

NARRATIVE:
 This survey and subdivision plat was requested by Mr. Gary Wright for purposes of platting fifty-nine (59) residential lots. Brass Cap Monuments were found at the South 1/4 corner, the Southwest corner and the West 1/4 corner of Section 28, T5N, R2W, U.S. Survey. A line bearing N 0°00'37" E between the Southwest corner and the West 1/4 corner was used as the basis of bearings. Lot corners were monumented as depicted on this plat.

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.

Lexington Estates Phase 2

A part of the Southeast 1/4 of Section 28, T5N, R2W, SLB&M, U.S. Survey
 Clinton City, Davis County, Utah
 June 2004

NOTE:
 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.

PROPERTY LINE CURVE DATA

(1) Δ = 89°59'34" R = 15.00' L = 23.56' LC = 21.21' S 45°00'00" W	(2) Δ = 2'06'18" R = 1496.76' L = 54.99' LC = 54.99' S 1°03'22" W	(3) Δ = 0°14'18" R = 1496.76' L = 6.23' LC = 6.23' S 2°13'40" W	(4) Δ = 2°17'17" R = 1472.34' L = 58.79' LC = 58.79' S 1°12'11" W	(5) Δ = 2°17'17" R = 1532.34' L = 61.19' LC = 61.19' S 1°12'11" W	(6) Δ = 0°08'58" R = 1436.76' L = 3.75' LC = 3.75' S 2°16'20" W
(7) Δ = 2°11'39" R = 1436.76' L = 55.02' LC = 55.02' S 1°06'02" W	(8) Δ = 90°00'26" R = 15.00' L = 23.56' LC = 21.22' S 45°00'00" E	(9) Δ = 90°01'05" R = 15.00' L = 23.57' LC = 21.22' S 44°59'14" W	(10) Δ = 5°50'08" R = 537.46' L = 54.74' LC = 54.72' S 2°53'46" W	(11) Δ = 0°55'52" R = 537.46' L = 8.73' LC = 8.73' S 6°16'45" W	(12) Δ = 6°41'09" R = 483.60' L = 56.43' LC = 56.40' S 3°24'07" W
(13) Δ = 6°41'09" R = 543.60' L = 63.43' LC = 63.40' S 3°24'07" W	(14) Δ = 0°11'48" R = 477.46' L = 1.64' LC = 1.64' S 6°38'47" W	(15) Δ = 6°34'11" R = 477.46' L = 54.75' LC = 54.72' S 3°15'47" W	(16) Δ = 89°58'55" R = 15.00' L = 23.56' LC = 21.21' S 45°00'46" E	(17) Δ = 7°25'22" R = 510.66' L = 66.16' LC = 66.11' N 86°17'06" E	(18) Δ = 13°32'04" R = 510.66' L = 120.63' LC = 120.35' N 75°48'23" E
(19) Δ = 69°01'43" R = 15.00' L = 18.07' LC = 17.00' S 34°31'30" W	(20) Δ = 101°40'30" R = 15.00' L = 26.62' LC = 23.26' S 50°49'37" E	(21) Δ = 11°40'45" R = 563.62' L = 114.89' LC = 114.69' N 84°10'31" E	(22) Δ = 13°52'09" R = 503.62' L = 121.91' LC = 121.61' N 83°04'50" E	(23) Δ = 76°08'07" R = 15.00' L = 19.93' LC = 18.50' S 38°04'42" W	(24) Δ = 107°45'16" R = 15.00' L = 28.21' LC = 24.23' S 53°52'00" E
(25) Δ = 10°22'19" R = 570.66' L = 103.30' LC = 103.16' N 77°26'32" E	(26) Δ = 7°22'06" R = 570.66' L = 73.39' LC = 73.34' N 86°18'44" E	(27) Δ = 90°01'05" R = 15.00' L = 23.57' LC = 21.22' S 44°59'14" W	(28) Δ = 89°58'55" R = 15.00' L = 23.56' LC = 21.21' N 45°00'46" W	(29) Δ = 89°59'35" R = 15.00' L = 23.56' LC = 21.21' S 45°00'00" W	(30) Δ = 90°00'26" R = 15.00' L = 23.56' LC = 21.21' N 45°00'00" W

CENTERLINE CURVE DATA

(A) Δ = 2°20'36" R = 1466.76' L = 59.99' LC = 59.99' S 1°10'31" W T = 30.00'	(B) Δ = 2°17'17" R = 1502.34' L = 59.99' LC = 59.99' S 1°12'11" W T = 30.00'	(C) Δ = 6°41'09" R = 513.60' L = 59.93' LC = 59.90' S 3°24'07" W T = 30.00'	(D) Δ = 6°46'00" R = 507.46' L = 59.93' LC = 59.90' S 3°21'42" W T = 30.00'
(E) Δ = 20°57'26" R = 540.66' L = 197.76' LC = 196.66' N 79°31'04" E T = 100.00'	(F) Total Δ = 20°58'33" R = 533.62' L = 195.36' LC = 194.27' N 79°31'38" E T = 98.78'	(G) Δ = 3°17'18" R = 533.62' L = 30.62' LC = 30.62' N 70°41'00" E T = 30.62'	(H) Δ = 17°41'15" R = 533.62' L = 164.73' LC = 164.08' N 81°10'16" E T = 164.08'

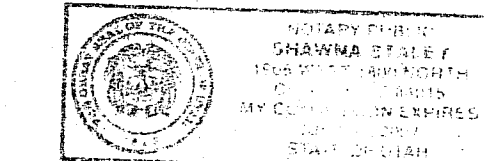
NOTE:
 10 foot wide Public Utility and Drainage Easements on the front, back or rear lot lines, and subdivision boundaries, 8 foot wide on each side of lot lines as indicated by dashed lines.

GREAT BASIN ENGINEERING NORTH
 CONSULTING ENGINEERS AND SURVEYORS
 5746 South 1475 East - Suite 200
 Ogden, Utah 84403
 P.O. Box 150048, Ogden, Utah 84415
 Ogden (801)304-4815 Salt Lake City (801)321-0222 Fax (801)322-7544

CLINTON CITY ENGINEER
 I hereby certify that this office has examined this plat and is correct in accordance with the provisions of the Utah Subdivision Map Act as amended in this office.
 Signed: Bryce K. Wilcox
 16th day of August, 2004.
 Bryce K. Wilcox
 Signature
 STATE OF UTAH

CLINTON CITY APPROVAL
 This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Clinton City, Utah this 15th day of June, 2004.
 Attest: Dennis W. Cluff
 Recorder
Mitch Adams
 Mayor
 CLINTON CITY
 CORPORATE SEAL
 CLINTON CITY, UTAH

CLINTON CITY PLANNING COMMISSION
 Approved by the Clinton City Planning Commission on the 15th day of June, 2004.
Anthony J. Thompson
 Chairperson



ACKNOWLEDGMENT OF CLINTON CITY OFFICIALS
 State of Utah }
 County of Davis } ss
 On the 8th day of JUNE, 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 that they are the Mayor and City Recorder respectively and signed in behalf of Clinton City by the authority of the Clinton City Council and acknowledged to me that the Clinton City Council executed the same.
 Residing At: Roy, Utah
 Commission Expires: July 30, 2007
Shawna Staley
 Notary Public commissioned in Utah
 Shawna Staley
 Print Name

SURVEYOR'S CERTIFICATE
 I, Gary L. Newman, a Registered Professional Land Surveyor in the State of Utah, do hereby certify that this plat of Lexington Estates Phase 2 in Clinton City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Davis County Recorder's Office and of a survey made on the ground.
 Signed this 9th day of August, 2004.
 4778
 License No.
 Gary L. Newman
 State of Utah
 No. 4778
 State of Utah
 Gary L. Newman

OWNER'S DEDICATION
 I, the undersigned owner of the hereon described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat, and name said tract Lexington Estates Phase 2, and do hereby dedicate, grant and convey to Clinton City, Davis County, Utah, all those parts or portions of said tract of land designated as streets, 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.
 Signed this _____ day of _____, 2004.

MELISSA DELLER
 Notary Public - State of Utah
 1544 North Woodland Park Drive
 Layton UT 84041
 My Commission Expires Feb. 14, 2008
 G.M.W. Development Inc.
 D.B.A. Ivory North
Gary M. Wright
 Gary M. Wright - President

ACKNOWLEDGMENT
 State of Utah }
 County of } ss
 On the 9th day of August, 2004, personally appeared before me Gary M. Wright, who being by me duly sworn did say that he is President of G.M.W. Development Inc. D.B.A. Ivory North, and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Gary M. Wright acknowledged to me that said corporation executed the same.
 Residing at: Lexington UT
 Commission Expires: 2/14/08
Melissa Deller
 Print Name
 A Notary Public commissioned in Utah

BOUNDARY DESCRIPTION
 A part of the Southeast Quarter of Section 28, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
 Beginning at the Southeast corner of Lot 76, Lexington Estates Phase 1, a subdivision in Clinton City, Davis County, Utah, said point being 721.83 feet North 0°03'32" East along the Quarter Section line from the South Quarter corner of said Section; and running thence North 0°03'32" East 600.00 feet along the East boundary line of said Lexington Estates Phase 1 and the East boundary line of Drayer Meadows Subdivision Phase 4 and Phase 2, in Clinton City, Davis County, Utah to the South boundary line of Five Estates Subdivision Phase-2, in Clinton City, Davis County, Utah; thence North 89°59'47" East 995.82 feet along said South boundary line and the South boundary line of Lovell Estates Subdivision Phase-2, in Clinton City, Davis County, Utah and the South boundary line of Shire Meadows Subdivision in Clinton City, Davis County, Utah to the West Boundary line of Taylor Estates Subdivision-Phase No. 2; thence South 0°03'16" East 658.48 feet along said West boundary line and the West boundary line of Taylor Estates Phase-No. 3 in Clinton City, Davis County, Utah; thence South 89°59'06" East 0.14 feet along the South Boundary of said Taylor Estates Subdivision Phase No. 3; thence South 0°05'50" West 80.53 feet; thence South 89°59'47" West 193.42 feet; thence North 0°00'38" East 20.26 feet; thence South 89°59'47" West 120.23 feet; thence South 0°01'18" East 21.25 feet; thence South 89°59'47" West 662.29 feet to said East boundary line of said Lexington Estates Phase 1; thence two (2) courses along said East boundary line as follows: North 0°00'30" West 140.00 feet and South 89°59'47" West 21.13 feet to the point of beginning.
 Contains 16.798 Acres

SHEET 1 of 2
DAVIS COUNTY RECORDER
 ENTRY NO. 2020567 FEE PAID
\$ 1192 FILED FOR RECORD AND
 RECORDED SEPT. 28, 2004 AT
12:03 PM IN BOOK 3633 OF OFFICIAL
 RECORDS, PAGE 522, RECORDED
 FOR CLINTON CITY
Shawna Staley
 DAVIS COUNTY RECORDER
 BY: _____
 DEPUTY

1-1111

03N302A 1-1111

4111-5

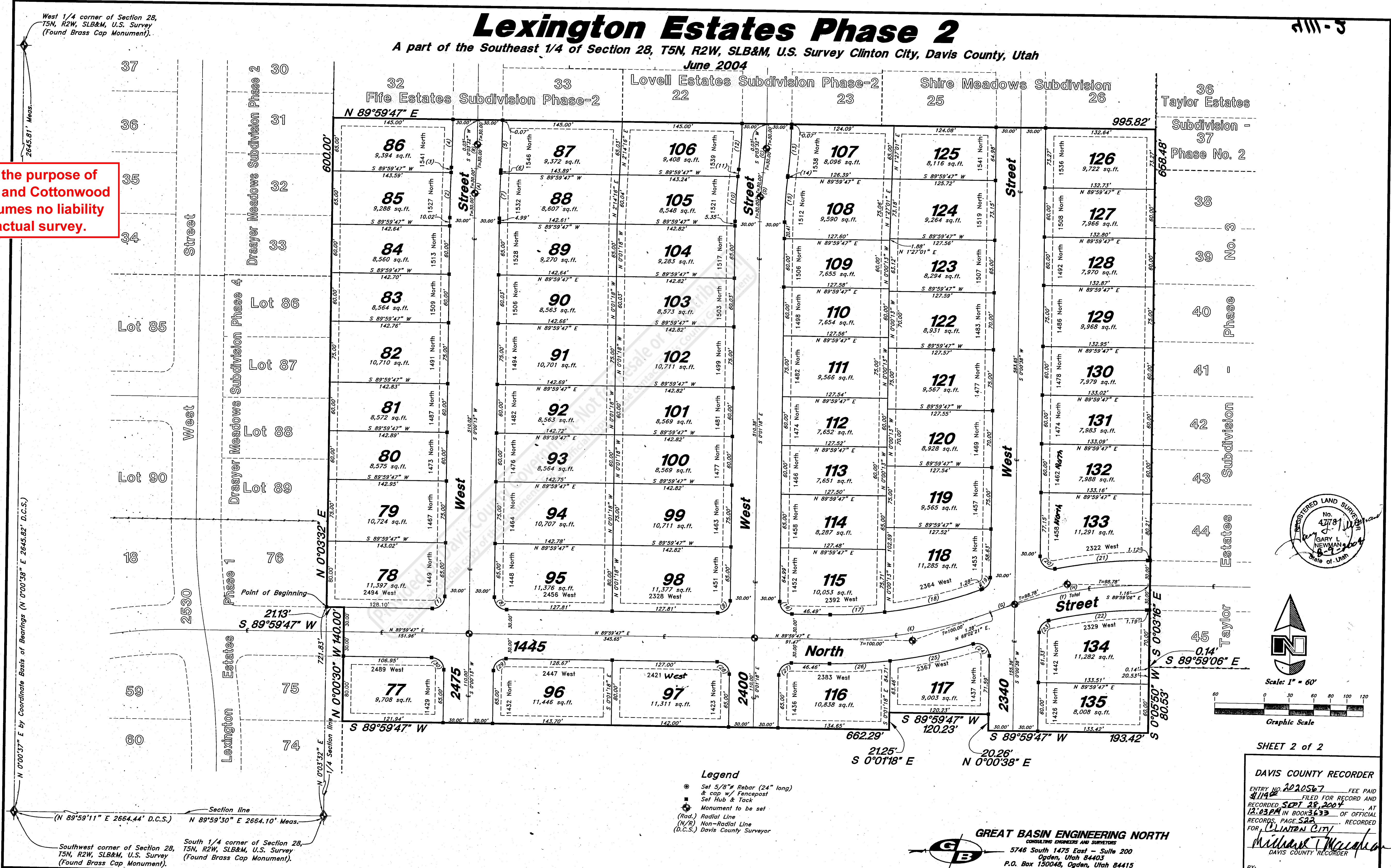
4111-5

Lexington Estates Phase 2

A part of the Southeast 1/4 of Section 28, T5N, R2W, SLB&M, U.S. Survey Clinton City, Davis County, Utah
June 2004

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4111-2



4111H

4111H