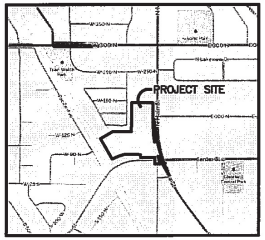
Reeve & Associates, Inc. - Solutions You Can Build On

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 NORTHEAST QUARTER OF SECTION 2, AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE 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-~~193~~) SAID POINT LIES S00°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 S00°25'46"W 104.70 FEET; TO THE POINT OF TANGENT TO SPIRAL ON A SPIRAL CURVE PARALLEL TO AND 50 FEET WESTERLY OF A SPIRAL CURVE TO THE LEFT ALONG THE CENTERLINE OF SR-~~193~~ AS DESCRIBED ON THE PLANS FOR SR-~~193~~ AS REVISED MARCH 27, 2000 WHOSE PI BEARS S00°25'46"W, 758.73 FEET AND WHOSE EXIT TANGENT BEARS S37°04'14"E; THENCE ALONG SAID SPIRAL WHOSE CHORD BEARS S00°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 1960.08 FEET, AN ARC LENGTH OF 186.62 FEET, A DELTA ANGLE OF 05°27'18", A CHORD BEARING OF S05°35'45"E, A RADIAL BEARING OF N87°07'54"E, AND A CHORD LENGTH OF 186.55 FEET; THENCE N00°13'18"E 142.67 FEET; THENCE N90°00'00"W 7.00 FEET; THENCE N00°13'18"E 157.59 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1965.08 FEET, AN ARC LENGTH OF 752.63 FEET, A DELTA ANGLE OF 21°56'40", A CHORD BEARING OF S14°53'07"E, A RADIAL BEARING OF N86°05'13"E, AND A CHORD LENGTH OF 748.04 FEET; THENCE N30°37'57"W 274.98 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1965.08 FEET, AN ARC LENGTH OF 103.07 FEET, A DELTA ANGLE OF 03°00'19", A CHORD BEARING OF S15°03'55"E, A RADIAL BEARING OF N76°26'13"E, AND A CHORD LENGTH OF 103.06 FEET; THENCE N89°46'38"W 67.22 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 S80°55'11"W, A RADIAL BEARING OF N17°39'55"W, AND A CHORD LENGTH OF 8.97 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°34'55"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 82.50 FEET, AN ARC LENGTH OF 7.67 FEET, A DELTA ANGLE OF 05°19'41", A CHORD BEARING OF S87°55'04"W, AND A CHORD LENGTH OF 7.67 FEET; (6) ALONG A COMPOUND CURVE TURNING TO THE LEFT WITH A RADIUS OF 680.91 FEET, AN ARC LENGTH OF 169.04 FEET, A DELTA ANGLE OF 14°13'25", A CHORD BEARING OF S68°39'04"W, A RADIAL BEARING OF S14°14'13"E, AND A CHORD LENGTH OF 168.60 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#3130706, BK - 7148 PG - 391, RECORDED ON THE 28TH DAY OF December, 2018); ALONG SAID BOUNDARY LINE AGREEMENT THE FOLLOWING THREE (3) COURSES (1) N59°26'39"E 185.93 FEET; (2) N89°25'05"E 240.16 FEET; (3) N00°38'51"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

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 LONG 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 HEREON. 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 R.O.W. 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 PLAT PROVIDED BY THE CLEARFIELD CITY ENGINEER. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS WERE SET WITH A LEAD PLUG 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=3°00'
R=1910.8
TS=756.7
LS=1470.00
Total Curve and Spiral
=220
=1030

Line Table

LINE	BEARING	DISTANCE
L1	N00°13'18"E	142.67'
L2	WEST	7.00'
L3	N00°13'18"E	15.[illegible]
L4	N00°34'55"E	36.84'
L5	N80°48'25"W	29.40'
L6	N50°32'21"W	24.30'
L7	N89°25'05"W	39.90'
L8	N00°34'55"E	35.50'
L9	N89°24'39"W	35.44'
L10	N00°34'55"E	20.00'
L11	N89°25'05"W	18.60'

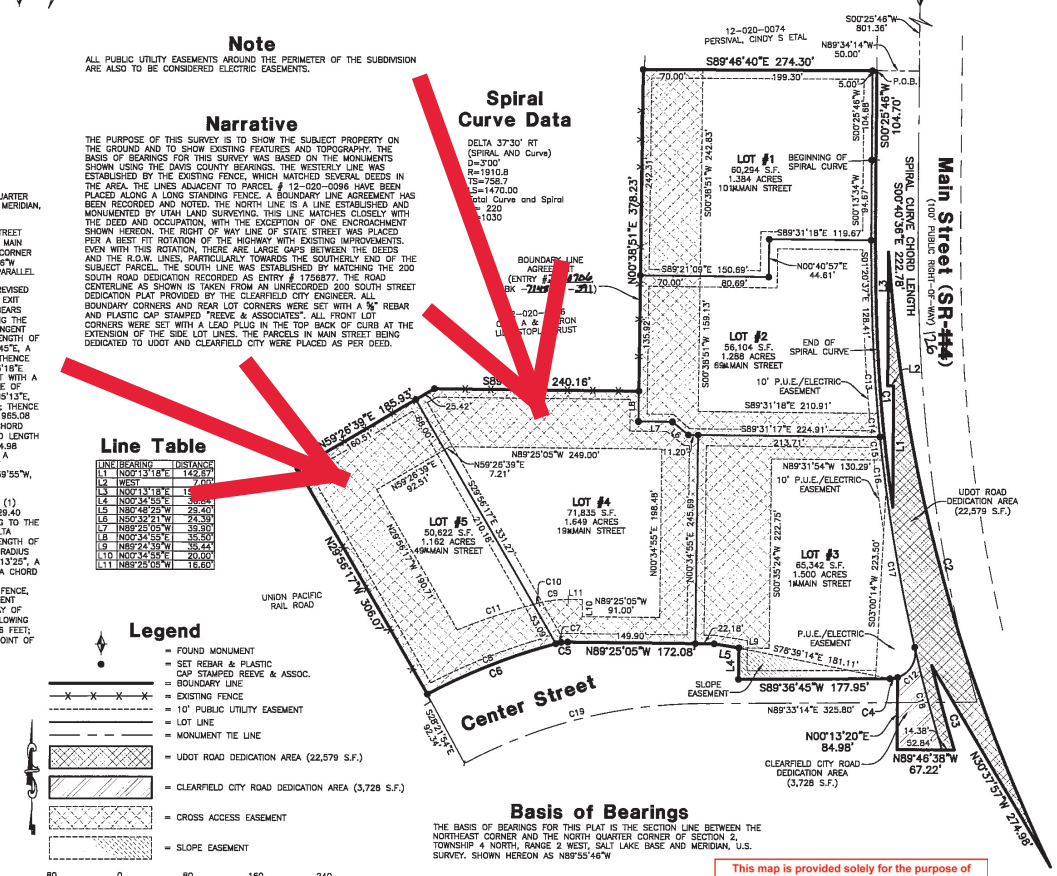
Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	1960.08'	186.62'	186.55'	93.38'	S05°38'45"E	5°27'18"
C2	1965.08'	752.63'	748.04'	380.98'	S14°53'07"E	21°56'40"
C3	1965.08'	103.07'	103.06'	51.55'	S15°03'55"E	3°00'19"
C4	30.05'	9.00'	8.97'	4.54'	S80°55'11"W	17°10'10"
C5	82.50'	7.67'	7.67'	3.84'	S87°55'04"W	5°19'41"
C6	680.91'	169.04'	168.60'	84.98'	S68°39'04"W	14°13'25"
C7	680.91'	6.44'	6.44'	3.22'	S75°23'31"W	0°32'32"
C8	680.91'	162.59'	162.21'	81.68'	S68°22'48"W	13°40'53"
C9	132.50'	34.68'	34.58'	17.44'	S83°05'02"W	14°59'45"
C10	730.91'	6.80'	6.80'	3.40'	S75°19'10"W	0°51'58"
C11	730.91'	94.39'	94.33'	47.28'	S71°21'12"W	7°23'58"
C12	30.05'	44.80'	40.78'	27.74'	S29°37'21"W	85°25'28"
C13	1965.08'	75.39'	75.38'	37.70'	S03°58'01"E	2°11'53"
C14	1965.08'	27.65'	27.65'	13.83'	S09°28'09"E	0°48'22"
C15	1965.08'	27.67'	27.67'	13.84'	S09°18'32"E	0°48'25"
C16	1965.08'	34.13'	34.13'	17.07'	S07°10'36"E	0°59'43"
C17	1965.08'	189.43'	189.36'	94.79'	S10°28'09"E	5°31'24"
C18	1965.08'	124.91'	124.89'	62.47'	S19°01'07"E	3°38'51"
C19	590.55'	287.76'	284.92'	146.80'	S75°35'40"W	27°55'08"

Legend

- = FOUND MONUMENT
- = SET REBAR & PLASTIC CAP STAMPED REEVE & 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 ACCESS EASEMENT
- = SLOPE EASEMENT

80 0 80 160 240
Scale: 1" = 80'



Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHEAST CORNER AND THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON 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 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT 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.

9031945
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR 10-23-18 9031945 TREVOR J. HATCH STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT 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 ERECTED WITHIN SUCH EASEMENTS. AND DO HEREBY DEDICATE TO CLEARFIELD CITY ALL AREAS SHOWN HEREON AS ROAD DEDICATION FOR PUBLIC USE AND THOROUGHFARE, 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.

Kent Bush — CDRA Chair
CITY OF CLEARFIELD CDRA — BY:
CITY OF CLEARFIELD — CITY COUNCIL MEMBER
OWNER
HUYEN NGUYEN — TITLE:
CLEARFIELD JUNCTION LLC.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF DAVIS)

ON THE 24 DAY OF OCTOBER 2018
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, KENT BUSH (AND) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE CDRA CHAIR 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.

9-17-22 — COMMISSION EXPIRES
Whitney Brazier — NOTARY PUBLIC

NOTARY PUBLIC WHITNEY BRAZIER Commission #702339 My Commission Expires September 17, 2022 STATE OF UTAH

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF DAVIS)

ON THE 24 DAY OF OCTOBER 2018
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, HUYEN NGUYEN (AND) BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE OWNER 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.

9-17-22 — COMMISSION EXPIRES
Whitney Brazier — NOTARY PUBLIC

NOTARY PUBLIC Commission #702339 My Commission Expires September 17, 2022 STATE OF UTAH

PROJECT INFORMATION

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

DAVIS COUNTY RECORDER

ENTRY NO. 3130707 FEE PAID $35.00 FILED FOR RECORD AND RECORDED, 11-28-18 AT 12:14 IN BOOK 7148 OF THE OFFICIAL RECORDS, PAGE 420
RECORDED FOR: Clearfield City
Rickey Morgan
DAVIS COUNTY RECORDER
DEPUTY.

CLEARFIELD CITY PLANNING COMMISSION

APPROVED THIS 1st DAY OF AUGUST, 2018
BY THE CLEARFIELD CITY PLANNING COMMISSION.

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CLEARFIELD CITY COUNCIL

PRESENTED TO THE CLEARFIELD CITY COUNCIL THIS THE 28th DAY OF AUGUST, 2018, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CLEARFIELD CITY MAYOR — ATTEST: Wendy Page, Deputy CITY RECORDER

CLEARFIELD CITY ATTORNEY

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

CLEARFIELD CITY ATTORNEY

CLEARFIELD CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

LICENSED PROFESSIONAL ENGINEER No. 07-3411146-2202 R. TODD FREEMAN

R. Todd Freeman — 19 Oct 2018
CLEARFIELD CITY ENGINEER — DATE

Reeve & Associates, Inc.
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

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