

SAND RIDGE VILLAGE TOWNHOMES A PLANNED UNIT DEVELOPMENT - AMENDED

AMENDING SAND RIDGE VILLAGE TOWNHOMES - A PLANNED UNIT DEVELOPMENT

ENTRY NO. 3251550 IN BOOK 7514, PAGE 12
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
CLEARFIELD CITY, DAVIS COUNTY, UTAH

JUNE 2021

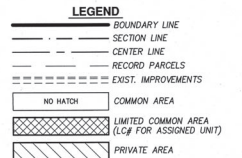
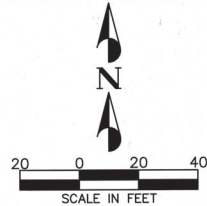
CURVE TABLE (CENTERLINE)

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
CP	30.00'	27.36'	59°14'42"	14.71'	S 63°19'57" E	26.42'
CF	50.00'	49.74'	3°37'14"	16.98'	S 18°20'34" E	32.91'

150 SOUTH PLAZA LLC
PARCEL ID: 12-001-0181

PACE HOLDING LLC
PARCEL ID: 12-001-0171

S 89°27'34" E 206.53' (PR-S 89°42' E)



DATUM NOTE:
THE NAD83 ROTATION BEARING IS SOUTH 89°25'16" EAST, ALONG THE SECTION LINE, BETWEEN THE WEST 1/4 CORNER AND THE CENTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN HEREON.

REFERENCE DOCUMENT
THIS FINAL PLAT IS BASED ON A BOUNDARY SURVEY PREPARED BY DIAMOND LAND SURVEYING, LLC JOB NUMBER: 17-199-4, DATED: 1/15/18 BY: HATHAN B. WEBER, LICENSE NO. 9152762

- NOTES**
- ALL COMMON AREA AND PRIVATE STREETS SHALL BE A PUBLIC UTILITY EASEMENT (P.U.E.)
 - ALL AREAS SHOWN HEREON, EXCEPTING BUILDING AREAS, ARE A DRAINAGE EASEMENT (ABOVE AND UNDERGROUND) TO ALLOW CONVEYANCE OF STORM WATER ACROSS PARCEL/LOT BOUNDARIES.
 - ALL AREAS SHOWN HEREON, EXCEPTING BUILDING AREAS, ARE A CROSS ACCESS EASEMENT TO ALLOW VEHICULAR ACCESS ACROSS PARCEL/LOT BOUNDARIES.
 - IF ANY SECOND FLOOR BALCONIES THAT EXTEND INTO THE SHARED ACCESS/P.U.E. AREA ARE TO BE INCLUDED AS A PART OF THE PRIVATE OWNERSHIP AREA.
 - ALL PRIVATE STREET IMPROVEMENTS AND MAINLINE UTILITIES INCLUDING WATER LINES, SEWER LINES AND DRAINAGE LINES ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. INDIVIDUAL SANITARY SEWER AND CULINARY WATER LATERALS ARE TO BE MAINTAINED BY INDIVIDUAL LOT/UNIT OWNER.
 - ALL PARK STRIPS ALONG STATE STREET AND 200 SOUTH ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL INTERIOR LOTS/UNITS HAVE A SQUARE FOOTAGE OF 660 SQ. FT.

SURVEYOR'S CERTIFICATE
I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH PERQ CONSULTING, LLC, AND THAT I HOLD CERTIFICATE NO. 90998 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS SAND RIDGE VILLAGE TOWNHOMES, A PLANNED UNIT DEVELOPMENT, AMENDED, 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
BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 200 SOUTH STREET; SAID POINT BEING SOUTH 89°45'34" EAST, ALONG THE SECTION LINE, 270.0 FEET; AND NORTH 0°14'26" EAST, 33.0 FEET FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°14'26" EAST, 256.6 FEET; THENCE SOUTH 89°27'34" EAST 206.53 FEET; TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE STREET; THENCE SOUTH 77°13'44" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 321.79 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 200 SOUTH STREET; THENCE NORTH 89°45'34" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 402.12 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.79 Acres (or 77,872 Sq. Ft.)
(THE NAD83 ROTATION BEARING IS SOUTH 89°25'16" EAST, ALONG THE SECTION LINE, BETWEEN THE WEST 1/4 CORNER AND THE CENTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN)

OWNERS' CERTIFICATE AND DEDICATION
KNOW ALL MEN IN THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON 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 SURVEYED INTO LOTS, BLOCKS, STREETS AND EASEMENTS TO BE KNOWN AS SAND RIDGE VILLAGE TOWNHOMES, A PLANNED UNIT DEVELOPMENT, AMENDED, 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. THE UNDERSIGNED OWNERS CONSENTS TO RECORDATION OF THIS PLAT BY THE SURVEYOR.

IN WITNESS WHEREOF WE HAVE HEREIN TO SET OUR HANDS THIS 23rd DAY OF JUNE, A.D. 2021.
Henry Walker Development LLC
Henry Walker Construction LLC
KNCZ CLEARFIELD CO2B LLC

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF DAVIS }
ON the 23rd DAY OF JUNE, A.D. 2021, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING CERTIFICATE AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME IN THE CAPACITY INDICATED.

Commission Number: 7112463
Commission Expires: April 25, 2024
Kaila Johnson
Print Name of Notary

UTILITY DEDICATION
THE ABOVE NAMED OWNERS OF THE ABOVE DESCRIBED PARCEL OF LAND DO HEREBY OFFER AND CONVEY TO THE CITY OF CLEARFIELD RESIDENTIAL PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAY AS SHOWN BY THE AREAS MARKED "COMMON AND LIMITED COMMON AREA" ON THE PLAT FOR SUBTERANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, WATER LINE APPURTENANCES, CABLE AND OTHER PUBLIC UTILITIES, TOGETHER WITH THE RIGHT-OF-WAY ACCESS THEREBY. IT IS HEREBY UNDERSTOOD THAT ALL LOTS HAVE A CROSS-EASEMENT THROUGH EACH OTHER FOR THE PLACEMENT OF NECESSARY UTILITIES TO SERVE ADJACENT UNITS. IF THE ABOVE EASEMENT IS NOT UTILIZED DURING INITIAL CONSTRUCTION FOR FIRST OCCUPANCY, THE EASEMENT SHALL BE DEEMED VACATED.

RESERVATION OF COMMON AREAS
BY RECORDING THIS PLAT, THE ABOVE NAMED OWNERS HAVE DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREA INTENDED FOR USE BY CERTAIN OF THE OWNERS IN SAND RIDGE VILLAGE TOWNHOMES, A PLANNED RESIDENTIAL DEVELOPMENT - AMENDED, FOR INGRESS, EGRESS, RECREATION AND OTHER RELATED ACTIVITIES (AND NOT FOR USE BY THE GENERAL PUBLIC) FOR THE COMMON USE AND ENJOYMENT OF SUCH OWNERS AS MORE FULLY PROVIDED IN THE DECLARATION OF PROTECTIVE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO SAND RIDGE VILLAGE TOWNHOMES, A PLANNED UNIT DEVELOPMENT - AMENDED.

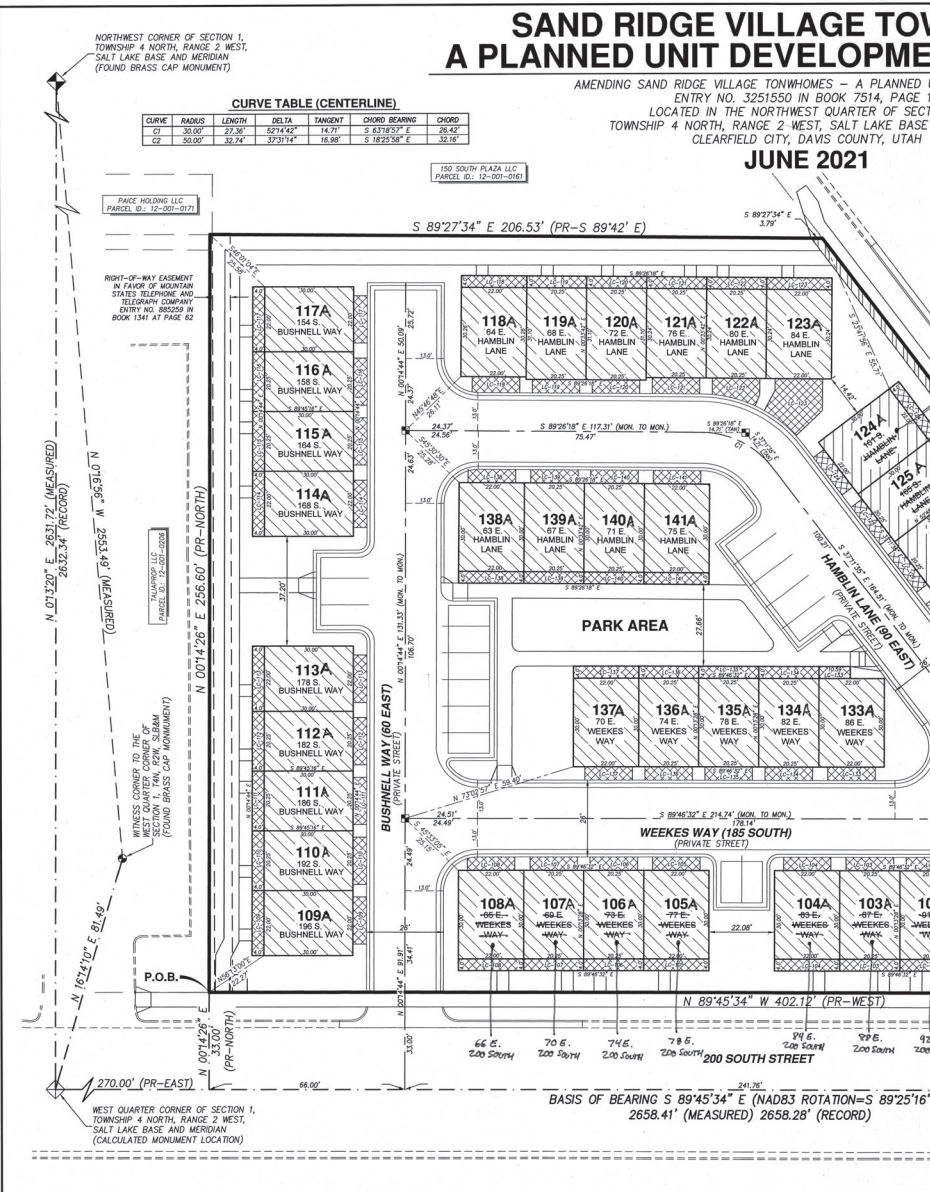
ACKNOWLEDGMENT
STATE OF UTAH } S.S.
COUNTY OF DAVIS }
ON this 23rd day of June, in the year 2021, before me Kaila Johnson, a notary public, personally appeared Logan Hall, the President of SAND RIDGE VILLAGE HOMEOWNERS ASSOCIATION INC., provided on the basis of satisfactory evidence to be the person named in this document, and the foregoing Owner's Declaration and Consent regarding SAND RIDGE VILLAGE TOWNHOMES, A PLANNED UNIT DEVELOPMENT - AMENDED, was signed by him/her on behalf of said SAND RIDGE VILLAGE HOMEOWNERS ASSOCIATION INC., and acknowledged that he/she/they executed the same.

Commission Number: 7112463
Commission Expires: April 25, 2024
Kaila Johnson
Print Name of Notary

**SAND RIDGE VILLAGE TOWNHOMES
A PLANNED UNIT DEVELOPMENT-AMENDED**
AMENDING SAND RIDGE VILLAGE TOWNHOMES - A PLANNED UNIT DEVELOPMENT
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TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN,
CLEARFIELD CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER
ENTRY NO. 3244115 FEE PAID \$190.00
FILED FOR RECORD & RECORDED THIS 31st DAY OF August 2021 AT
TIME 3:02 IN BOOK 7243 OF OFFICIAL RECORDS PAGE 1361
Richard M. Mendenhall
DAVIS COUNTY RECORDER

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.



PREPARED BY:
PEPG CONSULTING LLC
1570 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2321 • FAX: (801) 562-2351

CITY ATTORNEY'S APPROVAL
APPROVED THIS 24th DAY OF June 2021
BY THE CLEARFIELD CITY ATTORNEY

PLANNING COMMISSION APPROVAL
APPROVED THIS 25th DAY OF June 2021
BY THE CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
APPROVED THIS 23rd DAY OF June 2021
BY THE CLEARFIELD CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS 23rd DAY OF March 2021
BY THE CLEARFIELD CITY COUNCIL

DATE: June 7, 2021 FILE: 1041.18191.dwg/lot-df.amend

SAND RIDGE VILLAGE TOWNHOMES A PLANNED UNIT DEVELOPMENT - AMENDED

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CLEARFIELD CITY, DAVIS COUNTY, UTAH

MAY 2021

(CONTINUATION OF OWNERS' CERTIFICATE
AND DEDICATION SIGNATURES)

[Signature]
Sand Ridge Village Homeowners Association Inc.
Logan Hall, President

[Signature]
Help-Walk Development LLC - lots 101A-117A,
124A-127A, and 133A-141A (formerly lots 101-117, 124-127, and 133-141)
By its member of 197 Sandridge Village LLC
Catherine B. Kindred *[Signature]*
197 Sandridge Village LLC - lot 132A (formerly lot 132)

[Signature]
Igen Montana - lot 131A (formerly lot 131)

By its member Snow Basin Holdings LLC
By its member Ravis Swanson *[Signature]*
Hamblyn Property LLC - lot 129A (formerly lot 129)

[Signature]
Sydney Torres and LARRY J Torres Co-owners for 128A (formerly lot 128)

[Signature]
KNZI Clearfield QO2B LLC - lots 118A-123A (formerly lots 118-123)

[Signature]
James Tim Constanter - lot 130A (formerly lot 130)

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DAVIS } S.S.
ON THE 25 DAY OF AUGUST, A.D. 2021, PERSONALLY APPEARED BEFORE ME
RUTH W. HILL THE SIGNER OF THE FOREGOING CERTIFICATE
AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME IN THE
CAPACITY INDICATED.

Commission Number 698098 *[Signature]*
Signed (A Notary Public Commissioned in Utah)

Commission Expires 11/30/2021 RUTH W. HILL
Print Name of Notary



ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DAVIS } S.S.
ON THE 25 DAY OF AUGUST, A.D. 2021, PERSONALLY APPEARED BEFORE ME
OWEN FISHER THE SIGNER OF THE FOREGOING CERTIFICATE
AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME IN THE
CAPACITY INDICATED.

Commission Number 698098 *[Signature]*
Signed (A Notary Public Commissioned in Utah)

Commission Expires 11/30/2021 RUTH W. HILL
Print Name of Notary



ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DAVIS } S.S.
ON THE 25 DAY OF AUGUST, A.D. 2021, PERSONALLY APPEARED BEFORE ME
OWEN FISHER THE SIGNER OF THE FOREGOING CERTIFICATE
AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME IN THE
CAPACITY INDICATED.

Commission Number 698098 *[Signature]*
Signed (A Notary Public Commissioned in Utah)

Commission Expires 11/30/2021 RUTH W. HILL
Print Name of Notary



ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DAVIS } S.S.
ON THE 22 DAY OF AUGUST, A.D. 2021, PERSONALLY APPEARED BEFORE ME
Alexandra Kelsey THE SIGNER OF THE FOREGOING CERTIFICATE
AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME IN THE
CAPACITY INDICATED.

Commission Number 2298932 *[Signature]*
Signed (A Notary Public Commissioned in Utah)

Commission Expires 31 July 2023 Alexandra Kelsey
Print Name of Notary

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DAVIS } S.S.
ON THE 27 DAY OF AUGUST, A.D. 2021, PERSONALLY APPEARED BEFORE ME
CATHERINE B. KINDRED THE SIGNER OF THE FOREGOING CERTIFICATE
AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME IN THE
CAPACITY INDICATED.

Commission Number 698098 *[Signature]*
Signed (A Notary Public Commissioned in Utah)

Commission Expires 11/30/2021 RUTH W. HILL
Print Name of Notary



ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DAVIS } S.S.
ON THE 27 DAY OF AUGUST, A.D. 2021, PERSONALLY APPEARED BEFORE ME
JARED MONTGOMERY THE SIGNER OF THE FOREGOING CERTIFICATE
AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME IN THE
CAPACITY INDICATED.

Commission Number 698098 *[Signature]*
Signed (A Notary Public Commissioned in Utah)

Commission Expires 11/30/2021 RUTH W. HILL
Print Name of Notary



ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DAVIS } S.S.
ON THE 27 DAY OF AUGUST, A.D. 2021, PERSONALLY APPEARED BEFORE ME
JARED MONTGOMERY THE SIGNER OF THE FOREGOING CERTIFICATE
AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME IN THE
CAPACITY INDICATED.

Commission Number 698098 *[Signature]*
Signed (A Notary Public Commissioned in Utah)

Commission Expires 11/30/2021 RUTH W. HILL
Print Name of Notary



ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF DAVIS } S.S.
ON THE 27 DAY OF AUGUST, A.D. 2021, PERSONALLY APPEARED BEFORE ME
ALEXANDRA KELSEY THE SIGNER OF THE FOREGOING CERTIFICATE
AND DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME IN THE
CAPACITY INDICATED.

Commission Number 2298932 *[Signature]*
Signed (A Notary Public Commissioned in Utah)

Commission Expires 11/30/2021 RUTH W. HILL
Print Name of Notary



DAVIS COUNTY RECORDER
ENTRY NO 3414115 PSS FNO 6/9400
FILED FOR RECORD & RECORDED THE 27th DAY OF AUGUST 2021 AT
TIME 3:08 IN BOOK 7514 OF OFFICIAL RECORDS PAGE 2361
[Signature]
DAVIS COUNTY RECORDER