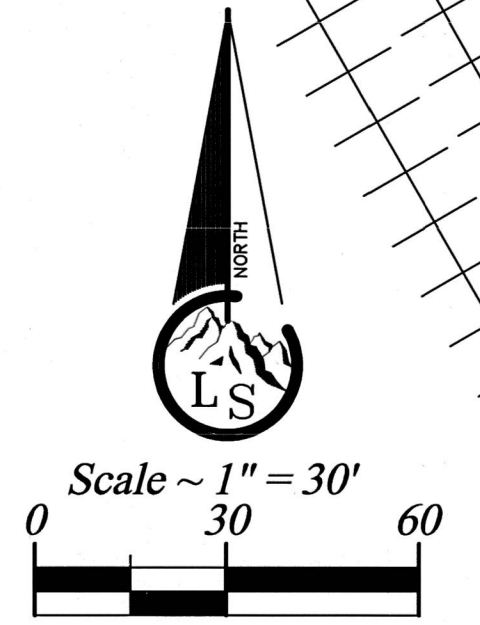


WEAVER SUBDIVISION

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

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 #5x24" 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.f.

LAND DRAIN NOTIFICATION:

1. Each Lot owner is hereby placed on notice that the developer, city, design engineer, and land surveyor are not liable for water damage to structures that are built in this subdivision.
2. Every effort to eliminate and minimize the possibility of water damage has been made in the design.
3. Each main structure constructed in this subdivision is required to have a foundation land drain that is properly tied to the subdivision land drain system.
4. Each foundation land drain shall be installed with ZORO OAE 4" Diam Perforated Triple Corrugated Drainage Pipe.
5. The slope of each Lot shall be constructed so that water will drain from the top edge of sidewalk toward the rear Lot lines so that surface water can be discharged by the infiltration trench that is installed around the perimeter of the subdivision.
6. Subdivision land drain lines shall be placed 2' from the edge of the infiltration trench and also 2' outside of the foundation of each home built in the subdivision. The land drain lines around the home on each lot will be the responsibility of each home owner and will be the shape of the flat slab footprint except that the land drain pipe will be 2' outside of the flat slab footprint.
7. Informational Note: If the ground water level in the land drain trench is 2 feet below the flat slab of a home (at elevation 4455 ft), water will flow into the storm water manhole at Station 11+44 at a rate of 127 gpm or 186,700 gal/day or 0.56 acre feet per day or 3.56 inches per day.
8. FINISH FLOOR ELEVATIONS:
No habitable floor shall be constructed below the finish floor elevation noted for each lot.
Lot 1 = 4459.00
Lot 2 = 4459.50
Lot 3 = 4460.00
Lot 4 = 4460.30
Lot 5 = 4460.30
Lot 6 = 4460.30
Lot 7 = 4460.00
Lot 8 = 4459.50
Lot 9 = 4459.00
9. The Infiltration Trench must remain forever and must be repaired if damaged. Permitting from the city is required to cross above or below the trench.

OWNER'S DEDICATION

We 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 herein and name said tract WEAVER SUBDIVISION. (As used herein the term Local Entity is the same as defined in UCA 67-1-6.5.) We hereby dedicate a right-of-way to the Local Entity, designee(s), successor(s), or assign(s) for the purpose of public use all those parts or 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 grant and convey an easement over, upon and under said street(s) or 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 assign(s) and other uses as may be authorized by recorded document by the Local Entity, with no buildings or structures being erected within such easements without written authorization of 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 culinary water service buildings 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), and assign(s) of each lot upon which private land drains (PLDE) 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) and assign(s) said land drain easement across the new public street dedication as shown and noted herein.

Individual Acknowledgement

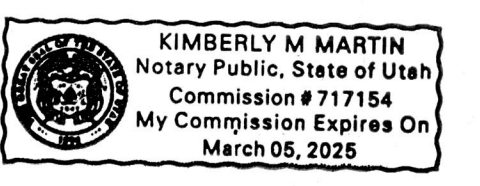
IN WITNESS WHEREOF, the hand of said Grantor(s), this 29 day of ~~SEPTEMBER~~ 2021.

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

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 signer(s) of the within instrument, who duly acknowledged to me that they executed the same.

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

Kimberly M. Martin
Notary Signature: 03-05-2025
My Commission Expires:
(print name below signature):
Kimberly M. Martin



BOUNDARY DESCRIPTION

A tract of land being a part of the Northeast Quarter of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian, having a basis of bearing of North 02°11'45" East between the monumented Center Quarter corner (having NAD83 Utah North Zone coordinates of N=3564567.743 E=1492810.318 U.S.f.) and the North Quarter corner (having NAD83 Utah North Zone coordinates of N=3567194.137 E=1492835.627 U.S.f.) of said Section 2, more particularly described as follows:
BEGINNING at the Southeast corner of Common Area 64, Wedgewood Estates No. 2, Clearfield City, Davis County, Utah, recorded as Plat book 2155 page 895 E#1337025 on July 28, 1997 (said point being located South 89°49'30" East 274.47 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 318.65 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 Oregon Short Line (OSL) Railroad; Thence the following 2 (two) courses along said railroad right of way being along a line 25 feet perpendicular distance from 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.

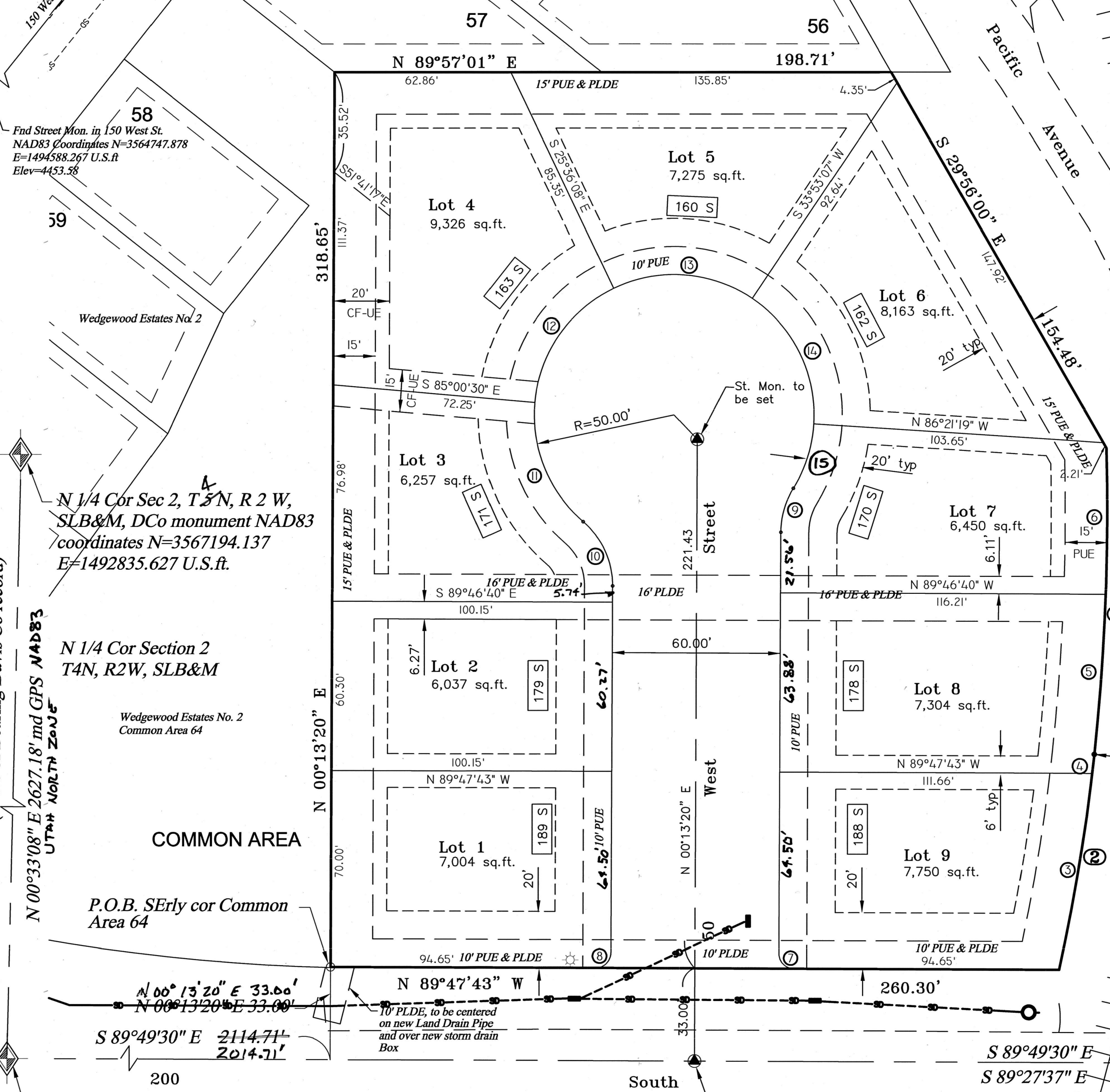
NARRATIVE

The purpose of this survey is to subdivide the tract of land as shown herein. The basis of bearing is as noted in the boundary description and shown on the plat. 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 herein. The east boundary is the right of way line of the railroad. The Davis County parcel number for the railroad is 12-020-0079. Contacting the county for railroad information I obtained a railroad map from the County Surveyor. This map shows that the right of way is 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 plat and that line has been extended southeast to intersect the railroad.

HAND WRITTEN DIMENSIONS 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 in the State of Utah and hold certificate no. 171781-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyors Licensing Act, have made a survey of the property(s) shown herein in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted herein.



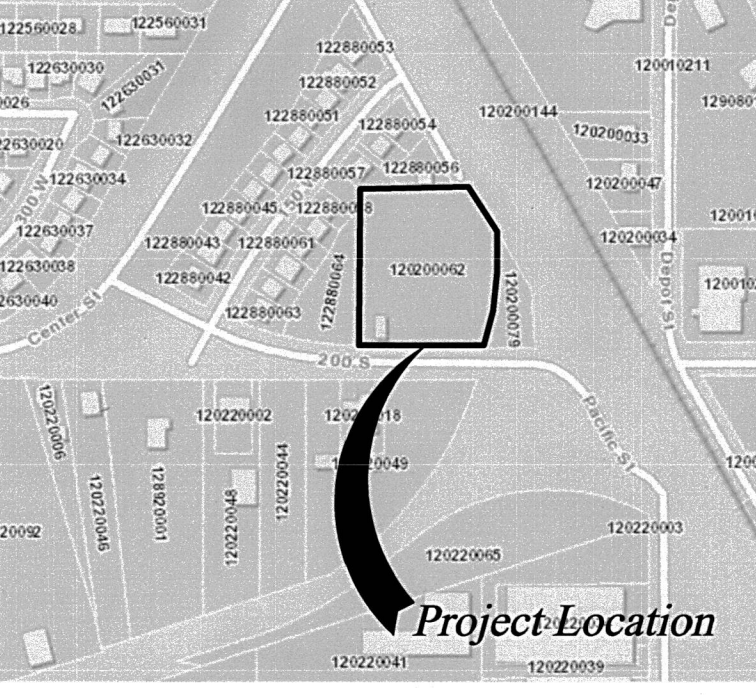
N 1/4 Cor Sec 2, T 4 N, R 2 W,
SLB&M, DCo monument NAD83
coordinates N=3567194.137
E=1492835.627 U.S.f.

N 1/4 Cor Section 2
T4N, R2W, SLB&M
Wedgewood Estates No. 2
Common Area 64

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.f.

CLEARFIELD CITY PLANNING COMMISSION
Approved by the Clearfield City Planning Commission on this 29 day of September, 2021.

Vicinity Map



CLEARFIELD CITY ENGINEER

I hereby certify that the "Office of the City Engineer" has examined the foregoing Plat and in our opinion, the information conveyed herewith, complies with the Public Utility Code and Specifications of Clearfield City.

Signature: *Nancy R. Dean*
Date: 27 September 2021

CLEARFIELD CITY APPROVAL

This is to certify that the dedication of this plat 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 PLDE (easement) as shown hereon and grant the use of the easement for Land Drain purposes required by this development.

Mayor: *Nancy R. Dean*
Title:

CLEARFIELD CITY ATTORNEY

I have examined the proposed plat of Weaver Subdivision and in my opinion it conforms with the City ordinance applicable thereto and now in force and effect. Signed this 28th day of September, 2021.

Signature:

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 2°12'26" 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 6°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°01'03"	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'	26.06'	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°14'06" W 49.82'
1/5	27°55'27"	50.000'	12.43'	24.37'	N 17°36'28" E 24.13'

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