

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
- PUE PUBLIC UTILITY EASEMENT

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 CORNER BEING SOUTH 16°14'51" WEST 81.49 FEET FROM THE WEST QUARTER CORNER OF THE CENTER CORNER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST; AND RUNNING THENCE SOUTH 89°45'34" EAST 525.10 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 72°08'30" WEST 25.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF DEPOT STREET; THENCE NORTH 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°10'30" 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 3rd DAY OF January, A.D. 2022.

NO PROPERTY, INC.
NU PROPERTIES, INC.

OZ10 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 } S.S.
County of Utah }
ON THE 3rd DAY OF January, A.D. 2022, Scott Chappell, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND SAID COUNTY OF Utah, 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 OZ10 OPPORTUNITY FUND, 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 OZ10 OPPORTUNITY FUND, LLC,

MY COMMISSION EXPIRES: 5/24/25 (DATE)
Hiedi Gorney
PRINT NAME

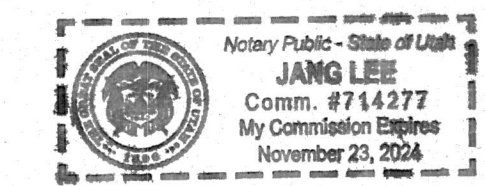
COMMISSION NUMBER: 718332
Scott Chappell
NOTARY PUBLIC COMMISSIONED IN UTAH

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
County of Davis }
ON THE 5th DAY OF January, A.D. 2022, PERSONALLY APPEARED BEFORE ME, *Kang Woo 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
MY COMMISSION EXPIRES: 11/23/24

Jang Lee
NOTARY PUBLIC (PRINT NAME)
(SIGNED) A NOTARY PUBLIC COMMISSIONED IN



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

SHEET 1 OF 1

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

BENCHMARK CIVIL

BENCHMARK ENGINEERING & LAND SURVEYING

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

PLANNING COMMISSION

APPROVED THIS 11 DAY OF January, A.D. 2022, BY THE CLEARFIELD CITY PLANNING COMMISSION.

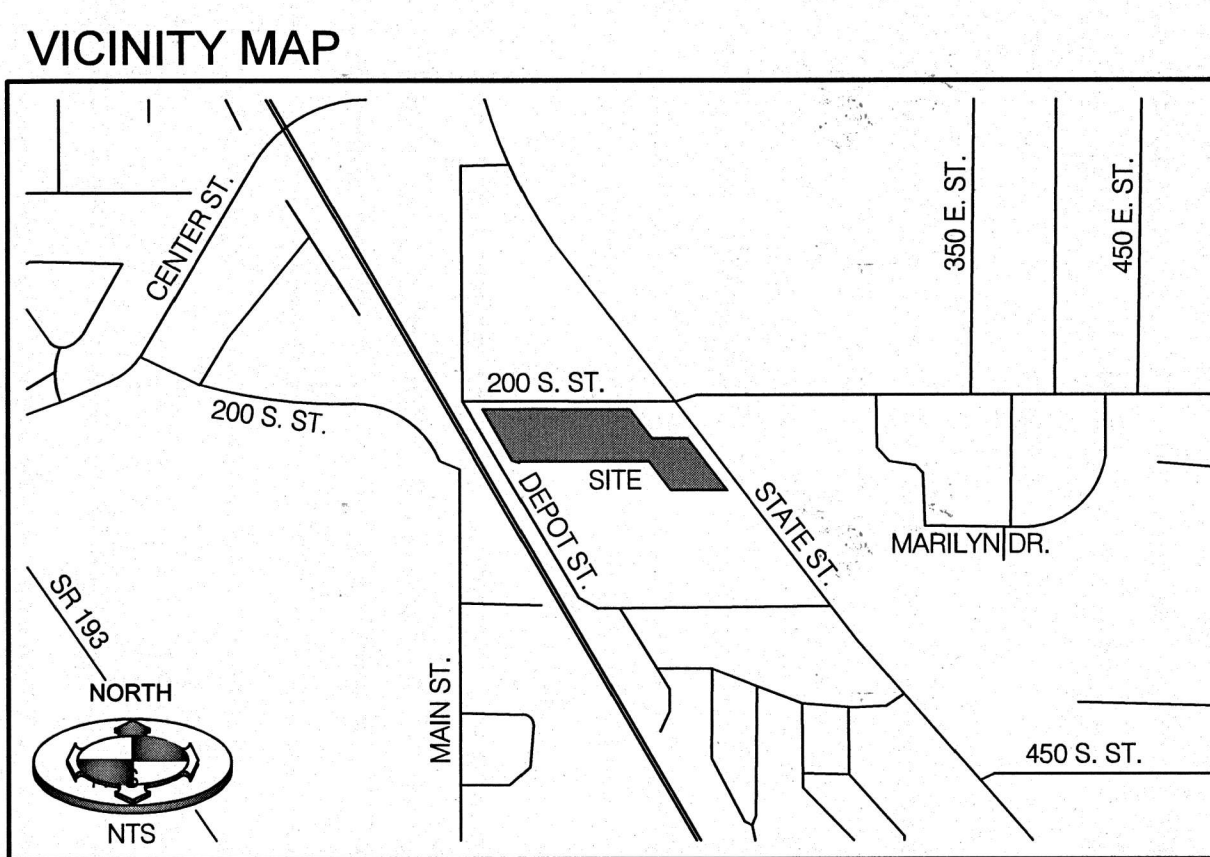
[Signature]
CHAIRMAN, CLEARFIELD CITY PLANNING COMMISSION

CITY ENGINEER

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

[Signature]
CLEARFIELD CITY ENGINEER

1/7/22
DATE



CITY ATTORNEY'S APPROVAL

APPROVED THIS 28th DAY OF September, A.D. 2022, BY THE CLEARFIELD CITY ATTORNEY.

[Signature]
CLEARFIELD CITY ATTORNEY

CITY COUNCIL APPROVAL

PRESENTED TO CLEARFIELD CITY THIS 28th DAY OF September, A.D. 2022.

[Signature]
ATTEST: CLEARFIELD CITY RECORDER

[Signature]
CLEARFIELD CITY MAYOR

DAVIS COUNTY RECORDER

RECORDED # 345491a

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF CLEARFIELD CITY.

DATE 2-4-2022 TIME 2:26 BOOK 2940 PAGE 972

FEE \$ 59.00

[Signature]
DAVIS COUNTY RECORDER