THE LANDING TOWNHOMES

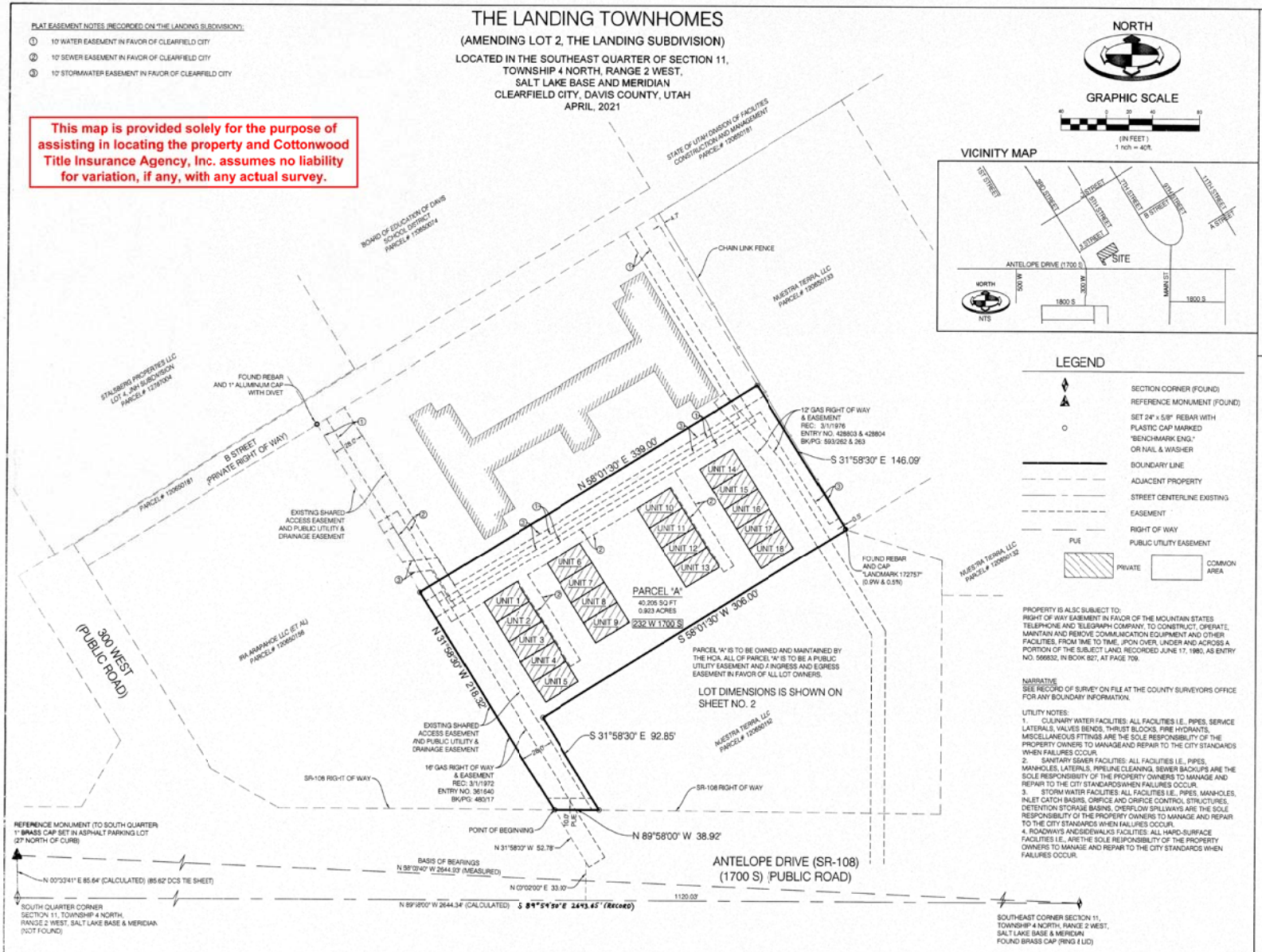
(AMENDING LOT 2, THE LANDING SUBDIVISION)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH
APRIL, 2021

PLAT EASEMENT NOTES (RECORDED ON "THE LANDING SUBDIVISION"):

① 10' WATER EASEMENT IN FAVOR OF CLEARFIELD CITY
② 10' SEWER EASEMENT IN FAVOR OF CLEARFIELD CITY
③ 10' STORMWATER EASEMENT IN FAVOR OF CLEARFIELD CITY

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.



NORTH

GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
1 inch = 40ft.

VICINITY MAP

LEGEND

- SECTION CORNER (FOUND)
- REFERENCE MONUMENT (FOUND)
- SET 24" x 5/8" REBAR WITH PLASTIC CAP MARKED "BENCHMARK ENG." OR NAIL & WASHER
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET CENTERLINE EXISTING
- EASEMENT
- RIGHT OF WAY
- PUE — PUBLIC UTILITY EASEMENT
- PRIVATE
- COMMON AREA

PROPERTY IS ALSO SUBJECT TO:
RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, TO CONSTRUCT, OPERATE, MAINTAIN AND REMOVE COMMUNICATION EQUIPMENT AND OTHER FACILITIES, FROM TIME TO TIME, UPON OVER, UNDER AND ACROSS A PORTION OF THE SUBJECT LAND, RECORDED JUNE 17, 1980, AS ENTRY NO. 566832, IN BOOK 827, AT PAGE 709.

NARRATIVE
SEE RECORD OF SURVEY ON FILE AT THE COUNTY SURVEYORS OFFICE FOR ANY BOUNDARY INFORMATION.

UTILITY NOTES:
1. CULINARY WATER FACILITIES: ALL FACILITIES I.E., PIPES, SERVICE LATERALS, VALVES BENDS, THRUST BLOCKS, FIRE HYDRANTS, MISCELLANEOUS FITTINGS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
2. SANITARY SEWER FACILITIES: ALL FACILITIES I.E., PIPES, MANHOLES, LATERALS, PIPELINE CLEANING, SEWER BACKUPS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
3. STORM WATER FACILITIES: ALL FACILITIES I.E., PIPES, MANHOLES, INLET CATCH BASINS, ORIFICE AND ORIFICE CONTROL STRUCTURES, DETENTION STORAGE BASINS, OVERFLOW SPILLWAYS ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.
4. ROADWAYS AND SIDEWALKS FACILITIES: ALL HARD-SURFACE FACILITIES I.E., ARE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO MANAGE AND REPAIR TO THE CITY STANDARDS WHEN FAILURES OCCUR.

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 7240531 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, A RECORD OF SURVEY PREPARED BY BENCHMARK ENGINEERING AND LAND SURVEYING, LLC, HAS BEEN FILED AT THE DAVIS COUNTY SURVEYORS OFFICE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS:

THE LANDING TOWNHOMES
(AMENDING LOT 2, THE LANDING SUBDIVISION)

BOUNDARY DESCRIPTION

LOT 2, THE LANDING SUBDIVISION

BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SR-108 (ANTELOPE DRIVE), SAID POINT BEING NORTH 89°58'00" WEST 1120.03 FEET ALONG THE SECTION LINE AND NORTH 00°02'00" EAST 33.00 FEET AND NORTH 31°58'30" WEST 52.78 FEET FROM THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS: NORTH 88°08'40" WEST 2644.93 FEET FROM SAID SOUTHEAST CORNER TO A 1" BRASS CAP REFERENCE MONUMENT FOR THE SOUTH QUARTER CORNER OF SAID SECTION 11), AND RUNNING THENCE NORTH 31°58'30" WEST 218.32 FEET TO THE SOUTHERLY LINE OF LOT 1, THE LANDING SUBDIVISION; THENCE NORTH 58°01'30" EAST 339.00 FEET ALONG SAID SOUTHERLY LINE; THENCE SOUTH 31°58'30" EAST 146.09 FEET; THENCE SOUTH 58°01'30" WEST 306.00 FEET; THENCE SOUTH 31°58'30" EAST 92.85 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF SR-108; THENCE NORTH 89°58'00" WEST 38.92 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINS: 52,249 SQ FT OR 1.199 ACRES, MORE OR LESS
18 UNITS & COMMON AREA

(ROTATE BEARINGS 00°18'54" CLOCKWISE FOR NAD83 BEARINGS)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS PLAT, HAVE CAUSED A SURVEY AND THIS PLAT TO BE MADE OF THE PROPERTY AND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO UNITS, PRIVATE STREETS AND EASEMENTS, AND DO HEREBY DEDICATE THEIR PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. THE UNDERSIGNED OWNER(S) CONSENTS TO RECORDATION OF THIS PLAT.

IN WITNESS HEREOF WE/I HAVE HEREUNTO SET OUR/MY HAND(S) THIS 8 DAY OF April, A.D. 20 21

ASPEN PARK PARTNERS, LLC

SIGNATURE

PRINTED NAME: CARL YORK

TITLE: MANAGING PARTNER

LLC ACKNOWLEDGMENT

STATE OF UTAH
County of Salt Lake S.S.

ON THE 8 DAY OF April A.D. 2021, CARL YORK, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF Salt Lake IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND IS THE MANAGING PARTNER OF ASPEN PARK PARTNERS, LLC, AND WHO DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNERS DEDICATION FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF ASPEN PARK PARTNERS, LLC.

MY COMMISSION EXPIRES: 02/21/2023 (DATE)
Addilyn Griffin PRINT NAME

COMMISSION NUMBER: 704749

NOTARY PUBLIC COMMISSIONED IN UTAH

ADDILYN GRIFFIN Notary Public - State of Utah Comm. No. 704749 My Commission Expires on Feb 21, 2023

THE LANDING TOWNHOMES
(AMENDING LOT 2, THE LANDING SUBDIVISION)

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH

SHEET 1 OF 2

OWNER/DEVELOPER:
ASPEN PARK PARTNERS, LLC
CARL YORK
TELEPHONE: 801-556-9045
EMAIL: CARL@OLYMPUSHOMESUTAH.COM

BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

PLANNING COMMISION

APPROVED THIS 16 DAY OF April A.D. 20 21 BY THE CLEARFIELD CITY PLANNING COMMISSION.

CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER

I HEREBY CERTIFY THAT THE OFFICE OF THE CITY ENGINEER HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION THE INFORMATION COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF CLEARFIELD CITY.

No. 187910 SCOTT NELSON

CLEARFIELD CITY ENGINEER, STATE OF UTAH — DATE 4/28/2021

CITY ATTORNEY'S APPROVAL

APPROVED THIS 14th DAY OF April A.D. 20 21 BY THE CLEARFIELD CITY ATTORNEY.

CLEARFIELD CITY ATTORNEY

CITY COUNCIL APPROVAL

PRESENTED TO CLEARFIELD CITY THIS 23rd DAY OF February A.D. 20 21

ATTEST: CLEARFIELD CITY RECORDER — CLEARFIELD CITY MAYOR

DAVIS COUNTY RECORDER

RECORD ID # 3378521
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF CLEARFIELD CITY.
DATE 5-4-2021 TIME 10:30 BOOK 7954 PAGE 625
FEE $138.00 By: SM
Richard T. Maughan DAVIS COUNTY RECORDER

2009207sp-ttl.dw_