

SECOND STATE SUBDIVISION  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 4 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
CLEARFIELD CITY, DAVIS COUNTY, UTAH  
JANUARY, 2022

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
—	PUBLIC UTILITY EASEMENT
PUE	

NARRATIVE  
THE PURPOSE OF THIS SUBDIVISION IS TO DIVIDE THE LANDS AS SHOWN.

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, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

SECOND STATE SUBDIVISION

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF 200 SOUTH STREET AND THE EASTERLY RIGHT OF WAY LINE OF DEPOT STREET, SAID POINT BEING SOUTH 89°45'34" EAST 66.21 FEET AND SOUTH 29°56'00" EAST 38.17 FEET FROM THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID WEST QUARTER BEING SOUTH 16°14'51" WEST 81.49 FEET FROM THE WITNESS CORNER TO THE WEST QUARTER CORNER - BASIS OF BEARING BEING SOUTH 88°03'26" EAST 2637.18 FEET BETWEEN SAID WITNESS CORNER AND THE CENTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, AND RUNNING THENCE SOUTH 89°45'34" EAST 521.10 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO A POINT 120.00 FEET WEST OF THE WESTERLY RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH 37°20'14" EAST 128.36 FEET; THENCE SOUTH 89°45'34" EAST 120.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE STREET; THENCE SOUTH 37°20'14" EAST 269.84 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE NORTH 89°45'34" WEST 230.51 FEET; THENCE NORTH 37°20'14" WEST 77.70 FEET; THENCE SOUTH 89°45'34" EAST 34.81 FEET, THENCE NORTH 37°20'14" WEST 86.90 FEET; THENCE WEST 460.94 FEET THENCE SOUTH 00°14'30" WEST 4.35 FEET; THENCE NORTH 37°20'14" WEST 230.51 FEET; THENCE WEST 29°56'00" WEST 212.58 FEET TO THE POINT OF BEGINNING.

CONTAINS 138,623 SQ. FT. OR 3.182 ACRES, MORE OR LESS

2 LOTS

(ROTATE BEARINGS 00°20'34" CLOCKWISE FOR NAD 83 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 LOTS, PUBLIC UTILITY EASEMENTS AND INGRESS & EGRESS 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 WHEREOF WE HAVE HEREUNTO SET OUR/MY HAND(S) THIS 3<sup>rd</sup> DAY OF January, A.D. 2022.

NU PROPERTIES, INC.  
NU PROPERTIES, INC.

OZ1 OPPORTUNITY FUND, LLC.

Kang Lee  
SIGNATURE  
PRINTED NAME: KANG W. LEE  
TITLE: MANAGER

Scott Chappell  
SIGNATURE  
PRINTED NAME: SCOTT CHAPPELL  
TITLE: MANAGER

LLC ACKNOWLEDGMENT

STATE OF UTAH  
County of DAVIS } S.S.  
ON the 3<sup>rd</sup> DAY OF JANUARY, A.D. 2022, Scott Chappell, personally  
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF DAVIS,  
IN SAID STATE OF UTAH, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS  
OF SATISFACTORY EVIDENCE) AND IS THE MANAGER OF OZ1 OPPORTUNITY FUND, LLC, AND WHO  
DULY ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE ABOVE OWNER'S DEDICATION FREELY AND  
VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED FOR AND BEHALF OF OZ1  
OPPORTUNITY FUND, LLC.

MY COMMISSION EXPIRES: 5/24/25  
PRINT NAME: Heidi Gormley

COMMISSION NUMBER: 718332  
NOTARY PUBLIC  
COMMISSIONED IN UTAH

ACKNOWLEDGEMENT

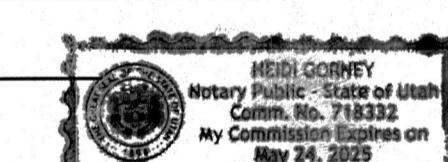
STATE OF UTAH  
County of DAVIS } S.S.  
ON the 5<sup>th</sup> DAY OF JANUARY, A.D. 2022, PERSONALLY APPEARED BEFORE ME,  
Kang Lee, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE MANAGER OF NU PROPERTIES, INC, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION NUMBER: 714277

NOTARY PUBLIC (PRINT NAME): Jang Lee

MY COMMISSION EXPIRES: 11/23/24

(SIGNED) A NOTARY PUBLIC  
COMMISSIONED IN DAVIS

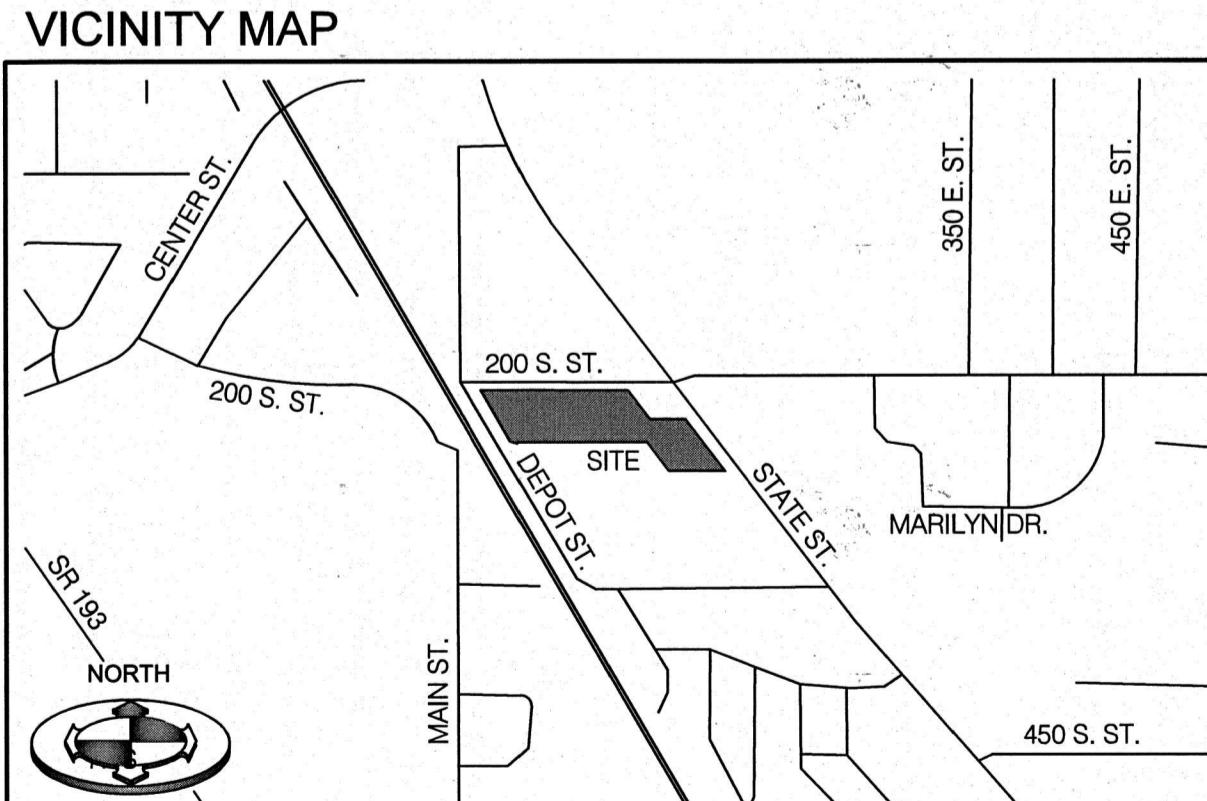


SECOND STATE SUBDIVISION

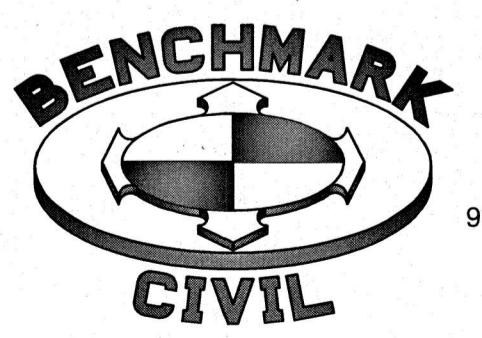
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 4 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
CLEARFIELD CITY, DAVIS COUNTY, UTAH

SHEET 1 OF 1

STATE PLANE COORDINATES  
1. N=354405761 E=149311596  
2. N=3544052715 E=1493480382  
3. N=3544051477 E=1493503362  
4. N=3544050812 E=1493512714  
5. N=3544050387 E=1493467729  
6. N=3544050394 E=1493461974  
7. N=354405122 E=1493461974  
8. N=3544050405 E=1493461974  
9. N=3544051855 E=1493461974  
10. N=3544051858 E=1493461974  
11. N=3544051854 E=1493461974  
12. N=3544051769 E=1493461974  
13. N=3544052016 E=1493461974  
14. N=3544051651 E=1493461974  
15. N=3544052956 E=1493461974



DEVELOPER:  
OZ DEVELOPMENT  
SCOTT HARWOOD  
TELEPHONE: 801-573-7231  
EMAIL: SCOTT.HARWOOD@OZ-DEV.COM



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

PLANNING COMMISSION  
APPROVED THIS 11<sup>th</sup> DAY OF  
JANUARY, A.D. 2022, BY THE  
CLEARFIELD CITY PLANNING COMMISSION.  
Chairman, CLEARFIELD CITY PLANNING COMMISSION  
CLEARFIELD CITY ENGINEER  
1/17/22

CITY ENGINEER  
I HEREBY CERTIFY THAT THE OFFICE OF THE CITY ENGINEER  
HAS EXAMINED THE FOREGOING PLAT AND IN OUR OPINION  
THE INFORMATION CONVEYED HEREWITHE COMPLIES WITH  
THE PUBLIC WORKS STANDARDS AND SPECIFICATIONS OF  
CLEARFIELD CITY.  
Bela J. Lee  
CLEARFIELD CITY ENGINEER  
1/17/22

CITY ATTORNEY'S APPROVAL  
APPROVED THIS 28<sup>th</sup> DAY OF  
JANUARY, A.D. 2022, BY THE  
CLEARFIELD CITY ATTORNEY.  
Signature  
CLEARFIELD CITY ATTORNEY  
1/17/22

CITY COUNCIL APPROVAL  
PRESENTED TO CLEARFIELD CITY THIS  
28<sup>th</sup> DAY OF September, A.D. 2021  
ATTEST: CLEARFIELD CITY RECORDER  
Signature  
CLEARFIELD CITY RECORDER  
1/17/22

DAVIS COUNTY RECORDER  
RECORDED # 3454912  
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE  
REQUEST OF CLEARFIELD CITY.  
DATE 2-9-2022 TIME 3:26 BOOK 2940 PAGE 972  
FEE \$ 54.00  
Signature  
Richard T. Maughan  
DAVIS COUNTY RECORDER  
Signature  
by Heidi Gormley

200927sp-2lot.dwg