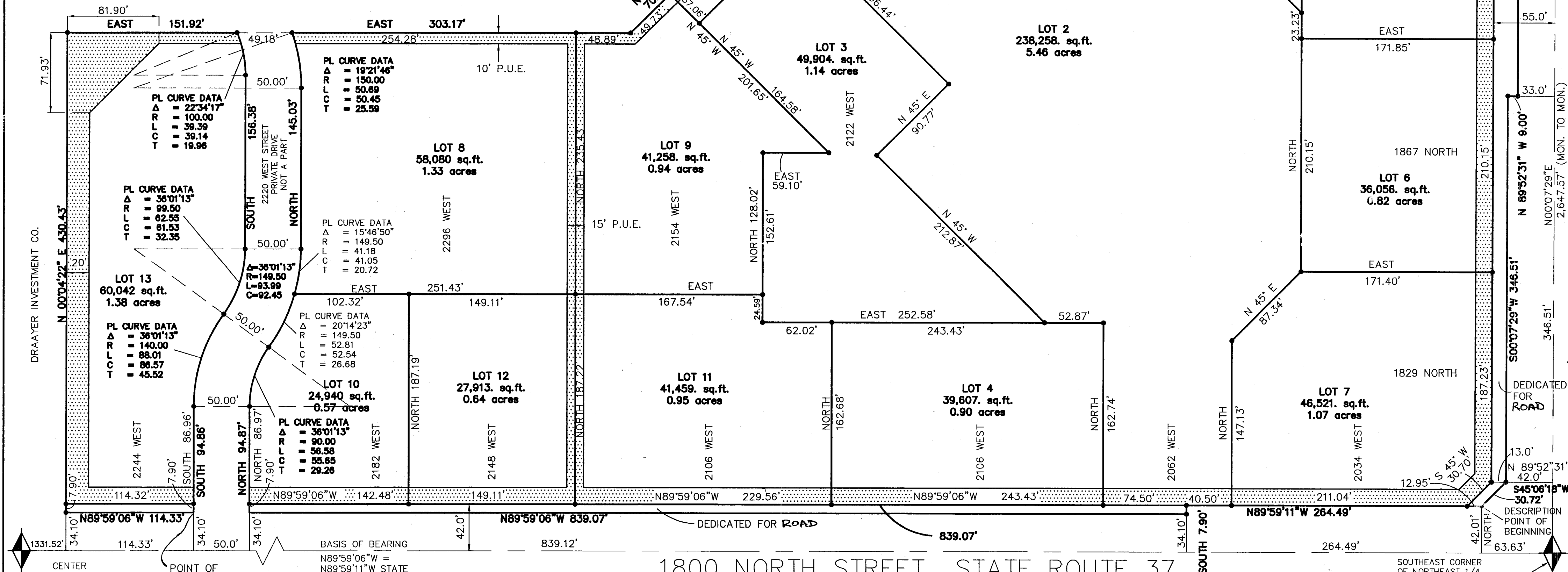
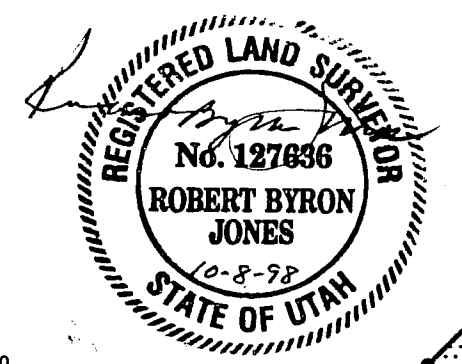
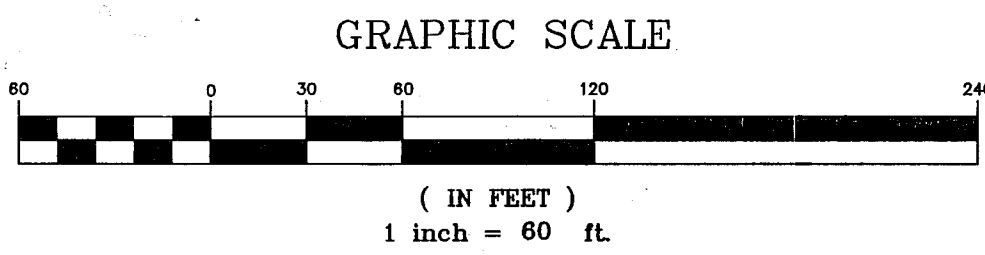


306a

CLINTON TOWNE CENTER

A PARCEL OF LAND BEING LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST SALT LAKE BASE AND MERIDIAN CLINTON, DAVIS COUNTY, UTAH

SEE ADDRESS AFFIDAVIT
2615 - 135



REUBAN H. AND BETTY MONCUR, TRUSTEES
NORTHEAST CORNER SECTION 28, T5N, R2W SALT LAKE B. & M. FOUND MONUMENT BENCH MARK = 4322.43 DAVIS CO. COORDINATES NORTH: 213906.89 EAST: 65371.52

CHARLES S. COOPER
589°59'22"E 126.50'
104.50' 22.00' 33.00'

SURVEYOR'S CERTIFICATE
I, ROBERT BYRON JONES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NUMBER 127636, AS PRESCRIBED BY THE 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 REPRESENTED HEREON AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS
CLINTON TOWNE CENTER
AND THAT SAID SUBDIVISION HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THE PLAT.
OCT. 8, 1998
DATE

BOUNDARY DESCRIPTION
A TRACT OF LAND IN THE NORTHEAST QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT NORTH 89°59'06" WEST 63.63 FEET AND NORTH 42.01 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF 1800 NORTH STREET (STATE ROUTE 37), THENCE ALONG SAID RIGHT OF WAY LINE NORTH 89°59'11" WEST 264.49 FEET; THENCE SOUTH ALONG SAID RIGHT OF WAY LINE 7.90 FEET; THENCE NORTH 89°59'06" ALONG SAID RIGHT OF WAY LINE 839.07 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE PROPOSED 2220 WEST STREET (A PRIVATE ROAD); THENCE NORTH 94.87 FEET TO A POINT OF A 90.00 FOOT RADIUS CURVE TO THE RIGHT THE CENTER OF WHICH BEARS EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 36°01'13" 56.58 FEET TO A POINT OF A 149.50 FOOT RADIUS REVERSE CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 53°58'47" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°01'13" 93.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 145.03 FEET TO A POINT OF A 150.00 FOOT RADIUS CURVE TO THE LEFT THE CENTER OF WHICH BEARS WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 19°21'46" 50.69 FEET; THENCE EAST 303.17 FEET; THENCE NORTH 45°00'00" EAST 70.24 FEET; THENCE NORTH 99.85 FEET; THENCE NORTH 45°00'00" EAST 283.91 FEET; THENCE EAST 167.14 FEET; THENCE NORTH 00°06'35" EAST 12.31 FEET; THENCE SOUTH 89°59'23" EAST 251.42 FEET; THENCE SOUTH 00°07'28" WEST 110.31 FEET; THENCE SOUTH 89°59'22" EAST 126.50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF 2000 WEST STREET (STATE ROUTE 108); THENCE SOUTH 00°07'29" WEST ALONG SAID RIGHT OF WAY LINE 306.89 FEET; THENCE NORTH 89°52'31" WEST ALONG SAID RIGHT OF WAY LINE 9.00 FEET; THENCE SOUTH 00°07'29" WEST ALONG SAID RIGHT OF WAY LINE 346.51 FEET; THENCE SOUTH 45°06'18" WEST ALONG SAID RIGHT OF WAY LINE 30.72 FEET TO THE POINT OF BEGINNING. CONTAINS 16.15 ACRES

ALSO INCLUDING THE TRACT OF LAND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT NORTH 89°59'06" WEST 1,217.24 FEET AND NORTH 34.10 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF 1800 NORTH STREET (STATE ROUTE 37); THENCE NORTH 89°59'06" WEST ALONG SAID RIGHT OF WAY LINE 114.33 FEET; THENCE NORTH 00°04'22" EAST 430.43 FEET; THENCE EAST 151.92 FEET TO A POINT ON A NON-TANGENT 100 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS SOUTH 67°25'43" WEST, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY OF THE PROPOSED 2220 WEST STREET (A PRIVATE ROAD); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 22°34'17" 39.39 FEET TO A POINT OF TANGENCY; THENCE SOUTH 156.38 FEET TO A POINT OF A 99.50 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 36°01'13" 62.55 FEET TO A POINT OF A 140.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 53°58'47" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND THROUGH A CENTRAL ANGLE OF 36°01'13" 88.01 FEET TO A POINT OF TANGENCY; THENCE SOUTH 94.86 FEET TO THE POINT OF BEGINNING. CONTAINS 1.40 ACRES.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I, THE SAID UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS THE
CLINTON TOWNE CENTER
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I HAVE HEREUNTO SET my hand
THIS 16th DAY OF October, A.D., 1998
Scott M. Brubaker member-manager SB Clinton L.C.

ACKNOWLEDGEMENT
NOTARY PUBLIC
MARIANNE FINN
STATE OF UTAH
COUNTY OF SALT LAKE
I, MARIANNE FINN, a Notary Public in and for the State of Utah, do hereby certify that on the 16th day of October, A.D., 1998, personally appeared before me, Scott M. Brubaker, who being by me duly sworn or affirmed, did say that he is a member-manager of SB Clinton L.C., a Utah limited liability corporation, and that the within owner's dedication was signed in behalf of said limited liability corporation by authority of a valid L.L.C. operating agreement.
Marianne Finn
Notary Public

CENTER SECTION 28, T5N, R2W SALT LAKE B. & M. FOUND MONUMENT DAVIS CO. COORDINATES NORTH: 211260.03 EAST: 62702.70
POINT OF BEGINNING DESCRIPTION #2
BASIS OF BEARING N89°59'06"W = N89°59'11"W STATE 2,663.04'

LEGEND

- HATCHED AREA INDICATES UNDERGROUND PUBLIC UTILITY AND DRAINAGE EASEMENT 15' ALONG 1800 NORTH AND 2000 WEST
- ROD AND CAP SET AT ALL LOT CORNERS MARKED LS 127636

PREPARED BY
BUSH AND GUDGELL, INC.
ENGINEERS- PLANNERS- SURVEYORS
555 SOUTH 300 EAST
S.L.C., UTAH 84111
PHONE (801) 364-1212
DATE: JUNE 1998 BY: CTT B&G No 44902

REVISED
8/5/98 CTT RELOCATED P.U.E.
8/26/98 CTT CHECKED LOT CLOSURE
9/23/98 CTT REMOVED PRIVATE DR.
10/6/98 CTT ADDED ADDRESSES

REGISTERED PROFESSIONAL ENGINEER'S APPROVAL
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND FINDS IT CORRECT IN ACCORDANCE WITH THE INFORMATION CONTAINED THEREIN.
APPROVED: October, 1998
STATE OF UTAH
REGISTERED PROFESSIONAL ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS 28th DAY OF July, 1998
BY THE CLINTON CITY COUNCIL
Cliff W. Cluff
CLINTON CITY RECORDER

PLANNING COMMISSION APPROVAL
APPROVED THIS 21st DAY OF July, 1998
BY THE CLINTON CITY PLANNING COMMISSION
John R. Keck
CHAIRMAN
CLINTON CITY PLANNING COMMISSION

DAVIS COUNTY RECORDER
ENTRY NO. 1451279 FEE PAID
FILED FOR RECORD AND RECORDING
OCT. 19 1998 AT 9:30 A.M. BOOK 2379 PAGE 374
DAVIS COUNTY RECORDER

DATE: JUNE 1998 BY: CTT B&G No 44902

6008