OF A SPIRAL CURVE TO THE LEFT ALONG THE CENTERLINE OF S89°55'46"W AS DESCRIBED ON PLANS FOR SR-140 AS REVISED MARCH 27, 2000 WHERE PI BEARS S02°25'46"W, 758.73 FEET AND WHOSE EXIT TANGENT BEARS S37°04'14"E, THENCE ALONG SAID SPIRAL WHOSE CHORD BEARS S02°40'36"E, 222.78 FEET TO A POINT OF SPIRAL TO CURVE, THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MAIN STREET, THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 186.08 FEET, AN ARC LENGTH OF 186.02 FEET, A DELTA ANGLE OF 05°27'18", A CHORD BEARING OF S02°35'45"E, 157.59 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 186.08 FEET, AN ARC LENGTH OF 732.83 FEET, A DELTA ANGLE OF 21°58'40", A CHORD BEARING OF S14°53'07"E, A CHORD BEARING OF N86°05'13"E, AND A CHORD LENGTH OF 748.04 FEET; THENCE S02°37'57"W 274.98 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 198.55 FEET, AN ARC LENGTH OF 103.07 FEET, A DELTA ANGLE OF 03°00'19", A CHORD BEARING OF S16°53'56"E, A CHORD BEARING OF N72°17'17"W, AND A CHORD LENGTH OF 103.06 FEET; THENCE N89°48'38"W 87.22 FEET; THENCE N00°13'20"E 84.98 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 30.05 FEET, AN ARC LENGTH OF 9.00 FEET, A DELTA ANGLE OF 17°10'10", A CHORD BEARING OF S87°55'11"W, A CHORD BEARING OF N17°39'55"W, AND A CHORD LENGTH OF 6.87 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CENTER STREET THE FOLLOWING SIX (6) COURSES: (1) S89°36'45"W 177.95 FEET; (2) N00°54'56"E 36.84 FEET; (3) N80°48'25"W 29.40 FEET; (4) N89°25'05"W 172.08 FEET; (5) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 80.91 FEET, AN ARC LENGTH OF 18.04 FEET, A DELTA ANGLE OF 05°19'41", A CHORD BEARING OF S87°55'04"W, AND A CHORD LENGTH OF 7.87 FEET; (6) ALONG A COMPOUND CURVE TURNING TO THE LEFT WITH A RADIUS OF 80.91 FEET, AN ARC LENGTH OF 18.04 FEET, A DELTA ANGLE OF 14°12'25", A CHORD BEARING OF S88°39'04"W, A RADIAL BEARING OF S14°14'13"E, AND A CHORD LENGTH OF 186.60 FEET TO A POINT ON AN EXISTING FENCE MARKING THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD; N29°56'17"W ALONG SAID FENCE, 306.07 FEET TO THE POINT OF BEGINNING OF THE BOUNDARY LINE AGREEMENT (ENTRY # 2018-0044, BK - 2181 PG - 211), RECORDED ON THE 23RD DAY OF December, 2018; ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING THREE (3) COURSES: (1) N89°25'05"W 185.83 FEET; (2) S89°25'05"E 240.18 FEET; (3) N00°36'51"E 378.23 FEET; THENCE S89°46'40"E 274.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 330,505 SQUARE FEET OR 7.587 ACRES MORE OR LESS

Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	11960.08	186.02	186.02	83.38	S02°35'45"E	5°27'18"
C2	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C3	17885.08	103.07	103.06	51.50	S16°53'56"E	3°00'19"
C4	10305.08	9.00	7.87	3.84	S87°55'11"W	5°19'41"
C5	8091.08	18.04	18.04	84.98	S88°39'04"W	14°12'25"
C6	8091.08	18.04	18.04	84.98	S88°39'04"W	14°12'25"
C7	3005.08	30.05	30.05	15.02	N00°13'20"E	17°10'10"
C8	3005.08	30.05	30.05	15.02	N00°13'20"E	17°10'10"
C9	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C10	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C11	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C12	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C13	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C14	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C15	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C16	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C17	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C18	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C19	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C20	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C21	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C22	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C23	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C24	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C25	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C26	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C27	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C28	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C29	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"
C30	18608.08	732.83	728.04	363.38	S02°37'57"W	21°58'40"

Note
ALL PUBLIC UTILITY EASEMENTS AROUND THE PERIMETER OF THE SUBDIVISION ARE ALSO TO BE CONSIDERED EASEMENTS.

Narrative

THE PURPOSE OF THIS SURVEY IS TO SHOW THE SUBJECT PROPERTY ON THE GROUND AND TO SHOW EXISTING FEATURES AND TOPOGRAPHY; THE BASIS OF BEARINGS FOR THIS SURVEY WAS BASED ON THE MONUMENTS SHOWN USING THE DAVIS COUNTY BEARINGS. THE WESTERLY LINE WAS ESTABLISHED BY THE EXISTING FENCE, WHICH MATCHED SEVERAL DEEDS IN THE AREA. THE LINES ADJACENT TO PARCEL # 12-020-0096 HAVE BEEN PLACED ALONG A LEAD STANDING FENCE. A BOUNDARY LINE AGREEMENT HAS BEEN RECORDED AND NOTED. THE NORTH LINE IS A LINE ESTABLISHED AND MONUMENTED BY UTAH LAND SURVEYING. THIS LINE MATCHES CLOSELY WITH THE DEED AND OCCUPATION, WITH THE EXCEPTION OF ONE ENCROACHMENT SHOWN HEREIN. THE RIGHT-OF-WAY LINE OF STATE STREET WAS PLACED PER A BEST FIT ROTATION OF THE HIGHWAY WITH EXISTING IMPROVEMENTS. EVEN WITH THIS ROTATION, THERE ARE LARGE GAPS BETWEEN THE DEEDS AND THE BOUNDARY LINES, PARTICULARLY TOWARDS THE SOUTHERLY END OF THE SUBJECT PARCEL. THE SOUTH LINE WAS ESTABLISHED BY MATCHING THE 200 SOUTH ROAD DEDICATION RECORDED AS ENTRY # 1756877, THE ROAD CENTERLINE AS SHOWN IS TAKEN FROM AN UNRECORDED 200 SOUTH STREET DEDICATION PLAN PROVIDED BY THE CLEARFIELD CITY ENGINEER. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 3/4" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PILE IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES. THE PARCELS IN MAIN STREET BEING DEDICATED TO UDOT AND CLEARFIELD CITY WERE PLACED AS PER DEED.

Spiral Curve Data

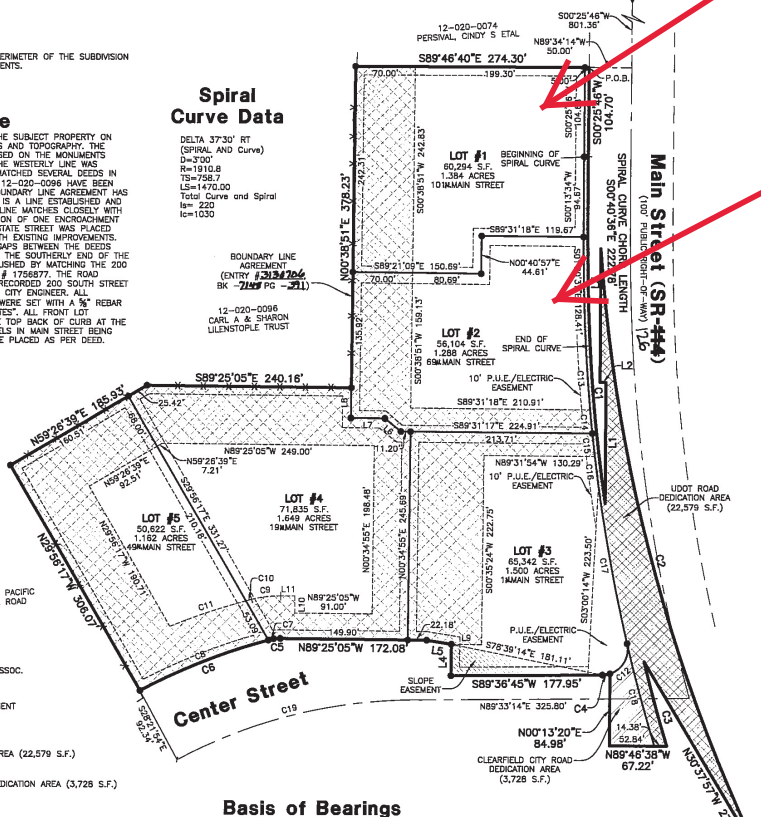
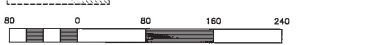
DELTA 37°30' RT
(SPIRAL AND CURVE)
D=700'
R=1910.8
T=156.7'
L=1470.00'
Total Curve and Spiral
Lc=1030

Line Table

LINE BEARING	DISTANCE
L1	N00°13'18"E 142.87
L2	N00°13'18"E 7.00
L3	N00°13'18"E 157.89
L4	N89°48'25"W 29.40
L5	N89°48'25"W 36.84
L6	N89°25'05"W 172.08
L7	N89°25'05"W 185.83
L8	N89°25'05"W 240.18
L9	N89°25'05"W 35.50
L10	N89°25'05"W 20.00
L11	N89°25'05"W 18.00

Legend

- FOUND MONUMENT
- SET REBAR & PLASTIC CAP STAMPED REVEE & ASSOC.
- BOUNDARY LINE
- EXISTING FENCE
- 10' PUBLIC UTILITY EASEMENT
- LOT LINE
- MONUMENT TIE LINE
- UDOT ROAD DEDICATION AREA (22,579 S.F.)
- CLEARFIELD CITY ROAD DEDICATION AREA (3,728 S.F.)
- CROSS EASEMENT
- SLOPE EASEMENT



Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAN IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREIN AS N89°55'46"W.

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.

SURVEYOR'S CERTIFICATE
I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 56, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN OF **CLEARFIELD JUNCTION SUBDIVISION** IN **CLEARFIELD CITY, DAVIS COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **CLEARFIELD CITY, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 15TH DAY OF October, 2018

8031945
UTAH LICENSE NUMBER

TREVOR J. HATCH
PROFESSIONAL LAND SURVEYOR
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE SAID TRACT OF LAND INTO LOTS AND STREETS AS SHOWN ON THE PLAN AND NAME SAID TRACT **CLEARFIELD JUNCTION SUBDIVISION**, AND DO HEREBY DEDICATE UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. AND DO HEREBY DEDICATE TO CLEARFIELD CITY ALL AREAS SHOWN HEREON AS ROAD DEDICATION FOR PUBLIC USE AND THROUGHFARE, TO BE OWNED AND MAINTAINED BY THE SAME AND DO HEREBY DEDICATE ALL PAVED AREAS WITHIN THIS SUBDIVISION AS PUBLIC UTILITY AND CROSS ACCESS EASEMENTS.

SIGNED THIS 24TH DAY OF October, 2018.

Scott Bush ORA Chair
CITY OF CLEARFIELD COEA
CITY COUNCIL MEMBER

Whitney Rogers
CITY COUNCIL MEMBER
CITY COUNCIL MEMBER

HUYEN NGUYEN
CLEARFIELD JUNCTION LLC.

ACKNOWLEDGMENT
STATE OF UTAH (COUNTY OF DAVIS) ss.
ON THE 24 DAY OF OCTOBER, 2018,
SCOTT BUSH (AND) WHITNEY ROGERS, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE CO-OWNERS AND
OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

Whitney Rogers
COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF UTAH (COUNTY OF DAVIS) ss.
ON THE 24 DAY OF OCTOBER, 2018,
SCOTT BUSH (AND) WHITNEY ROGERS, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE OWNERS AND
OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

Whitney Rogers
COMMISSION EXPIRES _____ NOTARY PUBLIC

PROJECT INFORMATION
Surveyor: T. HATCH Project Name: CLEARFIELD JUNC. SUBD
Designer: D. CAVE Number: 6975-04
Revision: 1"
Scale: 1"=80'
Begin Date: 6-29-18 Checked: _____

DAVIS COUNTY RECORDER
ENTRY NO. 3130207 FEE PAID
835 FILED FOR RECORD
AND RECORDED, 11/18/18 AT
12:14 IN BOOK 1718
OF THE OFFICIAL RECORDS, PAGE
400
RECORDED FOR:
Clearfield City
Whitney Rogers
DAVIS COUNTY RECORDER
DEPUTY.

CLEARFIELD CITY PLANNING COMMISSION
APPROVED THIS 18TH DAY OF AUGUST, 2017,
BY THE CLEARFIELD CITY PLANNING COMMISSION.

William
CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CLEARFIELD CITY COUNCIL
PRESENTED TO THE CLEARFIELD CITY COUNCIL
THIS 27TH DAY OF August, 2018,
AT WHICH TIME THIS SUBDIVISION WAS APPROVED
AND ACCEPTED.

William
CLEARFIELD CITY MAYOR
ATTEST: Whitney Rogers
Deputy City Recorder

CLEARFIELD CITY ATTORNEY
APPROVED BY THE CLEARFIELD CITY ATTORNEY
THIS 23RD DAY OF October, 2018.

R. Todd Freeman
CLEARFIELD CITY ATTORNEY

CLEARFIELD CITY ENGINEER
I HEREBY CERTIFY THAT THIS OFFICE HAS
EXAMINED THIS PLAN AND IT IS CORRECT IN
ACCORDANCE WITH THE INFORMATION ON FILE IN THIS
OFFICE.

R. Todd Freeman
CLEARFIELD CITY ENGINEER
DATE 19 Oct 2018

RA
Reeve & Associates, Inc.
12100 801-200 (100) 801-200 (100) 801-200 (100) 801-200 (100)
TRAFFIC ENGINEER • STRUCTURAL ENGINEER • LANDSCAPE ARCHITECT