

# REGENCY PARK COMMERCIAL SUBDIVISION PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M.,  
CLINTON CITY, COUNTY OF DAVIS, STATE OF UTAH

APRIL 2006  
SHEET 1 OF 1

SOUTH 1/4 CORNER SEC. 27, T.5N.,  
R.2W., S.L.B.&M., FOUND 3 1/4" BRASS  
CAP PER COUNTY TIES PAGE 854  
UTAH COORDINATE SYSTEM NAD 83 (1994)  
UTAH NORTH - 4301, US SURVEY FEET  
N=3572527.91  
E=1487575.17  
ELEV=4401.79 NGVD 29  
CONVERGENCE: -00'21'57.02115  
SCALE FACTOR: 0.999958957  
COMBINED FACTOR: 0.999750981

**SURVEYOR'S OPINION**  
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 PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS: REGENCY PARK COMMERCIAL SUBDIVISION PHASE 1. IN MY PROFESSIONAL OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN, AND THE LOTS ARE IN GENERAL CONFORMANCE WITH THE AREA, FRONTAGE AND WIDTH REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

EXECUTED THIS 30th DAY OF APRIL 2006

BRAD T. MORTENSEN  
PROFESSIONAL LAND SURVEYOR #271154  
AND ON BEHALF OF  
CLC ASSOCIATES, INC.  
420 E. SOUTH TEMPLE, SUITE 550  
SLC, UT 84111

**LEGAL DESCRIPTION**  
THAT PORTION OF THE SOUTHEAST QUARTER OF SEC. 28, T.5N., R.2W., S.L.B.&M., DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 2000 WEST AND THE NORTH LINE OF 1800 NORTH STREET, AS SHOWN ON THE REGENCY PARK NO. 1 SUBDIVISION PLAT, RECORDED AS ENTRY NO. 1936004, IN BOOK 3425, AT PAGE 59, OF OFFICIAL RECORDS; SAID POINT ALSO BEING N00'09'39"E ALONG THE SECTION LINE 33.00 FEET FROM THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT ALSO BEING N89'54'42"W ALONG SECTION LINE 2651.61 FEET AND N00'09'39"E 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SEC. 27; THENCE ALONG THE NORTH AND EAST LINE OF SAID REGENCY PARK NO. 1 SUBDIVISION PLAT, THE FOLLOWING THREE (3) COURSES: 1) S89'58'58"W 428.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 150.00 FEET; 2) NORTHERLY ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90'00'03"; AND 3) N00'01'00"W 476.01 FEET TO THE SOUTH LINE OF LOT 35 OF CHILDS ESTATES SUBDIVISION PHASE 2, RECORDED AS ENTRY NO. 1769167, IN BOOK 3082, AT PAGE 550, OF OFFICIAL RECORDS; THENCE ALONG THE SOUTH AND EAST LINE OF SAID CHILDS ESTATES SUBDIVISION PHASE 2 THE FOLLOWING TWO (2) COURSES: 1) N89'58'00"E 126.45 FEET TO THE SOUTH EAST CORNER OF LOT 35, AND 2) N02'07'33"E 535.12 FEET TO THE SOUTH LINE OF CASTLEDALE SUBDIVISION PHASE 2 RECORDED AS ENTRY NO. 1666869 IN BOOK 2796 AT PAGE 363 OF OFFICIAL RECORDS; THENCE N89'56'22"E ALONG THE SOUTH LINE OF SAID CASTLEDALE SUBDIVISION PHASE 2, 300.58 FEET TO THE CENTERLINE OF SAID 2000 WEST; THENCE S00'02'39"W ALONG SAID CENTERLINE 1025.99 FEET TO THE POINT OF BEGINNING. CONTAINS 8.81 ACRES, MORE OR LESS.

**OWNER'S DEDICATION**  
WE, THE UNDERSIGNED, OWNERS 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 OF LAND REGENCY PARK COMMERCIAL SUBDIVISION PHASE 1, AND HEREBY DEDICATE, GRANT, AND CONVEY TO CLINTON CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS 1500 WEST STREET, 1800 NORTH STREET, 2000 WEST STREET, 2090 WEST STREET, AND 1300 NORTH STREET, 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.

IN WITNESS WHEREOF, I HAVE/HAS HEREUNTO SET  
THIS 30th DAY OF APRIL, A.D., 2006  
*Brad T. Mortensen* Partner  
CLC ASSOCIATES, INC.  
CORPORATE ACKNOWLEDGMENT

STATE OF UTAH, S.S.  
COUNTY OF DAVIS  
ON THE 30th DAY OF APRIL, A.D., 2006, I PERSONALLY APPEARED BEFORE ME, *Lisa M. Hunsaker*, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT SAID *Brad T. Mortensen* IS THE *Partner* OF *CLC ASSOCIATES, INC.* AND THAT THE HEREIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID *CLC ASSOCIATES, INC.* AND THE SAID *Brad T. Mortensen* EXECUTED THE SAME.

NOTARY PUBLIC  
RESIDING IN *Davis* COUNTY,  
MY COMMISSION EXPIRES: *5/11/2010*

**CORPORATE ACKNOWLEDGMENT**  
STATE OF UTAH, S.S.  
COUNTY OF DAVIS  
ON THE 18th DAY OF July, A.D., 2006, I PERSONALLY APPEARED BEFORE ME, *Geary M. Weber*, WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT SAID *Brad T. Mortensen* IS THE *Partner* OF *Teton Investment* AND THAT THE HEREIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID *Teton Investment*.

AND THE SAID *Geary M. Weber* EXECUTED THE SAME.  
NOTARY PUBLIC  
RESIDING IN *Weber* COUNTY,  
MY COMMISSION EXPIRES: *12/15/2006*

## REGENCY PARK COMMERCIAL SUBDIVISION PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M.,  
CLINTON CITY, COUNTY OF DAVIS, STATE OF UTAH  
APRIL 2006

SHEET 1 OF 1

**DAVIS COUNTY RECORDER**  
ENTRY NO. *2185639*  
FILED FOR RECORD AND RECORDED THIS 19th DAY OF July 2006 at 2:36 PM IN BOOK 4079 OF OFFICIAL RECORDS PAGE 629  
*Richard J. Mavashan*  
DAVIS COUNTY RECORDER  
BY: *Lakshmi McKain*  
DEPUTY RECORDER

N00'03'17"E 2646.57'  
(N00'03'17"E 2646.56')  
(N00'24'54"E 2645.919 GRID NAD 83)

1500 WEST STREET

**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	15.00'	90°00'03"	23.56'	15.00'
C2	15.00'	89°49'19"	23.52'	14.95'
C3	30.00'	90°00'00"	47.12'	30.00'

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S90°00'00"W	4.56'
L2	S13°40'26"E	104.94'
L3	N89°58'42"E	29.34'
L4	N90°00'00"W	13.67'
L5	S00°00'00"W	145.73'

**LEGEND:**  
○ SET REBAR AND CAP, MARKED "PLS 271154"  
⊙ FND GOVERNMENT MONUMENT AS NOTED  
● FND MONUMENT UNLESS OTHERWISE NOTED

— CENTERLINE  
— SECTION LINE  
— ADJACENT PROPERTY LINES  
— PROPERTY LINE  
— PROPOSED LOT LINES  
— EASEMENT AS NOTED  
— PREVIOUS PARCEL LINES  
— VACATED EASEMENT AS NOTED  
— COUNTY RECORDED DATA

FND 1 1/4" BRASS PLUG  
REFERENCE MONUMENT IN  
TOP BACK OF CURB PER  
COUNTY TIES

SOUTHEAST CORNER OF SEC. 28, T.5N., R.2W.,  
S.L.B.&M., NOTHING FOUND, NOTHING SET.  
ESTABLISHED PER DAVIS COUNTY SURVEYOR  
REFERENCE PLAT FOR T.5N., R.2W. AND  
SECTION CORNER TIES PAGE 855 R/W

2000 WEST STREET S.R. 108  
BASIS OF BEARINGS N00'09'39"E 2641.99' (N00'09'39"E 2641.99')

ROAD DEDICATION  
54,476 S.F.  
1.30 ACRES

**NOTES:**  
1. COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83 (1994) NORTH ZONE, AS DETERMINED BETWEEN THE FOLLOWING THREE NGS MARK STATIONS: "RED BUTTE CORS ARP" (PID:AF9633), ADJUSTED BY NGS IN MARCH 2002, "EAST OGDEN OPS BASE STATION ARP" (PID:A18833), ADJUSTED BY NGS IN JUNE 2000, AND "NORTH ANTELOPE ISLAND OPS BASE STA ARP" (PID:A18836), ADJUSTED BY NGS IN JUNE 2000. MULTIPLE GROUND DISTANCES SHOWN HEREON BY 0.999751402 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. 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 COUNTY OF ) S.S.  
ON THE DAY OF A.D., 20 PERSONALLY APPEARED BEFORE ME, L. MITCH ADAMS, MAYOR OF CLINTON CITY AND DENNIS W. CLIFF, 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

REMAINDER PARCEL  
238,043 S.F.  
5.46 ACRES

4644

CENTER OF SEC. 27, T.5N.,  
R.2W., S.L.B.&M., FOUND 3 1/4" 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: -00'21'57.00810"  
SCALE FACTOR: 0.999958705  
COMBINED FACTOR: 0.999751823

FOUND 2" BRASS CAP  
REFERENCE MONUMENT  
FLUSH IN CONC. MARKED  
"X" PER COUNTY TIES

EAST ONE-QUARTER CORNER OF SEC. 28, T.5N.,  
R.2W., S.L.B.&M., NOTHING FOUND SET NOTHING  
ESTABLISHED PER DAVIS COUNTY SURVEYOR  
REFERENCE PLAT FOR T.5N., R.2W. AND SECTION  
CORNER TIES PAGE 876

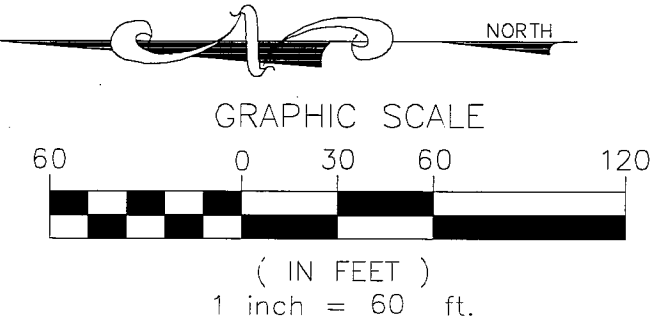
CENTER OF SEC. 28, T.5N., R.2W.,  
S.L.B.&M., FOUND STD COUNTY  
MONUMENT PER DAVIS COUNTY  
SURVEYOR REFERENCE PLAT FOR  
T.5N., R.2W., S.L.B.&M., AND SECTION  
CORNER TIES, PAGE 877

**NARRATIVE**  
THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE GROUND AND DIVIDE THE SUBJECT PROPERTY INTO ONE COMMERCIAL LOT, A REMAINDER PARCEL, AND A ROAD DEDICATION. THIS PLAT IS BASED UPON A FIELD SURVEY CONFORMING TO THE UTAH COUNCIL OF LAND SURVEYORS MODEL STANDARD OF PRACTICE FOR BOUNDARY SURVEYS, ADOPTED AUGUST 14, 1999 AND A RECORD OF SURVEY HAS BEEN COMPLETED AND FILED WITH THE PROPER LOCAL AUTHORITY IN ACCORDANCE WITH UTAH CODE 17-23-17.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE DAVIS COUNTY COORDINATE SYSTEM AS SHOWN ON THE COUNTY SURVEYORS REFERENCE PLAT FOR TOWNSHIP 5 NORTH, RANGE 2 WEST, DETERMINED LOCALLY ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, BEING N00'09'39"E.

PROJECT #: DS-0175  
DRAWN BY: DM  
DESIGNED BY: DM  
CHECKED BY: BM

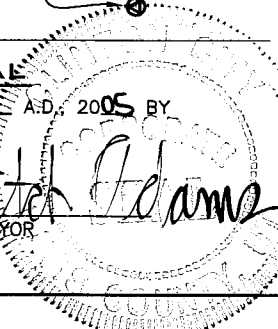
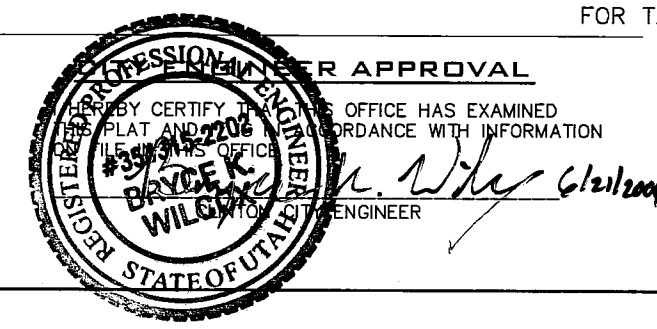
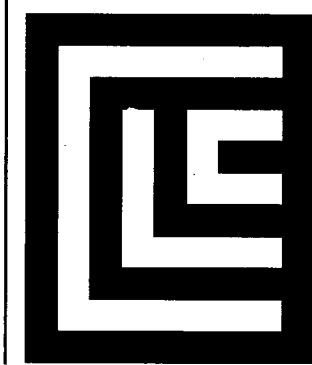
**CLC ASSOCIATES**  
420 EAST SOUTH TEMPLE  
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UTAH 84111  
PHONE: 313.9005  
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CLCASSOCIATES.COM  
ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING



**PLANNING COMMISSION APPROVAL**  
APPROVED THIS 20th DAY OF December 2005 BY THE CLINTON CITY PLANNING COMMISSION  
*Chairman: Clinton City Planning Commission*

**PROFESSIONAL ENGINEER APPROVAL**  
I HEREBY CERTIFY THAT THE PLAT AND OFFICE HAS EXAMINED THE SURVEY AND FOUND IT TO BE IN ACCORDANCE WITH INFORMATION PROVIDED BY THE SURVEYOR.  
*Brad T. Mortensen*  
REGISTERED PROFESSIONAL ENGINEER

**CITY COUNCIL APPROVAL**  
APPROVED THIS 21st DAY OF December A.D., 2005 BY THE CLINTON CITY COUNCIL  
*Mayor: L. Mitch Adams*  
CLINTON CITY RECORDER



HPH

HPH