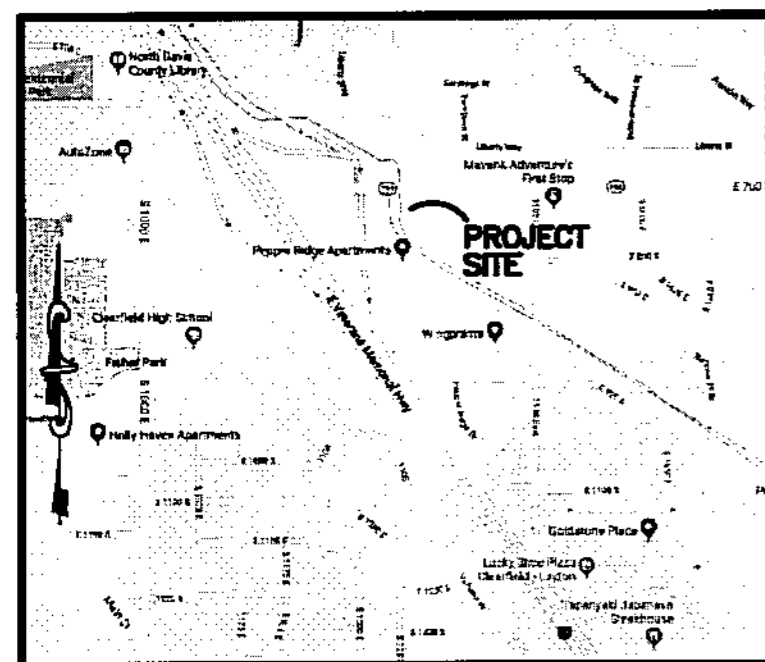
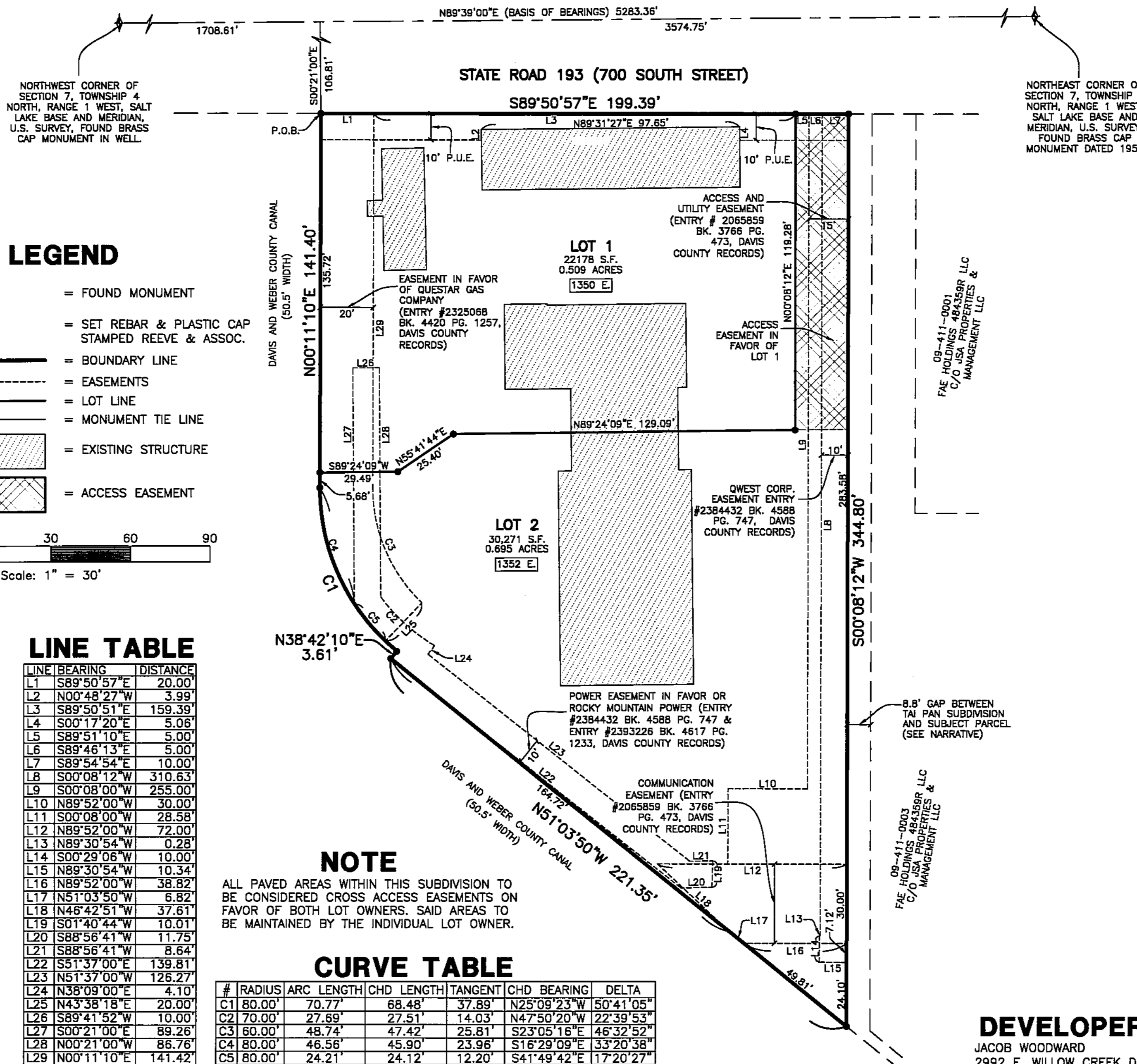


WOODWARD SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF CLEARFIELD, DAVIS COUNTY, UTAH
OCTOBER, 2018



VICINITY MAP
NOT TO SCALE

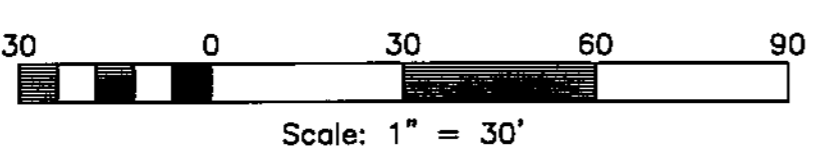


NORTHWEST CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT IN WELL.

NORTHEAST CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND BRASS CAP MONUMENT DATED 1957

LEGEND

- = FOUND MONUMENT
- = SET REBAR & PLASTIC CAP STAMPED REEVE & ASSOC.
- = BOUNDARY LINE
- = EASEMENTS
- = LOT LINE
- = MONUMENT TIE LINE
- = EXISTING STRUCTURE
- = ACCESS EASEMENT



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS. THE BOUNDARY WAS DETERMINED BY DEED USING THE MONUMENTS SHOWN HEREON. THERE IS A SIZEABLE GAP BETWEEN THE SUBJECT PARCEL AND THE TAI PAN SUBDIVISION TO THE EAST, WHICH IS SHOWN ON THE COUNTY OWNERSHIP PLAT. THE GAP AREA SEEMS TO BE OCCUPIED BY THE SUBDIVISION.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N89°39'00"E

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 193 (700 SOUTH STREET), SAID POINT BEING N89°39'00"E 1708.61 FEET AND S00°21'00"E 106.81 FEET FROM THE NORTHWEST CORNER OF SECTION 7 (NORTHEAST CORNER BEING N89°39'00"E 5283.36 FEET FROM SAID NORTHWEST CORNER); THENCE S89°50'57"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 193 (700 SOUTH STREET), 199.39 FEET; THENCE S00°08'12"W 344.80 FEET TO THE DAVIS AND WEBER COUNTY CANAL PROPERTY; THENCE ALONG SAID LINE THE FOLLOWING FOUR (4) COURSES: (1) N51°03'50"W 221.35 FEET; (2) N38°42'10"E 3.61 FEET; (3) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 80.00 FEET, AN ARC LENGTH OF 70.77 FEET, A DELTA ANGLE OF 50°41'05", A CHORD BEARING OF N25°09'23"W, A RADIAL BEARING OF N39°30'05"E, AND A CHORD LENGTH OF 68.48 FEET; AND (4) N00°11'10"E 141.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 52,449 SQUARE FEET OR 1.204 ACRES MORE OR LESS

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°50'57"E	20.00'
L2	N00°48'27"W	3.99'
L3	S89°50'51"E	159.39'
L4	S00°17'20"E	5.06'
L5	S89°51'10"E	5.00'
L6	S89°46'13"E	5.00'
L7	S89°54'54"E	10.00'
L8	S00°08'12"W	310.63'
L9	S00°08'00"W	255.00'
L10	N89°52'00"W	30.00'
L11	S00°08'00"W	28.58'
L12	N89°52'00"W	72.00'
L13	N89°30'54"W	0.28'
L14	S00°29'06"W	10.00'
L15	N89°30'54"W	10.34'
L16	N89°52'00"W	38.82'
L17	N51°03'50"W	6.82'
L18	N46°42'51"W	37.61'
L19	S01°40'44"W	10.01'
L20	S88°56'41"W	11.75'
L21	S88°56'41"W	8.64'
L22	S51°37'00"E	139.81'
L23	N51°37'00"W	126.27'
L24	N38°09'00"E	4.10'
L25	N43°38'18"E	20.00'
L26	S89°41'52"W	10.00'
L27	S00°21'00"E	89.26'
L28	N00°21'00"W	86.76'
L29	N00°11'10"E	141.42'

NOTE

ALL PAVED AREAS WITHIN THIS SUBDIVISION TO BE CONSIDERED CROSS ACCESS EASEMENTS ON FAVOR OF BOTH LOT OWNERS. SAID AREAS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNER.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	80.00'	70.77'	68.48'	37.89'	N25°09'23"W	50°41'05"
C2	70.00'	27.69'	27.51'	14.03'	N47°50'20"W	22°39'53"
C3	60.00'	48.74'	47.42'	25.81'	S23°05'16"E	46°32'52"
C4	80.00'	46.56'	45.90'	23.96'	S16°29'09"E	33°20'38"
C5	80.00'	24.21'	24.12'	12.20'	S41°49'42"E	17°20'27"

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 IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **WOODWARD 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 19th DAY OF February, 2019.

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A TWO LOT SUBDIVISION AS SHOWN ON THE PLAT AND NAME SAID TRACT **WOODWARD SUBDIVISION**, AND GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERCTED WITHIN SUCH EASEMENTS.

SIGNED THIS 22 DAY OF March, 2019.

John Petrowski *John Petrowski*
Pamela S. Petrowski *Pamela S. Petrowski*

ACKNOWLEDGMENT
STATE OF UTAH) ss.
COUNTY OF Davis)

ON THE 22 DAY OF MARCH, 2019,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JOHN PETROWSKI (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 *Whitney Devine*
COMMISSION EXPIRES NOTARY PUBLIC

ACKNOWLEDGMENT
STATE OF UTAH) ss.
COUNTY OF Davis)

ON THE 27th DAY OF March, 2019,
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Pamela S. Petrowski (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.

Oct 9 2021 *Shauna A. Brady*
COMMISSION EXPIRES NOTARY PUBLIC

PROJECT INFORMATION
Surveyor: T. HATCH Project Name: WOODWARD SUBDIVISION
Designer: E. ROCHE Number: 7078-01
Scale: 1"=30'
Begin Date: 10-24-18 Checked: _____

DAVIS COUNTY RECORDER
ENTRY NO. 3150617 FEE PAID \$32.00 FILED FOR RECORD AND RECORDED, 03/28/2019 AT 12:07 PM IN BOOK 7229 OF THE OFFICIAL RECORDS, PAGE 239
RECORDED FOR:
Shauna A. Brady
DAVIS COUNTY RECORDER
DEPUTY:

DEVELOPER
JACOB WOODWARD
2992 E. WILLOW CREEK DR.
SANDY, UT. 84093

CLEARFIELD CITY PLANNING COMMISSION
APPROVED THIS 26 DAY OF March, 2019
BY THE CLEARFIELD CITY PLANNING COMMISSION.
Wanda Jones
CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CLEARFIELD CITY COUNCIL
PRESENTED TO THE CLEARFIELD CITY COUNCIL THIS THE 11th DAY OF December, 2018, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
Nancy R. Dean
CLEARFIELD CITY MAYOR ATTEST CITY RECORDER

CLEARFIELD CITY ATTORNEY
APPROVED BY THE CLEARFIELD CITY ATTORNEY THIS THE 26th DAY OF March, 2019.
Scott Nelson
CLEARFIELD CITY ATTORNEY

CLEARFIELD CITY ENGINEER
I HEREBY CERTIFY THAT THE "OFFICE OF THE CITY ENGINEER" HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION HEREWITH, COMPLIES WITH THE PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS OF CLEARFIELD CITY.
Scott Nelson
CLEARFIELD CITY ENGINEER DATE March 2019

Reeve & Associates, Inc.
5100 SOUTH 1300 WEST, RIVERDALE, UTAH 84405
TEL: (801) 821-3100 FAX: (801) 821-2988 www.reeve-assoc.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS