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CLINTON PINES SUBDIVISION PHASE 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27,
TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M.,
CLINTON CITY, COUNTY OF DAVIS, STATE OF UTAH
JUNE 2004

CENTER OF SEC. 27, T.5N.,
R.2W., S.L.B.&M. FOUND 3/4"
BRASS CAP IN MONUMENT CASE
PER COUNTY TIES PAGE 879
UTAH COORDINATE SYSTEM NAD 83 (1994)
UTAH NORTH - 4301, US SURVEY FEET
N=3575173.76
E=1487594.33
ELEV=4379.23 NGVD 29
CONVERGENCE: -0'21'57.00810"
SCALE FACTOR: 0.99958705
COMBINED FACTOR: 0.999751823

SURVEYOR'S CERTIFICATE
I, BRAD T. MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 271154, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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: CLINTON PINES SUBDIVISION PHASE 3, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.
EXECUTED THIS 30 DAY OF JULY 2004.

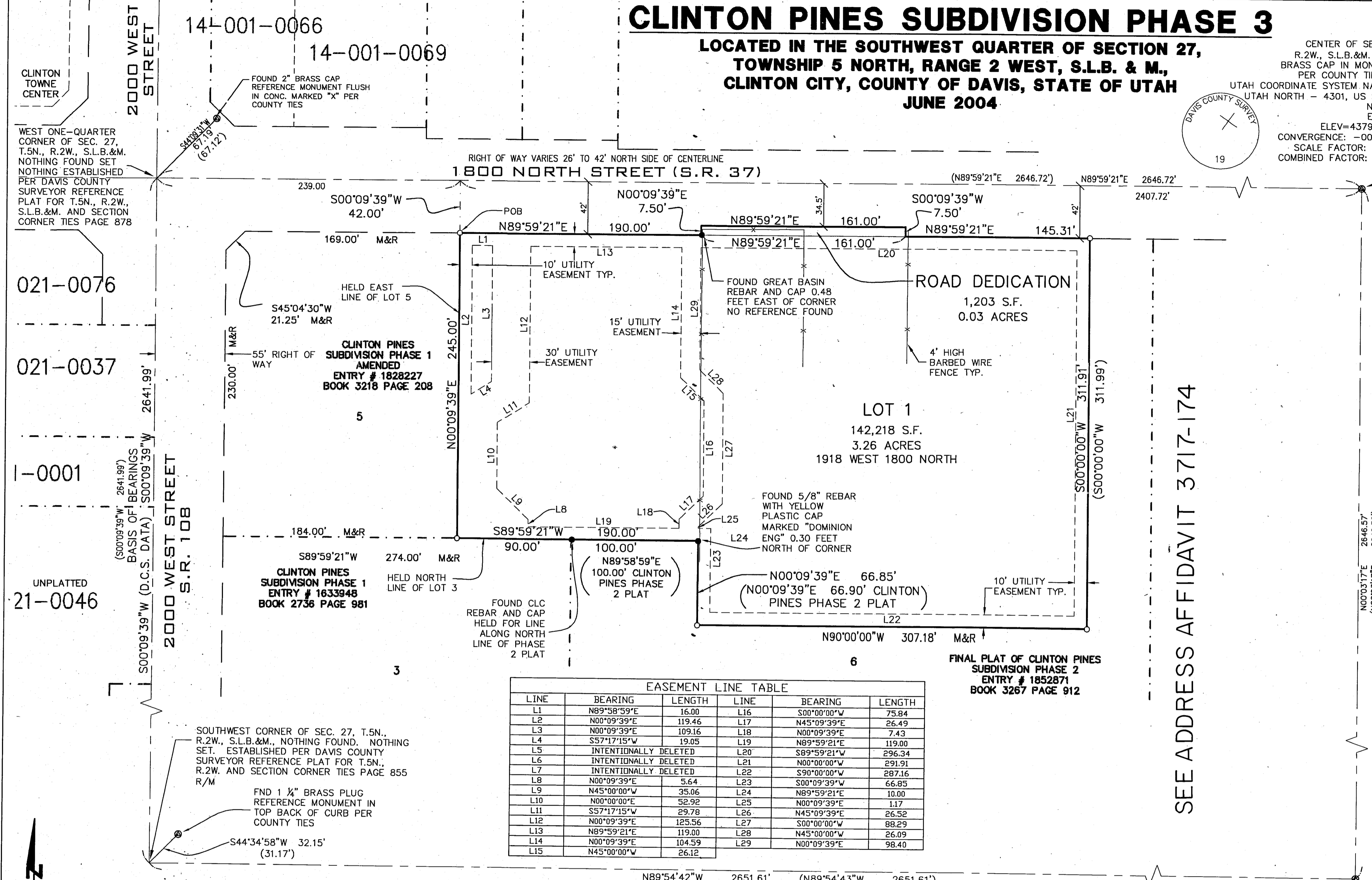
BRAD T. MORTENSEN
PROFESSIONAL LAND SURVEYOR #271154
FOR AND ON BEHALF OF
CLC ASSOCIATES, INC.
350 S. 400 E., SUITE 304
SLC, UT 84111

LEGAL DESCRIPTION
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 27, T.5N., R.2W., S.L.B.&M., DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 5, OF CLINTON PINES SUBDIVISION PHASE 1 AMENDED, RECORDED AS ENTRY NO. 1828227, IN BOOK 3218, AT PAGE 208, OF OFFICIAL RECORDS, SAID POINT IS ALSO ON THE SOUTH LINE OF S.R. 37; SAID POINT IS ALSO N89°59'21"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER 239.00 FEET, AND S00°09'39"W 42.00 FEET FROM THE WEST QUARTER CORNER OF SAID SEC. 27; SAID POINT IS ALSO S89°59'21"W ALONG SAID NORTH LINE 2407.72 FEET AND S00°09'39"W 42.00 FEET FROM THE CENTER OF SAID SEC. 27; THENCE ALONG SAID SOUTH LINE OF S.R. 37 THE FOLLOWING FIVE (5) COURSES: 1) N89°59'21"E 190.00 FEET, 2) N00°09'39"E 7.50 FEET, 3) N89°59'21"E 161.00 FEET, 4) S00°09'39"W 7.50 FEET, AND 5) N89°59'21"E 145.31 FEET TO A CORNER OF LOT 6 FINAL PLAT OF CLINTON PINES SUBDIVISION PHASE 2 RECORDED AS ENTRY NO. 1852871 IN BOOK 3267 AT PAGE 912 OF OFFICIAL RECORDS, THENCE ALONG THE WEST AND NORTH LINES OF SAID LOT 6 THE FOLLOWING FOUR (4) COURSES: 1) S00°00'00"W 311.91 FEET, 2) N90°00'00"W 307.18 FEET, 3) N00°09'39"E 66.85 FEET, AND 4) S89°59'21"W 100.00 FEET TO THE NORTHEAST CORNER OF LOT 3 CLINTON PINES SUBDIVISION PHASE 1 AMENDED, RECORDED AS ENTRY NO. 1828227, IN BOOK 3218, AT PAGE 208, OF OFFICIAL RECORDS; THENCE ALONG THE NORTH LINE OF SAID LOT 3 S89°59'21"W 90.00 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N00°09'39"E ALONG THE EAST LINE OF SAID LOT 5 A DISTANCE OF 245.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 3.29 ACRES, MORE OR LESS.

OWNER'S DEDICATION
WE, THE UNDERSIGNED, OWNERS OF THE HEREIN-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT OF LAND CLINTON PINES SUBDIVISION PHASE 3, AND HEREBY DEDICATE, GRANT, AND CONVEY TO CLINTON CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS 1800 NORTH STREET, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO CLINTON CITY THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY CLINTON CITY.
THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF CLINTON CITY ORDINANCES.

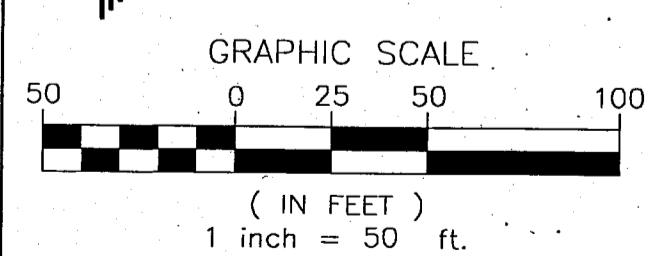
CORPORATE ACKNOWLEDGMENT
STATE OF Utah, S.S.
COUNTY OF Davis
ON THE 10th DAY OF August, A.D. 2004, PERSONALLY APPEARED BEFORE ME, GARY M. WRIGHT, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS THE MEMBER OF CLINTON PINES LLC, AND THAT THE HEREIN OWNERS' DEDICATION WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THE SAID GARY M. WRIGHT EXECUTED THE SAME.
Notary Public: *Wayne A. Belleau*

CORPORATE ACKNOWLEDGMENT
STATE OF Utah, S.S.
COUNTY OF Davis
ON THE 10th DAY OF August, A.D. 2004, PERSONALLY APPEARED BEFORE ME, WAYNE A. BELLEAU, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS THE MEMBER OF CLINTON PINES LLC, AND THAT THE HEREIN OWNERS' DEDICATION WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND THE SAID WAYNE A. BELLEAU EXECUTED THE SAME.
Notary Public: *Wayne A. Belleau*



EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°58'59"E	16.00	L16	S00°00'00"W	75.84
L2	N00°09'39"E	119.46	L17	N45°09'39"E	26.49
L3	N00°09'39"E	109.16	L18	N00°09'39"E	7.43
L4	S57°17'15"W	19.05	L19	N89°59'21"E	119.00
L5	INTENTIONALLY DELETED		L20	S89°59'21"W	296.34
L6	INTENTIONALLY DELETED		L21	N00°00'00"W	291.91
L7	INTENTIONALLY DELETED		L22	S90°00'00"W	287.16
L8	N00°09'39"E	5.64	L23	S00°09'39"W	66.85
L9	N45°00'00"W	35.06	L24	N89°59'21"E	10.00
L10	N00°00'00"W	52.92	L25	N00°09'39"E	1.17
L11	S57°17'15"W	29.78	L26	N45°09'39"E	26.52
L12	N00°09'39"E	125.56	L27	S00°00'00"W	88.29
L13	N89°59'21"E	119.00	L28	N45°00'00"W	26.09
L14	N00°09'39"E	104.59	L29	N00°09'39"E	98.40
L15	N45°00'00"W	26.12			



LEGEND:
● SET REBAR AND CAP MARKED "PLS 271154"
○ END GOVERNMENT MONUMENT AS NOTED
● END MONUMENT UNLESS OTHERWISE NOTED
--- CENTERLINE
--- SECTION LINE
--- ADJACENT PROPERTY LINES
--- PROPERTY LINE
--- PROPOSED LOT LINES
--- PROPOSED EASEMENT AS NOTED
--- PREVIOUS PARCEL LINES

CLC ASSOCIATES
350 SOUTH 400 EAST
SUITE 304
SALT LAKE CITY
UTAH 84111
P 801 363 5605
F 801 363 5605
CLC@SLC.COM

PROJECT #: 02-0423
DRAWN BY: DM
DESIGNED BY: DM
CHECKED BY: BM

NOTES:
1. COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83 (1994) NORTH ZONE, AS DETERMINED BETWEEN THE FOLLOWING THREE NGS HARN STATIONS: "RED BUTTE CORNERS" (PID: A79633), ADJUSTED BY NGS IN MARCH 2002; "EAST OGDEN GPS BASE STATION ARP" (PID: A18333), ADJUSTED BY NGS IN JUNE 2000; AND "NORTH ANTELOPE ISLAND GPS BASE STA ARP" (PID: A18383), ADJUSTED BY NGS IN JUNE 2000. MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.999751823 TO OBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES. ROTATE DAVIS COUNTY GRID BEARINGS BY 0°21'37" TO OBTAIN NAD 83 GRID BEARINGS USED WITH GIVEN COORDINATES.
2. UPON RECORDATION OF THIS PLAT LOT #4 CLINTON PINES SUBDIVISION PHASE 1 AMENDED IS HEREBY VACATED ALONG WITH ALL EASEMENTS.
3. MANY AREAS IN CLINTON CITY HAVE WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT ANY BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS. SOLUTION OF THESE PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.

ACKNOWLEDGMENT
STATE OF Utah, S.S.
COUNTY OF Davis
ON THE 20th DAY OF July, A.D. 2004, PERSONALLY APPEARED BEFORE ME, L. MITCH ADAMS, MAYOR OF CLINTON CITY AND DENNIS W. CLUFF, CLINTON CITY RECORDER, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THEY ARE THE MAYOR AND CITY RECORDER RESPECTIVELY AND SIGNED IN BEHALF OF CLINTON CITY BY AUTHORITY OF THE CLINTON CITY COUNCIL AND ACKNOWLEDGED TO ME THAT THE CLINTON CITY COUNCIL EXECUTED THE SAME.
COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____

PLANNING COMMISSION APPROVAL
APPROVED THIS 20th DAY OF July 2004, BY THE CLINTON CITY PLANNING COMMISSION
Gary M. Wright
CHAIRMAN, CLINTON CITY PLANNING COMMISSION

CITY ENGINEER APPROVAL
I HEREBY CERTIFY THAT THIS PLAT AND IT IS IN ACCORDANCE WITH THE CLINTON CITY ENGINEERING DEPARTMENT RECORDS.
Bryce K. Wilcox
CLINTON CITY ENGINEER

CITY COUNCIL APPROVAL
APPROVED THIS 27th DAY OF July, A.D. 2004, BY THE CLINTON CITY COUNCIL
Wayne A. Belleau
CLINTON CITY RECORDER

DAVIS COUNTY RECORDER
APPROVED THIS 27th DAY OF July, A.D. 2004, BY THE CLINTON CITY COUNCIL
Wayne A. Belleau
CLINTON CITY RECORDER
Richard T. Mansfield
DEPUTY RECORDER

2014

SEE ADDRESS AFFIDAVIT 3717-174

CLINTON PINES SUBDIVISION PHASE 3
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M., CLINTON CITY, COUNTY OF DAVIS, STATE OF UTAH
JUNE 2004
SHEET 1 OF 1

APPROVED THIS 20th DAY OF July, A.D. 2004, BY THE CLINTON CITY PLANNING COMMISSION
Gary M. Wright
CHAIRMAN, CLINTON CITY PLANNING COMMISSION

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