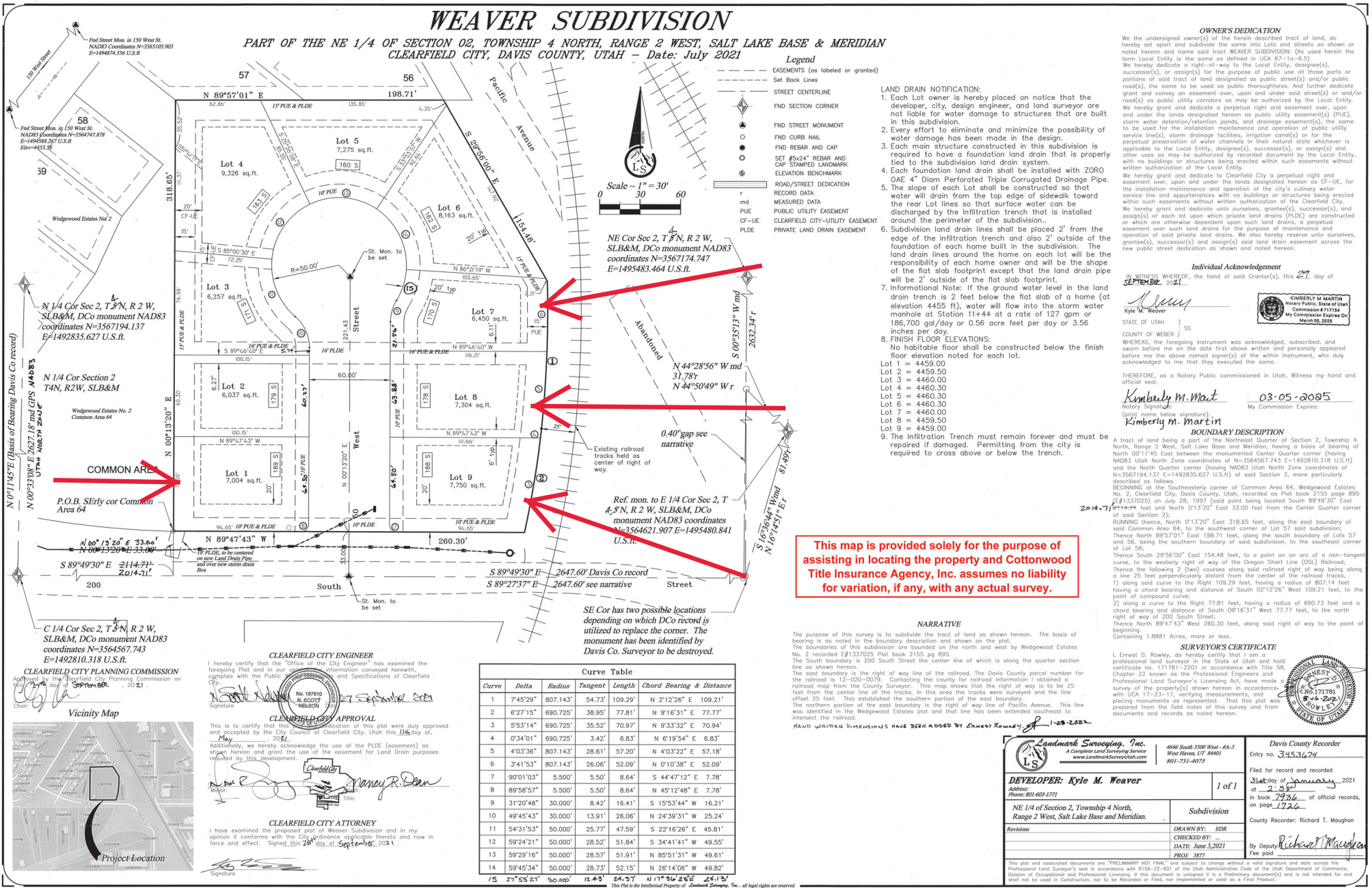


WEAVER SUBDIVISION

PART OF THE NE 1/4 OF SECTION 02, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH - Date: July 2021



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.

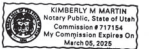
OWNER'S DEDICATION

The undersigned owner(s) of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown or noted hereon and name said WEAVER SUBDIVISION: (As used herein the term Local Entity is the same as defined in UCA 67-1a-1(5)). We hereby dedicate a right-of-way to the Local Entity, designee(s), successor(s), or assignee(s) for the purpose of public use of all those portions of said tract of land designated as public street(s) and/or public road(s), the same to be used as public thoroughfares. And further dedicate and convey an easement over, upon and under said street(s) and/or road(s) as public utility corridors as may be authorized by the Local Entity. We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated herein as public utility easement(s) (PUE), storm water detention/retention ponds, and drainage easement(s), the same to be used for the installation, maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the Local Entity, designee(s), successor(s), or assignee(s), and other uses as may be authorized by recorded document by the Local Entity. We hereby grant and dedicate to Clearfield City a perpetual right and easement over, upon and under the lands designated herein as CF-UE, for the installation, maintenance and operation of the city's utility water, service line and appurtenances with no buildings or structures being erected within such easements without written authorization of the Clearfield City. We hereby grant and dedicate unto ourselves, grantee(s), successor(s), or assignee(s) of each lot upon which private land drains (PLD) are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation of said private land drains. We also hereby reserve unto ourselves, grantee(s), successor(s), or assignee(s) said land drain easement across the new public street dedication as shown and noted hereon.

Individual Acknowledgment

In WITNESS WHEREOF, the hand of said Grantor(s), this 22nd day of SEPTEMBER 2021.

Kyle M. Weaver
Kyle M. Weaver
STATE OF UTAH
COUNTY OF WEBER



WHEREAS, the foregoing instrument was acknowledged, subscribed, and sworn before me on the date first above written and personally appeared before me the above named signers(s) of the within instrument, who duly acknowledged to me that they executed the same.

THHEREFORE, as a Notary Public commissioned in Utah, Witness my hand and official seal.

Kimberly M. Martin
Notary Signature
Kimberly M. Martin
My Commission Expires: 03-05-2025

BOUNDARY DESCRIPTION

A tract of land being a part of the northwest quarter of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian, having a bearing of North 00°11'45" East between the monumented Center Quarter corner (bearing NAD83 Utah North Zone coordinates E=149210.318 U.S.) and the North Quarter corner (having NAD83 Utah North Zone coordinates of E=149235.627 U.S.) of said Section 2, more particularly described as follows:

BEGINNING at the Southeastly corner of Common Area 64, Wedgewood Estates No. 2, Clearfield City, Davis County, Utah, recorded as Plat book 2155 page 895 (E=1317025) on July 28, 1997 (said point being located South 89°49'30" East 2014.71 feet and North 0°13'20" East 33.00 feet from the Center Quarter corner of said Section 2);

RUNNING thence North 0°13'20" East 33.00 feet, along the east boundary of said Common Area 64, to the southwest corner of lot 57 said subdivision;

Thence North 89°57'01" East 198.71 feet, along the south boundary of Lots 57 and 56, being the southern boundary of said subdivision, to the southeast corner of Lot 56;

Thence South 29°56'00" East 154.48 feet, to a point on an arc of a non-tangent curve, to the westerly right of way of the Great Salt Line (GSL) Railroad;

Thence the following 2 (two) courses along said railroad right of way being along a line 25 feet perpendicular to the center of the railroad tracks,

1) along said curve to the right 109.29 feet, having a radius of 807.14 feet having a chord bearing and distance of South 02°12'26" West 109.21 feet, to the point of compound curve;

2) along a curve to the right 77.81 feet, having a radius of 690.73 feet and a chord bearing and distance of South 09°16'31" West 77.77 feet, to the north right of way of 200 South Street;

Thence North 89°47'43" West 260.30 feet, along said right of way to the point of beginning.

Containing 1.8881 Acres, more or less.

NARRATIVE

The purpose of this survey is to subdivide the tract of land as shown hereon. The basis of bearing is as noted in the boundary description and shown on the plot. The boundaries of this subdivision are bounded on the north and west by Wedgewood Estates No. 2 recorded E#1337025 Plat book 2155 pg 895. The South boundary is 200 South Street the center line of which is along the quarter section line as shown hereon.

The east boundary is the right of way line of the railroad. The Davis County parcel number for the railroad is 12-020-0078. Contacting the county for railroad information I obtained a railroad map from the County Surveyor. This map shows that the right of way to be 25 feet from the center line of the tracks. In this area the tracks were surveyed and the line offset 25 feet. This established the southern portion of the east boundary.

The northern portion of the east boundary is the right of way line of Pacific Avenue. This line was identified in the Wedgewood Estates plot and that line has been extended southeast to intersect the railroad.

MADE WITHOUT DILIGENTIONS HAVE BEEN ADDED BY ERNEST ROWLEY 1-28-2022

SURVEYOR'S CERTIFICATE

I, Ernest D. Rowley, do hereby certify that I am a professional land surveyor and hold certificate No. 12781-2001 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyors Licensing Act. I have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plot was prepared from the field notes of this survey and from documents and records as noted hereon.



- ### Legend
- EASEMENTS (as labeled or granted)
 - Set Back Lines
 - STREET CENTERLINE
 - FND SECTION CORNER
 - FND STREET MONUMENT
 - FND CURB NAIL
 - FND REBAR AND CAP
 - SET BACK REBAR AND CAP
 - STAMPED LANDMARK
 - ELEVATION BENCHMARK
 - ROAD/STREET DEDICATION
 - RECORD DATA
 - MEASURED DATA
 - PUBLIC UTILITY EASEMENT
 - CLEARFIELD CITY-UTILITY EASEMENT
 - PRIVATE LAND DRAIN EASEMENT

NE Cor Sec 2, T 4 N, R 2 W, SLB&M, DCo monument NAD83 coordinates N=3567174.747 E=1495483.464 U.S.T.

N 44°28'56" W md 31.787' N 44°50'49" W r

Ref. mon. to E 1/4 Cor Sec 2, T 4 N, R 2 W, SLB&M, DCo monument NAD83 coordinates E=1495480.841 U.S.T.

SE Cor has two possible locations depending on which DCo record is utilized to replace the corner. The monument has been identified by Davis Co. Surveyor to be destroyed.

Curve	Delta	Radius	Tangent	Length	Chord	Bearing & Distance
1	7°45'29"	807.143'	54.73'	109.29'	N 21°26' E	109.21'
2	6°27'15"	690.725'	38.95'	77.81'	N 9°16'31" E	77.77'
3	5°53'14"	690.725'	35.52'	70.97'	N 9°33'32" E	70.94'
4	0°34'01"	690.725'	3.42'	6.83'	N 8°19'54" E	6.83'
5	4°03'36"	807.143'	28.61'	57.20'	N 4°03'22" E	57.18'
6	3°41'53"	807.143'	26.06'	52.09'	N 0°10'38" E	52.09'
7	9°00'10"	5,500'	5.50'	8.64'	S 44°47'12" E	7.78'
8	89°58'57"	5,500'	5.50'	8.64'	N 45°12'48" E	7.78'
9	31°20'48"	30,000'	8.42'	16.41'	S 15°53'44" W	16.21'
10	49°45'43"	30,000'	13.91'	26.08'	N 24°39'31" W	25.24'
11	54°31'53"	50,000'	25.77'	47.59'	S 22°16'26" E	45.81'
12	59°24'21"	50,000'	28.52'	51.84'	S 34°41'41" W	49.55'
13	59°29'16"	50,000'	28.57'	51.91'	N 85°51'31" W	49.61'
14	59°45'34"	50,000'	28.73'	52.15'	N 26°14'08" W	49.82'
15	21°55'27"	50,000'	18.43'	36.97'	N 17°36'24" E	24.13'

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

CLEARFIELD CITY PLANNING COMMISSION
Approved for the Clearfield City Planning Commission on this _____ day of _____, 2021.



Project Location

CLEARFIELD CITY ENGINEER
I hereby certify that the "Office of the City Engineer" has examined the foregoing and in our opinion, the information conveyed hereon, complies with the Public Works Code and Specifications of Clearfield City.

[Signature]
Nancy R. Dean
CLEARFIELD CITY APPROVAL
This is to certify that this subdivision plot was duly approved and accepted by the City Council of Clearfield City, Utah this 11th day of May, 2021.

Additionally, we hereby acknowledge the use of the PLE (Easement) as shown hereon and grant the use of the easement for Land Drain purposes referred by this development.

[Signature]
Nancy R. Dean
CLEARFIELD CITY ATTORNEY
I have examined the proposed plot of Weaver Subdivision and in my opinion it conforms with the City Ordinance applicable thereto and now in force and effect. Signed this _____ day of September, 2021.

[Signature]
CLEARFIELD CITY ATTORNEY

C 1/4 Cor Sec 2, T 4 N, R 2 W, SLB&M, DCo monument NAD83 coordinates N=3564567.743 E=1492810.318 U.S.R.

COMMON AREA
P.O.B. S/Ely cor Common Area 64

N 1/4 Cor Section 2 T4N, R2W, SLB&M

N 1/4 Cor Sec 2, T 4 N, R 2 W, SLB&M, DCo monument NAD83 coordinates N=3567194.137 E=1492835.627 U.S.R.

Pod Street Mon. in 150 West St. NAD83 Coordinates N=356505.903 E=1494874.558 U.S.R.

Pod Street Mon. in 150 West St. NAD83 Coordinates N=356474.870 E=1494588.267 U.S.R. Elev=4833.39