

FREPORT COLD STORAGE SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
CLEARFIELD, DAVIS COUNTY, UTAH
FEBRUARY 2020

SURVEYOR'S CERTIFICATE
I, KEITH R. RUSSELL do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 164386 as prescribed under 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, and have subdivided said tract of land into lots and streets, hereafter to be known as FREPORT COLD STORAGE SUBDIVISION and that the same has been correctly surveyed and staked on the ground as shown on this plat. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION
Commencing at a point located on the East Section line of Section 2, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said point being South 00°13'08" West 931.66 feet from the East quarter corner of said Section 2, and running:
South 00°13'08" West 379.14 feet along the section line to the Southeast Corner of the North Half of the Southeast Quarter of said Section 2;
thence North 89°55'25" West 902.58 feet along the South line of the North Half of the Southeast Quarter to a point on the Easterly Right-of-Way of the DENVER & RIO GRANDE WESTERN RAILROAD;
thence North 35°00'00" West 596.59 feet along the Easterly Right-of-Way of the DENVER & RIO GRANDE WESTERN RAILROAD;
thence South 89°46'52" East 846.63 feet;
thence South 00°13'08" West 40.00 feet;
thence South 89°46'52" East 200.00 feet;
thence South 00°13'08" West 66.00 feet;
thence South 89°46'52" East 200.00 feet to the Point of Beginning.
Contains 493,537 square feet, 11.33 acres and 1 Lot

March 20, 2020
Date
Keith R. Russell
Keith R. Russell
License No. 164386

OWNER'S DEDICATION
Known all men by these presents that we, the undersigned owners of the above described tract of land, having caused same to be subdivided, hereafter known as
FREPORT COLD STORAGE SUBDIVISION
do hereby dedicate the property shown hereon as Public Street to be known as Main Street (a 33.00 foot half width) along the frontage of this plat, and also dedicate to Public Utility Company's for perpetual use of the public all Public Utility Easements shown on this plat as intended for Public use.
In witness whereof we have hereunto set our hands this 7th day of April A.D., 20 20.

Stuart K. Smith
CLEARFIELD LAND AND MANAGEMENT, a California Partnership
By: STUART K. SMITH
It's: GENERAL PARTNER

PARTNERSHIP ACKNOWLEDGMENT
STATE OF UTAH, J.S.
County of DAVIS
On the 7th day of April A.D., 20 20, STUART K. SMITH, personally appeared before me, the undersigned Notary Public, in and for said County of DAVIS, in the State of UTAH, who after being duly sworn, acknowledged to me that he is the GENERAL PARTNER of CLEARFIELD LAND AND MANAGEMENT, a CALIFORNIA PARTNERSHIP and that he signed the Owner's Dedication freely and voluntarily for and in behalf of said PARTNERSHIP, to the purposes therein provided and acknowledged to me that said PARTNERSHIP executed the same.
MY COMMISSION EXPIRES: 10/14/2023
Shirley L. Olsen RESIDING IN Davis COUNTY, UTAH
NOTARY PUBLIC

FREPORT COLD STORAGE SUBDIVISION

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TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE & MERIDIAN
CLEARFIELD, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER
ENTRY NO. 32509165 FEE \$52.00
PAID FILED FOR RECORD AND
RECORDED THIS 13th DAY OF May, 20 20
AT 10:34 IN BOOK 7512 OF OFFICIAL RECORDS
PAGE 738

SHEET 1 OF 1
PROJECT NUMBER: 9248A
MANAGER: P. HARRIS
DRAWN BY: C. ANDERSON
CHECKED BY: P. HARRIS
DATE: 2-06-2020
BY *Quinn M. Matheson*
DAVIS COUNTY RECORDER
DEPUTY RECORDER

PORTER FAMILY LLC
12-022-0042

MY ROCK OF GIBRALTAR LLC
12-022-0053

MY ROCK OF GIBRALTAR LLC
12-022-0026

LOT 1
CONTAINS: 481,024 sq. ft.
11.043 acres

THE PORTER FAMILY LLC
12-022-0079

THE PORTER FAMILY LLC
12-022-0079

ALVA LEON MATHESON
12-022-0069

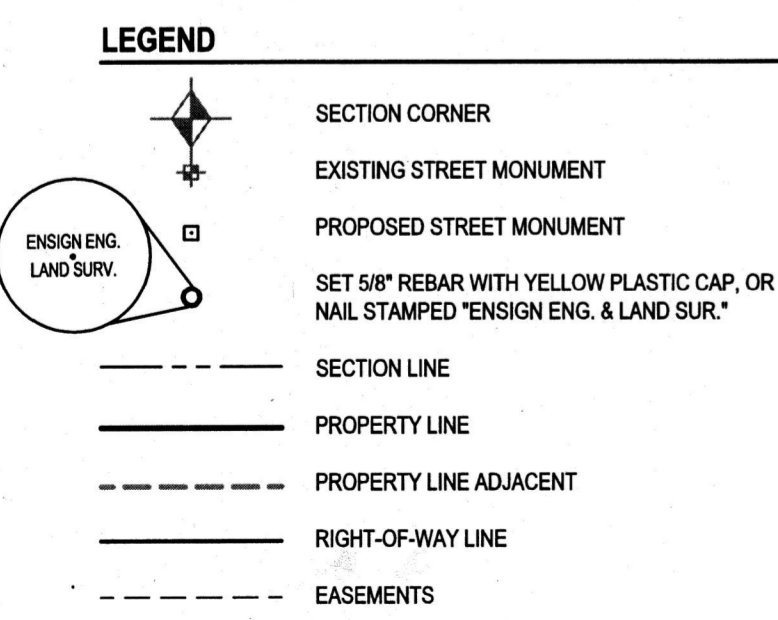
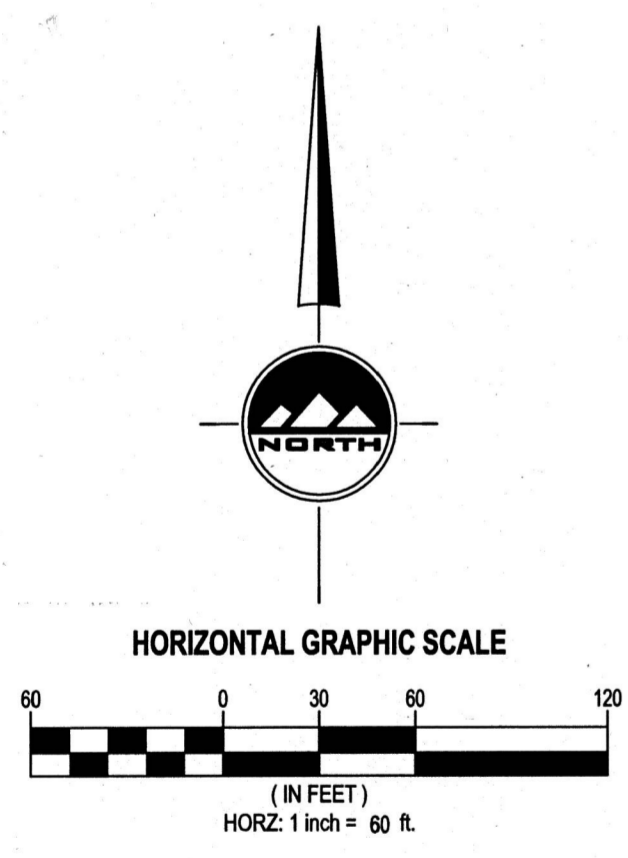
LINE TABLE

LINE	BEARING	LENGTH
L1	S89°55'25"E	19.55'
L2	N35°00'00"W	372.43'
L3	N90°00'00"W	19.53'
L4	N10°51'42"E	7.50'
L5	N90°00'00"E	71.00'
L6	N0°00'00"E	17.00'
L7	N90°00'00"W	71.00'
L8	N10°51'42"E	7.50'
L9	N89°46'52"W	49.61'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	480.20'	266.75'	31°49'38"	S63°13'29"E	263.33'
C2	472.70'	89.61'	10°51'42"	S84°34'09"E	89.48'
C3	455.70'	86.39'	10°51'42"	N84°34'09"W	86.26'
C4	448.20'	212.34'	27°08'39"	N65°33'58"W	210.36'

- GENERAL NOTES:**
- PROPERTY IS ZONED M-1 MANUFACTURING ZONE.
A. FRONT YARD SETBACK IS 10'
B. SIDE YARD SETBACK IS 0 FEET, EXCEPT WHEN ADJACENT TO A RESIDENTIAL ZONE, THEN 25' SHALL BE REQUIRED.
C. REAR YARD SETBACK IS 0' EXCEPT WHEN ADJACENT TO A RESIDENTIAL ZONE, A REAR YARD OF 25' SHALL BE REQUIRED.
 - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE) ARE 10' FRONT, 10' SIDE AND 10' REAR UNLESS OTHERWISE NOTED HEREON.
 - DISTANCES IN PARENTHESIS ARE ALONG PROPERTY LINE FROM PROPERTY CORNER TO EASEMENT LINE.
 - UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.



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SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.965.1463

RICHFIELD
Phone: 435.896.2983

CITY ATTORNEY'S APPROVAL
APPROVED THIS 13th DAY OF April, 20 20.
BY THE CLEARFIELD CITY ATTORNEY.
[Signature]
CLEARFIELD CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS 13 DAY OF APRIL, 20 20.
BY THE CITY PLANNING COMMISSION APPROVAL
[Signature]
CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
I HEREBY CERTIFY THAT THE "OFFICE OF THE CITY ENGINEER" HAS EXAMINED THE FORGOING PLAT AND IN OUR OPINION THE INFORMATION CONVEYED HERE WITH COMPLIES WITH THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF CLEARFIELD CITY.
APPROVED THIS 15 DAY OF April, 20 20
[Signature]
CLEARFIELD CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS 25th DAY OF February, 20 20.
BY THE CLEARFIELD CITY COUNCIL
[Signature]
CITY RECORDER
[Signature]
CITY MAYOR

SHEET 1 OF 1
PROJECT NUMBER: 9248A
MANAGER: P. HARRIS
DRAWN BY: C. ANDERSON
CHECKED BY: P. HARRIS
DATE: 2-06-2020
BY *[Signature]*
DEPUTY RECORDER