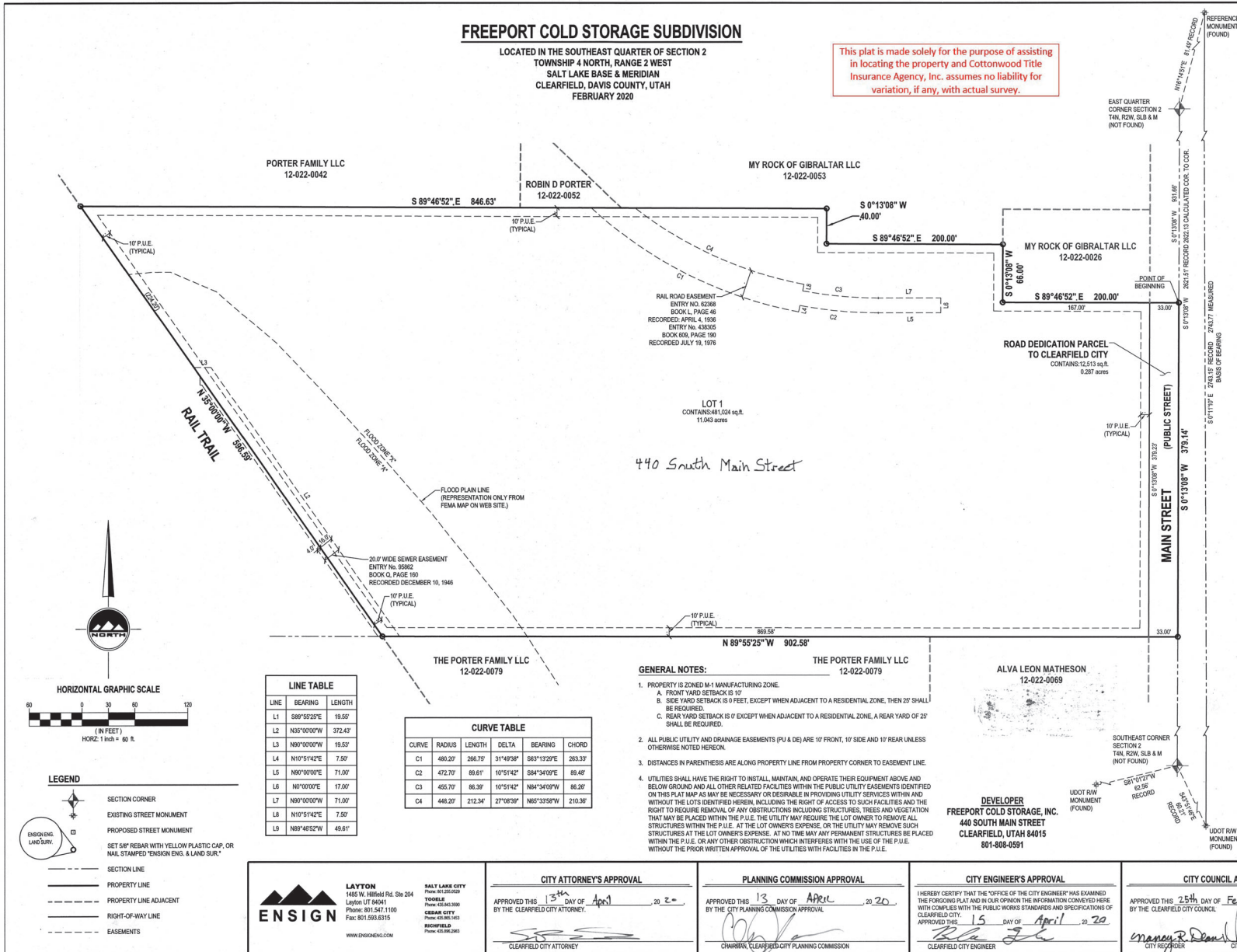


# FREEPORT COLD STORAGE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2  
TOWNSHIP 4 NORTH, RANGE 2 WEST  
SALT LAKE BASE & MERIDIAN  
CLEARFIELD, DAVIS COUNTY, UTAH  
FEBRUARY 2020

This plat is made solely for the purpose of assisting  
in locating the property and Cottonwood Title  
Insurance Agency, Inc. assumes no liability for  
variation, if any, with actual survey.



PORTER FAMILY LLC  
12-022-0042

ROBIN D PORTER  
12-022-0052

MY ROCK OF GIBRALTAR LLC  
12-022-0053

MY ROCK OF GIBRALTAR LLC  
12-022-0026

ROAD DEDICATION PARCEL  
TO CLEARFIELD CITY  
CONTAINS: 12,513 sq. ft.  
0.287 acres

LOT 1  
CONTAINS: 481,024 sq. ft.  
11.043 acres

440 South Main Street

THE PORTER FAMILY LLC  
12-022-0079

THE PORTER FAMILY LLC  
12-022-0079

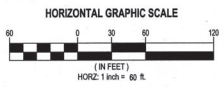
ALVA LEON MATHESON  
12-022-0069

### GENERAL NOTES:

- PROPERTY IS ZONED M-1 MANUFACTURING ZONE.
  - FRONT YARD SETBACK IS 10'
  - SIDE YARD SETBACK IS 0 FEET, EXCEPT WHEN ADJACENT TO A RESIDENTIAL ZONE, THEN 20' SHALL BE REQUIRED.
  - REAR YARD SETBACK IS 0' EXCEPT WHEN ADJACENT TO A RESIDENTIAL ZONE, A REAR YARD OF 20' SHALL BE REQUIRED.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
- DISTANCES IN PARENTHESIS ARE ALONG PROPERTY LINE FROM PROPERTY CORNER TO EASEMENT LINE.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

LINE	BEARING	LENGTH
L1	S89°55'29"E	19.59'
L2	N35°00'00"W	372.43'
L3	N89°00'00"W	19.53'
L4	N10°51'42"E	7.50'
L5	N90°00'00"E	71.00'
L6	N0°00'00"E	17.00'
L7	N90°00'00"W	71.00'
L8	N10°51'42"E	7.50'
L9	N89°48'52"W	49.81'

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	480.20'	266.79'	31°49'38"	S83°12'20"E	263.33'
C2	472.70'	89.61'	10°51'42"	S84°34'09"E	89.48'
C3	455.70'	86.39'	10°51'42"	N84°34'09"W	86.28'
C4	448.20'	212.34'	27°08'39"	N85°33'58"W	210.39'



- ### LEGEND
- SECTION CORNER
  - EXISTING STREET MONUMENT
  - PROPOSED STREET MONUMENT
  - SET 4"X 8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENGIN. & LAND SURV."
  - SECTION LINE
  - PROPERTY LINE
  - PROPERTY LINE ADJACENT
  - RIGHT-OF-WAY LINE
  - EASEMENTS

**ENSIGN**  
LAYTON  
1405 W. Millard Rd. Ste 204  
Layton UT 84041  
Phone: 801.547.1100  
Fax: 801.550.9315  
WWW.ENSIGNENR.COM

SALT LAKE CITY  
Phone: 801.550.9315  
TOWLE  
Phone: 801.550.9315  
CLEAR CITY  
Phone: 801.550.9315  
RICHFIELD  
Phone: 801.550.9315

**CITY ATTORNEY'S APPROVAL**  
APPROVED THIS 15th DAY OF April 2020  
BY THE CITY PLANNING COMMISSION ATTORNEY.  
CLEARFIELD CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 13 DAY OF April 2020  
BY THE CITY PLANNING COMMISSION APPROVAL  
CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

**CITY ENGINEER'S APPROVAL**  
HEREBY CERTIFY THAT THE OFFICE OF THE CITY ENGINEER HAS EXAMINED THE FORGING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HERE WITH COMPLES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF CLEARFIELD CITY.  
APPROVED THIS 15 DAY OF April 2020  
CLEARFIELD CITY ENGINEER

**CITY COUNCIL APPROVAL**  
APPROVED THIS 25th DAY OF February 2020  
BY THE CLEARFIELD CITY COUNCIL  
CITY READER CITY MAYOR

**SHEET 1 OF 1**  
PROJECT NUMBER: 9484  
MANAGER: P.HARRIS  
DRAWN BY: C.ANDERSON  
CHECKED BY: P.HARRIS  
DATE: 2-06-2020

**DAVIS COUNTY RECORDER**  
ENTRY NO. 3250766, FEE \$53.00  
PAID  
RECORDED THIS 13th DAY OF March 2020  
AT 10:56 AM IN BOOK 7512 OF OFFICIAL RECORDS  
PAGE 745  
DAVIS COUNTY RECORDER  
DEPUTY RECORDER

### SURVEYOR'S CERTIFICATE

I, **KEITH R. RUSSELL**, do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. **164386** as prescribed under laws of the State of Utah. I further certify that by authority of the Owner, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as **FREEPORT COLD STORAGE SUBDIVISION**, and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet footage width and area requirements of the applicable zoning ordinances.

### BOUNDARY DESCRIPTION

Commencing at a point located on the East Section line of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said point being South 00°13'08" West 931.66 feet from the East quarter corner of said Section 2, and running:  
South 00°13'08" West 378.14 feet along the section line to the Southeast Corner of the North Half of the Southeast Quarter of said Section 2;  
thence North 89°55'25" West 902.58 feet along the South line of the North Half of the Southeast Quarter to a point on the Easterly Right-of-Way of the DENVER & RIO GRANDE WESTERN RAILROAD;  
thence North 35°00'00" West 956.59 feet along the Easterly Right-of-Way of the DENVER & RIO GRANDE WESTERN RAILROAD;  
thence South 89°48'52" East 946.63 feet;  
thence South 00°13'08" West 40.00 feet;  
thence South 89°48'52" East 200.00 feet;  
thence South 00°13'08" West 66.00 feet;  
thence South 89°48'52" East 200.00 feet to the Point of Beginning.

Contains 493,537 square feet, 11.33 acres and 1 Lot

March 10, 2020  
Keith R. Russell  
License No. 164386

OWNER'S DEDICATION  
Known all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided, hereafter known as:

### FREEPORT COLD STORAGE SUBDIVISION

do hereby dedicate the property shown hereon as Public Street to be known as Main Street (a 33.00 foot half width) along the frontage of this plat, and also dedicate to Public Utility Company for perpetual use of the public all Public Utility Easements shown on this plat as intended for Public use. In witness whereof we have hereunto set our hands this 7th day of April A.D. 2020.

STUART K. SMITH  
CLEARFIELD LAND AND MANAGEMENT, a California Partnership  
BY: STUART K. SMITH  
IT'S: GENERAL PARTNER

PARTNERSHIP ACKNOWLEDGMENT  
STATE OF UTAH, J.S.  
County of DAVIS, J.S.  
On the 7th day of April A.D. 2020, STUART K. SMITH, personally appeared before me, the undersigned Notary Public, in and for said County of DAVIS, in the State of UTAH, who after being duly sworn, acknowledged to me that he is the GENERAL PARTNER of CLEARFIELD LAND AND MANAGEMENT, a CALIFORNIA PARTNERSHIP, and that he signed the Owner's Dedication freely and voluntarily for and in behalf of said PARTNERSHIP, and that he acknowledged to me that said PARTNERSHIP executed the same.

MY COMMISSION EXPIRES: 10/14/2023  
Whitely E. Olson  
NOTARY PUBLIC RESIDING IN DAVIS COUNTY, UTAH

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