

WILCOX FARMS SUBDIVISION PHASE 1
LOTS 11, 12 AND 15 WILCOX FARMS AMENDED

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN CLEARFIELD, DAVIS COUNTY, UTAH JANUARY 2022

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.

SURVEYOR'S CERTIFICATE
I, TRENT R. WILLIAMS do hereby certify that I am a Licensed Land Surveyor, and that I hold certificate No. 8034579 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 WILCOX FARMS SUBDIVISION PHASE 1 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.

Table with 6 columns: CURVE, RADIUS, LENGTH, DELTA, BEARING, CHORD. Lists curves C1 through C53 with their respective measurements.

GENERAL NOTES:

- 1. 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...
2. 5/8" X 24" REBAR AND CAP WILL BE PLACED AT ALL REAR LOT CORNERS AND FRONT CORNERS WILL BE MARKED WITH A NAIL OR RIVET AT THE EXTENSION IN THE CURB.
3. PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS, COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT, AND ALL REQUIRED FEES AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO DISRUPTION OF ANY EXISTING MONUMENTS.
4. SETBACKS: A. FRONT YARD SETBACK IS 10' B. REAR YARD SETBACK IS 5' C. SIDE YARD SETBACK IS 5' D. CORNER LOT SIDE YARD SETBACK IS 10' ARTERIAL STREET MINIMUM SIDE YARD AND (STREET) 10'.
5. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU&DE) ARE 10' FRONT, AND 5' REAR UNLESS OTHERWISE NOTED HEREON.
6. ALL OPEN SPACE PARCELS AND PRIVATE STREETS ARE TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
7. ALL UTILITIES LOCATED ON PRIVATE STREETS WILL BE OWNED AND OPERATED BY THE HOME OWNERS ASSOCIATION. ALL UTILITIES LOCATED ON PUBLIC STREETS, IN THIS CASE ONLY 1525 SOUTH AND 900 WEST SOUTH OF 1525 SOUTH, WILL BE OWNED AND OPERATED BY CLEARFIELD CITY.

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, said parcel also located in Clearfield City, Davis County, Utah. Being more particularly described as follows:
Beginning at the Northwest corner of Lot 10, Wilcox Farms Amended, a subdivision recorded on May 22, 2000 as entry number 1593382, in Book 2650 at page 920 in the office of Davis County Recorder, said point being North 0°07'41" East 670.81 feet along the section line to the extension of the North line of said Lot 10 Wilcox Farms Amended and South 89°52'19" East 33.00 feet from the Southwest corner of Section 11, Township 4 North, Range 2 West, Salt Lake Base and Meridian, (NAD 83 Bearing being North 0°28'00" East between the Southwest Corner and the West Quarter Corner of said Section 11, per the Davis County Township Reference Plat) and running thence;
North 00°07'41" East 197.84 feet along the East line of 1000 West Street;
thence North 89°52'19" West 33.00 feet to the centerline of 1000 West Street and being on the section line;
thence North 00°07'41" East 145.00 feet along the centerline of 1000 West Street and the section line to the extension of the South line of parcel number 12-065-0023;
thence South 89°52'19" East 250.00 feet along the South line of said parcel number 12-065-0023;
thence North 00°07'41" East 88.72 feet;
thence South 89°52'19" East 354.49 feet;
thence South 00°00'10" West 300.12 feet;
thence southerly 61.94 feet along the arc of a 470.00-foot radius tangent curve to the left (center bears South 89°59'50" East and the long chord bears South 03°46'21" East 61.89 feet with a central angle of 07°33'01") to a point of reverse curvature;
thence southerly 69.91 feet along the arc of a 530.00-foot radius curve to the right (center bears South 82°27'09" West and the long chord bears South 03°46'08" East 69.86 feet with a central angle of 07°33'27") to a point on the East line of 900 West Street;
thence North 89°52'19" West 60.00 feet to a point on the West line of said 900 West Street;
thence South 00°00'10" West 152.56 feet along the West line of said 900 West Street;
thence southwesterly 23.56 feet along the arc of a 15.00-foot radius non-tangent curve to the right (center bears North 89°59'17" West and the long chord bears South 45°00'10" West 21.21 feet with a central angle of 89°58'54") to a point on the North line of 1600 South Street;
thence North 89°59'50" West 206.51 feet along the North line of said 1600 South Street;
thence westerly 40.22 feet along the arc of a 270.28-foot radius tangent curve to the right (center bears North 00°00'10" East and the long chord bears North 85°44'03" West 40.18 feet with a central angle of 08°31'35") to a point of reverse curvature;
thence westerly 48.96 feet along the arc of a 329.00 feet radius curve to the left (center bears South 08°31'45" West and the long chord bears North 85°44'03" West 48.91 feet with a central angle of 08°31'35");
thence North 89°59'50" West 0.05 feet to the Southeast corner of said Lot 10 Wilcox Farms Amended;
thence North 00°00'10" East 161.62 feet to the Northeast corner of said Lot 10 Wilcox Farms Amended;
thence North 89°52'19" West 210.68 feet to the Point of Beginning.

Contains: 284,712 square feet or 6.536 acres, 58 lots and 5 parcels



DEVELOPER
DISCOVERY DEVELOPMENT, LLC
67 SOUTH MAIN STREET, SUITE 300
LAYTON, UTAH 84041
801-593-9993

SURVEY RECORDING DATA

DATE:
DRAWING No.

OWNER'S DEDICATION

Known all men by these presents that I / we, the under- signed owner (s) of the above described tract of land, having caused same to be subdivided, hereafter known as the

RESIDENTIAL WILCOX FARMS SUBDIVISION PHASE 1

Dedicate to public use all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares, drive public or private.

Dedicate and reserve unto themselves, their heirs, their grantees and assigns, a right-of-way to be used in common with all others within said subdivision (and those adjoining subdivisions that may be subdivided by the undersigned owners, their successors, or assigns) on, over and across all those portions or parts of said tract of land designated on this plat as private streets (private rights-of-way) as access to the individual lots, to be maintained by a home owners association whose membership consists of said owners, their grantees, successors, or assigns.

Grant and convey a public utility, drainage and sewer easement over and along those portions of land designated as private streets.

Grant and convey to the subdivision home owners association, all those part or portions of said tract of land designated as open space parcels to be used for recreational and open space purposes for the benefit of each home owners association member in common with all others in the subdivision and grant and dedicate to the city a perpetual open space right and easement on and over the common areas to guarantee to Clearfield City that the common areas remain open and undeveloped except for approved recreational, parking and open space purposes. Home owners association will be responsible for the care and maintenance of dedicated open space area.

Grant and dedicate a perpetual right and easement over, upon and under the lands designated herein as public utility and drainage easements and storm water detention ponds with no buildings or structures being erected within such easements.

In witness whereof We(I) have hereto set our hands(s) this 27th day of April, A.D., 2022

By: Scott Lalli, President Discovery Development, LLC.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
County of Weber J.S.S.
On the 27th day of April, A.D., 2022, Scott Lalli personally appeared before me, the undersigned Notary Public, in and for said County of Weber in the State of Utah, who after being duly sworn, acknowledged to me that He/She is the President of Discovery Development, LLC a Limited Liability Company and that He/She signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 2-11-2023 #704573
Amy Ruskell, NOTARY PUBLIC, RESIDING IN Weber COUNTY.

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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11 TOWNSHIP 4 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN CLEARFIELD, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

ENTRY NO. 3479569 FEE PAID \$190.00 FILED FOR RECORD AND RECORDED THIS 24th DAY OF May, 2022 AT 10:30 AM IN BOOK 8016 OF OFFICIAL RECORDS PAGE 114

SHEET 2 OF 2
PROJECT NUMBER: L1894J
MANAGER: C.PRESTON
DRAWN BY: C.WRIGHT
CHECKED BY: T.WILLIAMS
DATE: 4/21/22

Richard T. Maughan, DAVIS COUNTY RECORDER
BY: Kyle Somers, DEPUTY RECORDER

ENSIGN logo and contact information for Layton, Cedar City, and Richfield offices.

SALT LAKE CITY TOOLEE CEDAR CITY RICHFIELD contact information.

CITY ATTORNEY'S APPROVAL: APPROVED THIS 17th DAY OF May, 2022 BY THE CLEARFIELD CITY ATTORNEY.

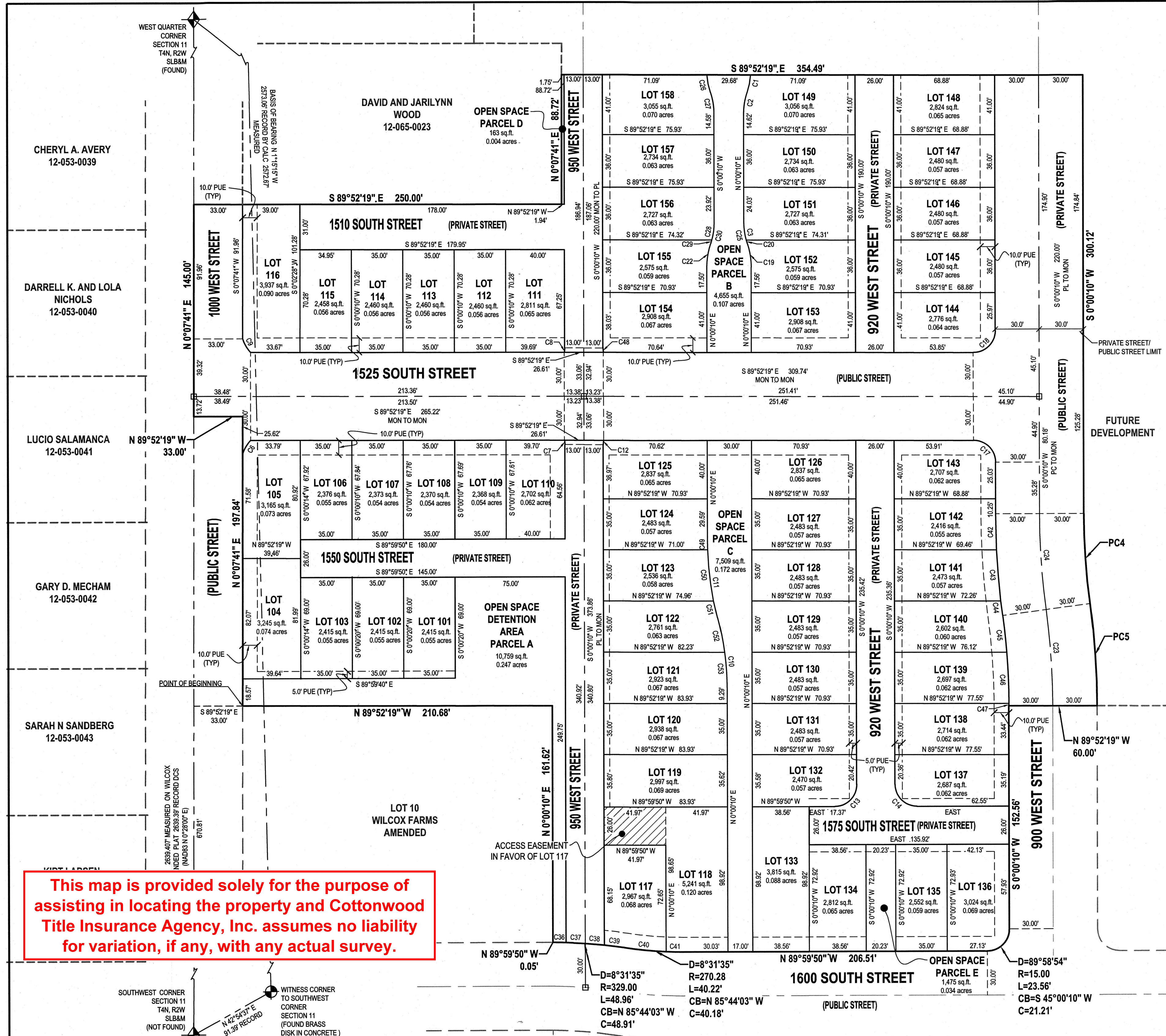
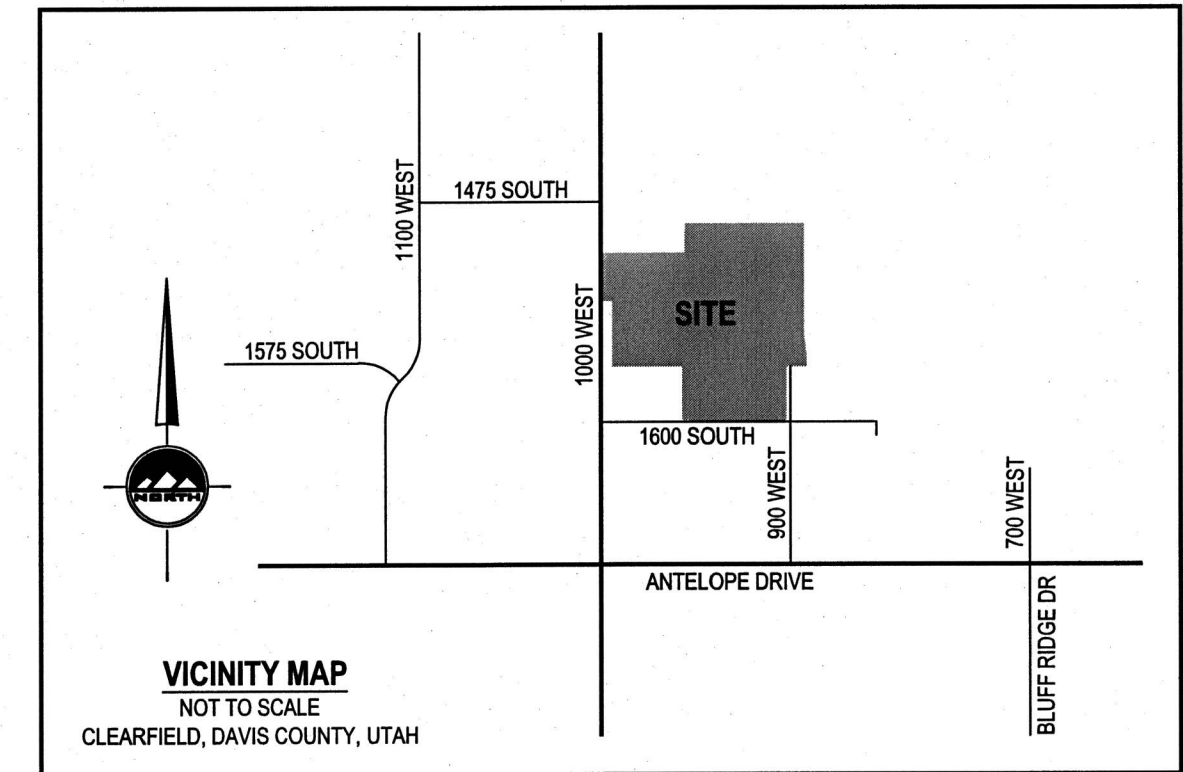
PLANNING COMMISSION APPROVAL: APPROVED THIS 18th DAY OF May, 2022 BY THE CLEARFIELD CITY PLANNING COMMISSION APPROVAL.

CITY ENGINEER'S APPROVAL: APPROVED THIS 11th DAY OF May, 2022 BY THE CLEARFIELD CITY ENGINEER.

CITY COUNCIL APPROVAL: APPROVED THIS 14th DAY OF September, 2021 BY THE CLEARFIELD CITY COUNCIL.

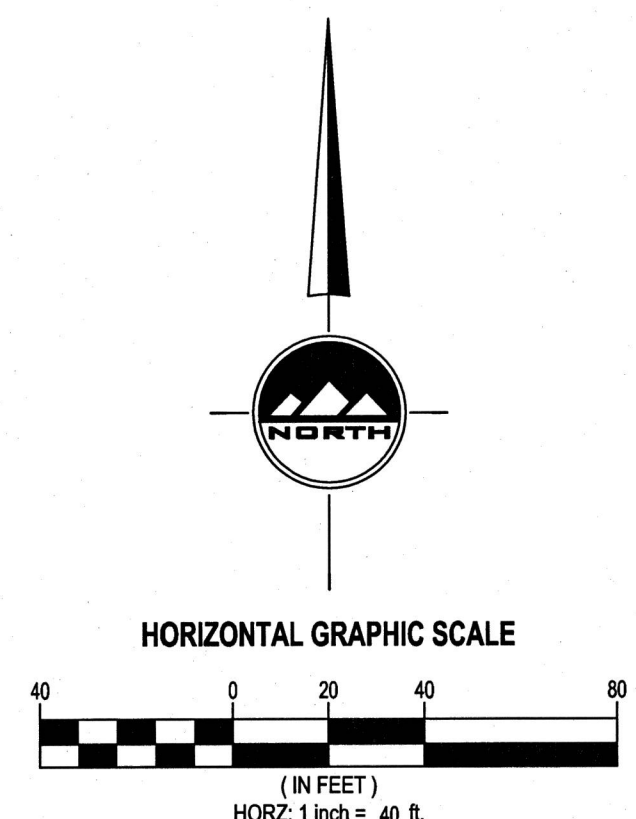
WILCOX FARMS RESIDENTIAL SUBDIVISION PHASE 1 LOTS 11, 12 AND 15 WILCOX FARMS AMENDED

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 11
TOWNSHIP 4 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
CLEARFIELD, DAVIS COUNTY, UTAH
MARCH 2022



ADDRESS TABLE	
LOT 101	973 WEST 1550 SOUTH
LOT 102	981 WEST 1550 SOUTH
LOT 103	989 WEST 1550 SOUTH
LOT 104	997 WEST 1550 SOUTH
LOT 105	995 WEST 1525 SOUTH
LOT 106	987 WEST 1525 SOUTH
LOT 107	979 WEST 1525 SOUTH
LOT 108	971 WEST 1525 SOUTH
LOT 109	963 WEST 1525 SOUTH
LOT 110	955 WEST 1525 SOUTH
LOT 111	954 WEST 1525 SOUTH
LOT 112	962 WEST 1525 SOUTH
LOT 113	970 WEST 1525 SOUTH
LOT 114	978 WEST 1525 SOUTH
LOT 115	986 WEST 1525 SOUTH
LOT 116	994 WEST 1525 SOUTH
LOT 117	942 WEST 1600 SOUTH
LOT 118	936 WEST 1600 SOUTH
LOT 119	1564 SOUTH 950 WEST
LOT 120	1558 SOUTH 950 WEST
LOT 121	1552 SOUTH 950 WEST
LOT 122	1546 SOUTH 950 WEST
LOT 123	1540 SOUTH 950 WEST
LOT 124	1534 SOUTH 950 WEST
LOT 125	1528 SOUTH 950 WEST
LOT 126	1522 SOUTH 950 WEST
LOT 127	1516 SOUTH 950 WEST
LOT 128	1510 SOUTH 950 WEST
LOT 129	1504 SOUTH 950 WEST

ADDRESS TABLE	
LOT 130	1551 SOUTH 920 WEST
LOT 131	1557 SOUTH 920 WEST
LOT 132	1563 SOUTH 920 WEST
LOT 133	928 WEST 1600 SOUTH
LOT 134	922 WEST 1600 SOUTH
LOT 135	914 WEST 1600 SOUTH
LOT 136	906 WEST 1600 SOUTH
LOT 137	1565 SOUTH 900 WEST
LOT 138	1559 SOUTH 900 WEST
LOT 139	1553 SOUTH 900 WEST
LOT 140	1547 SOUTH 900 WEST
LOT 141	1541 SOUTH 900 WEST
LOT 142	1535 SOUTH 900 WEST
LOT 143	1529 SOUTH 900 WEST
LOT 144	1523 SOUTH 900 WEST
LOT 145	1517 SOUTH 900 WEST
LOT 146	1511 SOUTH 900 WEST
LOT 147	1505 SOUTH 900 WEST
LOT 148	1499 SOUTH 900 WEST
LOT 149	1493 SOUTH 920 WEST
LOT 150	1503 SOUTH 920 WEST
LOT 151	1509 SOUTH 920 WEST
LOT 152	1515 SOUTH 920 WEST
LOT 153	1521 SOUTH 920 WEST
LOT 154	1527 SOUTH 950 WEST
LOT 155	1516 SOUTH 950 WEST
LOT 156	1510 SOUTH 950 WEST
LOT 157	1504 SOUTH 950 WEST
LOT 158	1498 SOUTH 950 WEST



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DAVIS COUNTY RECORDER

ENTRY NO. 3479649 FEE PAID \$1400 FILED FOR RECORD AND RECORDED THIS 24TH DAY OF MAY 20 22 AT 12:34 PM IN BOOK 3016 OF OFFICIAL RECORDS PAGE 114

SHEET 1 OF 2

PROJECT NUMBER: L1884J
MANAGER: C. PRESTON
DRAWN BY: T. WRIGHT
CHECKED BY: T. WILLIAMS
DATE: 5/23/22

Richard T. Morgan
DAVIS COUNTY RECORDER
By: *Spidey*
DEPUTY RECORDER

EN SIGN
LAYTON
919 North 400 West
Layton UT 84041
Phone: 801.547.1100
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Phone: 435.896.2383

