

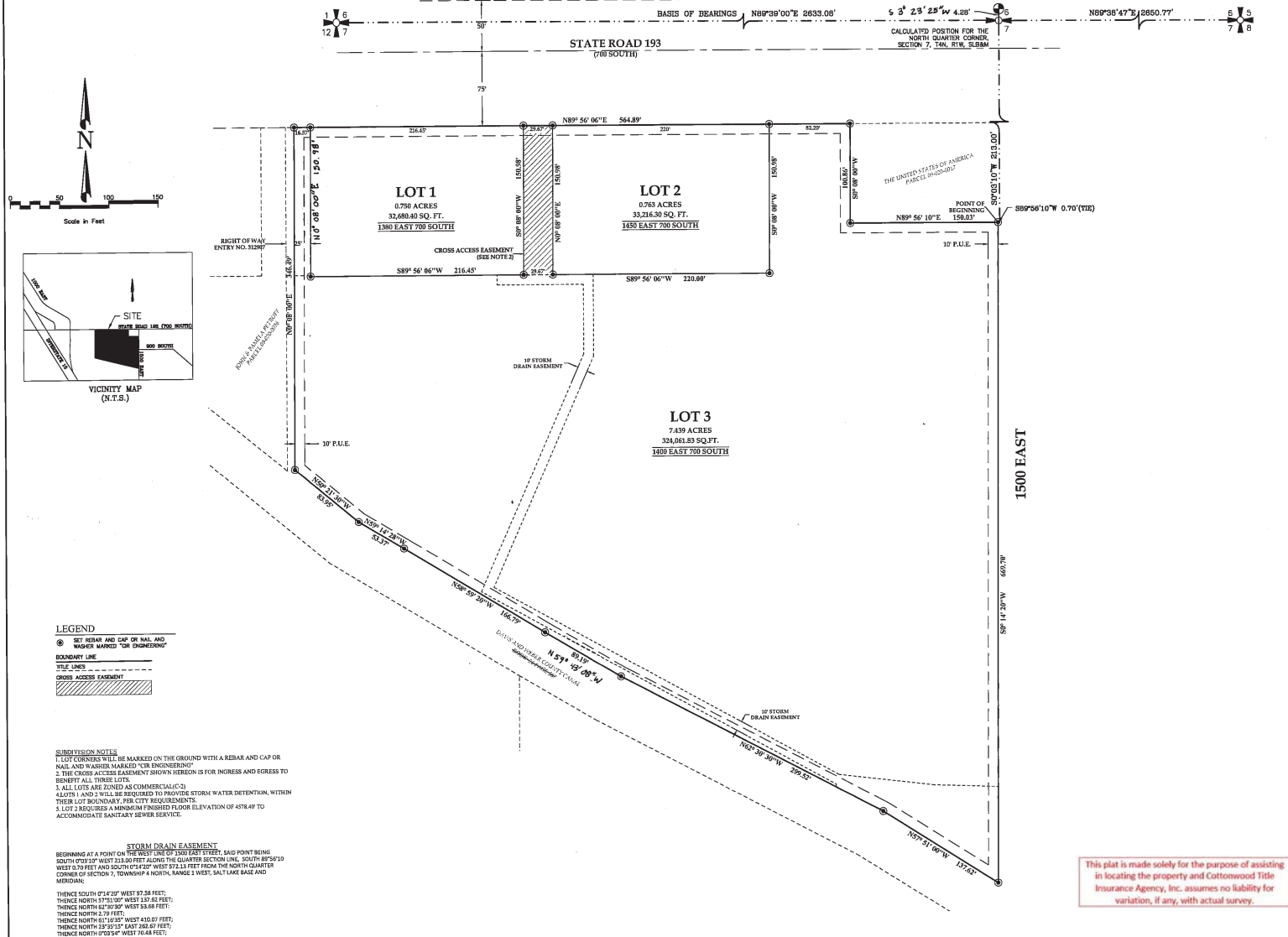
TAI PAN SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 7
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH

FOUND DAVIS COUNTY BRASS CAP MONUMENT FOR THE NORTHWEST CORNER, SECTION 7, T4N, R1W, S186M

FOUND DAVIS COUNTY BRASS CAP MONUMENT FOR THE NORTH-EAST CORNER, SECTION 7, T4N, R1W, S186M

FOUND DAVIS COUNTY BRASS CAP MONUMENT FOR THE NORTH-EAST CORNER, SECTION 7, T4N, R1W, S186M



- LEGEND**
- REBAR AND CAP OR NAIL AND WOOD MARKED FOR ENGINEERING
 - BOUNDARY LINE
 - TITLE LINES
 - CROSS ACCESS EASEMENT

- SUBDIVISION NOTES**
- LOT CORNERS WILL BE MARKED ON THE GROUND WITH A REBAR AND CAP OR NAIL AND WOOD MARKED FOR ENGINEERING
 - THE CROSS ACCESS EASEMENT SHOWN HEREON IS FOR INGRESS AND EGRESS TO BENEFIT ALL THREE LOTS
 - ALL LOTS ARE ZONED AS COMMERCIAL(C-2)
 - LOTS 1 AND 2 WILL BE REQUIRED TO PROVIDE STORM WATER DETENTION, WITHIN THEIR LOT BOUNDARY, PER CITY REQUIREMENTS.
 - LOT 3 REQUIRES A MINIMUM FINISHED FLOOR ELEVATION OF 4578.40' TO ACCOMMODATE SANITARY SEWER SERVICE.

STORM DRAIN EASEMENT
BEGINNING AT A POINT ON THE WEST LINE OF 1500 EAST STREET, SAID POINT BEING SOUTH 07°01'30" WEST 33.50 FEET ALONG THE QUARTER SECTION LINE, SOUTH 88°52'10" WEST 0.70 FEET AND SOUTH 0°14'20" WEST 57.13 FEET FROM THE NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN:

- THENCE SOUTH 0°14'20" WEST 97.58 FEET;
- THENCE NORTH 0°13'00" WEST 13.02 FEET;
- THENCE NORTH 62°50'30" WEST 53.68 FEET;
- THENCE NORTH 12.79 FEET;
- THENCE NORTH 61°10'35" WEST 430.07 FEET;
- THENCE NORTH 53°10'35" EAST 400.00 FEET;
- THENCE NORTH 0°33'54" WEST 70.48 FEET;
- THENCE NORTH 86°00'00" WEST 82.08 FEET;
- THENCE NORTH 0°03'30" EAST 50.00 FEET;
- THENCE NORTH 89°00'00" EAST 50.00 FEET;
- THENCE SOUTH 0°13'00" EAST 82.55 FEET;
- THENCE SOUTH 61°10'35" EAST 388.57 FEET;
- THENCE SOUTH 86°13'18" EAST 65.35 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.886 ACRES OR 16,823 SQ. FT. MORE OR LESS

SURVEYOR'S CERTIFICATE:
I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 514376 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS THE TAI PAN SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.

CORY B. NEERINGS
PLS 514376

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING 231.80 FEET SOUTH 0°09'10" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7, THENCE 191 FEET SOUTH 89°18 FEET TO THE POINT OF BEGINNING, AND RUNNING THENCE SOUTH 0°14'20" WEST 488.75 FEET TO THE NORTH RIGHT OF WAY LINE OF THE DAVIS AND WEBER COUNTY CANAL, THENCE NORTH WITHELY ALONG THE NORTH LINE OF SAID CANAL THE FOLLOWING BE (B) COURSES: (1) NORTH 87°00'00" WEST 17.65 FEET; (2) NORTH 02°00'00" WEST 26.65 FEET; (3) NORTH 89°42'00" WEST 80.19 FEET; (4) NORTH 89°20'00" WEST 16.70 FEET; (5) NORTH 0°14'20" WEST 23.37 FEET; (6) NORTH 89°20'00" WEST 80.05 FEET; THENCE NORTH 00°00'00" EAST 36.48 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 19, ALSO KNOWN AS 700 SOUTH STREET; THENCE NORTH 89°00'00" EAST 54.80 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY 19; THENCE SOUTH 0°09'10" WEST 10.80 FEET; THENCE NORTH 89°00'00" EAST 50.18 FEET TO THE POINT OF BEGINNING.

CONTAINS:
3 LOTS
4.924 ACRES
393,556 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS:

BASIS OF BEARINGS ESTABLISHED AS NORTH 89°00'00" EAST BETWEEN NORTHWEST CORNER AND NORTH QUARTER CORNER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE **TAI PAN SUBDIVISION**

IN WITNESS I HAVE HEREUNTO SET MY OWN HAND THIS 24 DAY OF May, 2016.

BY: [Signature]
NAME: Tom Stewart NAME: MARCY SEELDS
TITLE: MANAGER TITLE: OWNER
STAY TO CLEARFIELD, ULL SEELDS FAMILY LIMITED PARTNERSHIP

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF DAVIS)

ON THE 24 DAY OF May, A.D. 2016 PERSONALLY APPEARED BEFORE ME, THE SPOKER(S) OF THE FOREGOING DEDICATION WHO PUBLICLY ACKNOWLEDGED TO ME THAT THEY DID FREELY AND VOLUNTARILY EXECUTE THE SAME FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 4/3/17

NOTARY PUBLIC: [Signature] RESIDING IN Davis COUNTY.

dean Thomas Commission 664987 expires 4/3/17 State of Utah

TAI PAN SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 7
TOWNSHIP 4 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CLEARFIELD CITY, DAVIS COUNTY, UTAH

PREPARED BY:

CIR ENGINEERING, L.L.C.
3032 SOUTH 11030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

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.

<p>PLANNING COMMISSION</p> <p>APPROVED THIS <u>2nd</u> DAY OF <u>May</u>, A.D. 2016 BY THE CLEARFIELD CITY PLANNING COMMISSION.</p> <p><u>[Signature]</u> CHAIRMAN</p>	<p>CLEARFIELD CITY</p> <p>APPROVED THIS <u>3rd</u> DAY OF <u>May</u>, A.D. 2016</p> <p><u>[Signature]</u> CITY ENGINEER</p>	<p>CITY ATTORNEY</p> <p>APPROVED AS TO FORM THIS <u>3rd</u> DAY OF <u>May</u>, A.D. 2016</p> <p><u>[Signature]</u> CITY ATTORNEY</p>	<p>CITY COUNCIL APPROVAL</p> <p>PRESENTED TO THE CLEARFIELD CITY COUNCIL THIS <u>24th</u> DAY OF <u>May</u>, A.D. 2016, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p><u>[Signature]</u> <u>[Signature]</u> MAYOR, CLERK/CITY ENGINEER CITY RECORDER</p>
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<p>DAVIS COUNTY RECORDER</p> <p>STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF <u>CIR ENGINEERING, L.L.C.</u></p> <p>DATE <u>August 11, 2016</u> TIME <u>9:21 AM</u> BOOK <u>6577</u> PAGE <u>1163</u></p> <p><u>\$ 333</u> FEE</p> <p><u>[Signature]</u> CLERK DEPUTY DAVIS COUNTY RECORDER</p>	<p>DATE: 5/18/16</p> <p>SCALE: 1"=50'</p> <p>PAGE: 1 OF 1</p> <p>PROJECT: S16-024</p>
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