

Snowberry Subdivision Phase 1 Amended

Vacating Lot 32, Snowberry Subdivision Phase 1

PART OF THE NORTHEAST QUARTER OF SECTION 28, T.5N., R.2W., S.L.B.&M., U.S. SURVEY

CLINTON CITY, DAVIS COUNTY, UTAH

APRIL, 2006

Shared Access Agreement:

THE PROPERTY OWNERS HAVE AGREED WITH UDOT TO LIMIT ACCESS TO PARCELS LAND 2 TO A DRIVEWAY ALONG THE NORTH BOUNDARY OF PARCEL 1 AND ONE DRIVEWAY ALONG THE EAST BOUNDARY OF PARCEL 2, TO AID TO THE FUTURE DEVELOPMENT OF THE PROPERTY PRESENTLY KNOWN AS 2133 NORTH 2000 WEST, THE OWNERS OF PARCELS 1 AND 2 DO HEREBY GRANT TO EACH OTHER, THEIR HEIRS AND ASSIGNS, THE RIGHT OF ACCESS ACROSS THEIR PROPERTIES, AND AGREE TO MAINTAIN SAID PROPERTIES WITH DRIVEWAYS AND PARKING AREAS IN A MANNER WHICH WILL NOT IMPEDE SAID ACCESS.

Notes:

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.

ALL EASEMENTS ON LOT 32 OF SNOWBERRY SUBDIVISION PHASE 1 ARE VACATED UPON RECORDATION OF THIS PLAT.

Boundary Description

PART OF THE NORTHEAST QUARTER OF SECTION 28, T.5N., R.2W., S.L.B.&M., U.S. SURVEY. DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 14, SNOWBERRY SUBDIVISION PHASE 1, AND THENCE S87°43'37"E 100.79 FEET, THENCE S89°59'55"E 74.95 FEET, TO A POINT ON A 25.00 FOOT RADIUS CURVE THE CENTER OF WHICH BEARS 500°00'05"E, THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°09'24"E A DISTANCE OF 29.82 FEET, THENCE 500°07'29"W 304.88 FEET, THENCE N89°59'25"W 200.00 FEET, THENCE N00°00'05"E 333.90 FEET TO THE POINT OF BEGINNING. CONTAINING 1.52 ACRES

Basis of Bearings

BASIS OF BEARING IS AS PER RECORDED SUBDIVISION PLAT OF SNOWBERRY SUBDIVISION PHASE 1 MONUMENTS. BEARING BETWEEN THE MONUMENT AT THE INTERSECTION OF 2700 WEST STREET AND 2200 NORTH STREET AND THE MONUMENT AT THE INTERSECTION OF 2000 WEST STREET AND 2200 NORTH STREET IS S89°59'55"E (BASIS OF BEARINGS).

Narrative

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 32 OF SNOWBERRY SUBDIVISION PHASE 1 INTO TWO PARCELS. ALL CORNERS WERE SET WITH A 1/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES". ALL FRONTS WERE SET WITH LEAD PLUG AND TACK IN THE TOP BACK OF CURB AT THE EXTENSION OF THE SIDE LOT LINES.

Legend

- ◆ = SECTION CORNER
- = STREET MONUMENT
- = FOUND REBAR AND CAP
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = EASEMENT
- = EXISTING FENCE LINE

50 0 50 100 150

Scale: 1" = 50'

Curve Table

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD DIR.	CHD. LENGTH
C1	25.00'	90°07'24"	39.32'	25.05'	N44°56'13"W	35.39'

Clinton City Planning Commission
APPROVED THIS 10th DAY OF MAY, 2006
BY THE CLINTON CITY PLANNING COMMISSION.

Anthony A. Plaza
Chairman, Clinton City Planning Commission

Clinton City Engineer
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH INFORMATION IN THIS OFFICE.

Bryce K. Wilcox
Clinton City Engineer
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
#354315-2202

Clinton City Council
PRESENTED TO THE CLINTON CITY COUNCIL THIS THE 23rd DAY OF JULY, 2006, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

L. Mitch Adams, Attest. Seal
CLINTON CITY MAYOR
CLINTON CITY RECORDER

Project Information
Surveyor: S. Quilter
Designer: N. Anderson
Begin Date: 04-05-06

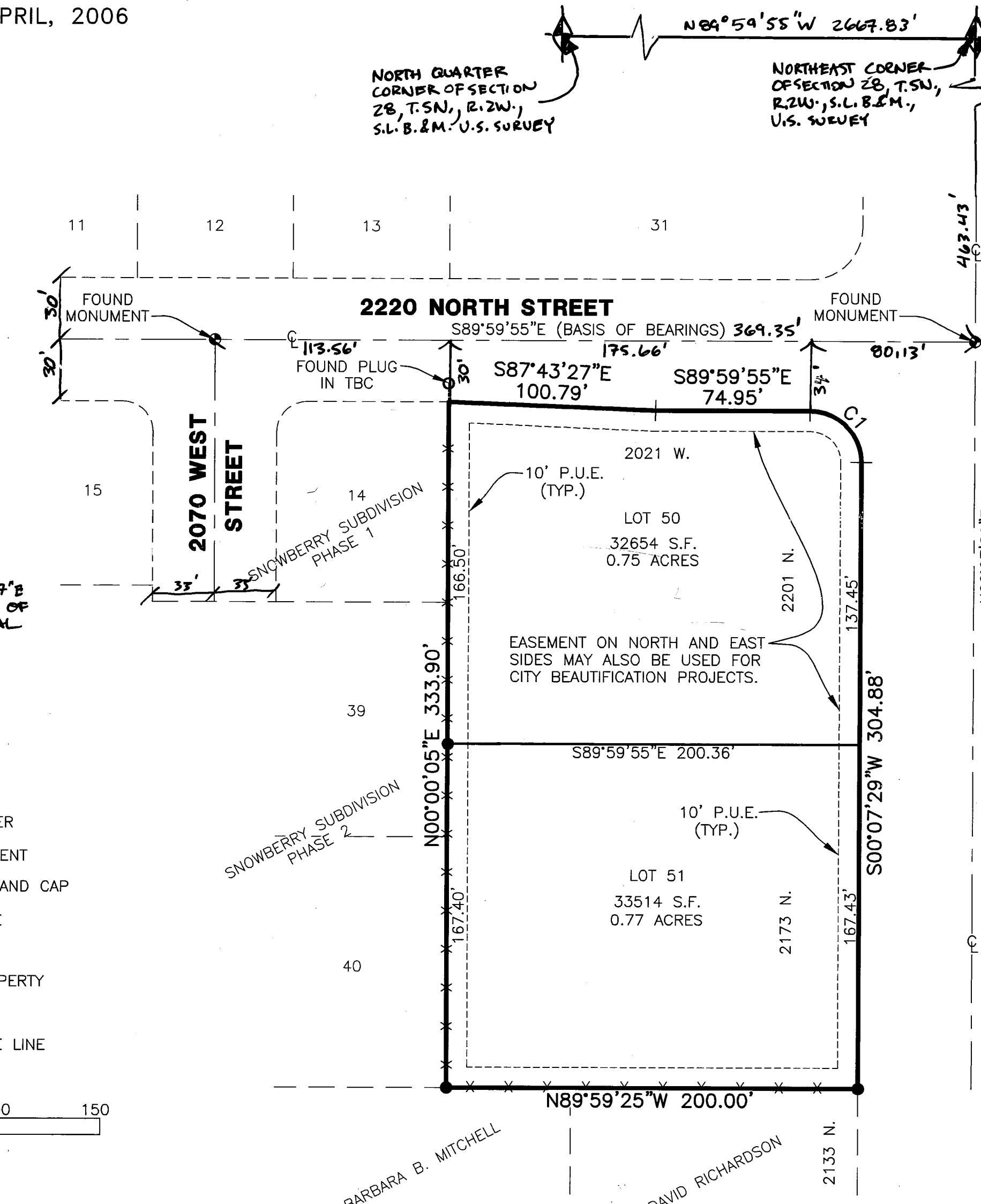
Davis County Recorder
ENTRY NO. 218606 FEE PAID
#322 FILED FOR RECORD
AND RECORDED, JULY 20, 2006 AT
10:47AM IN BOOK 4880 OF
THE OFFICIAL RECORDS, PAGE
572
RECORDED FOR:

Clinton City
Michael T. Mayes
DAVIS COUNTY RECORDER
DEPUTY.

Surveyor's Certificate
I, STEVEN QUILTER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SNOWBERRY SUBDIVISION PHASE 1 AMENDED VACATING LOT 32, SNOWBERRY SUBDIVISION PHASE 1 IN DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF DAVIS COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 20th DAY OF JUNE, 2006

STEVEN QUILTER
STEVE QUILTER
175768
UTAH LICENSE NUMBER



Owners Dedication And Certification

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 SNOWBERRY SUBDIVISION PHASE 1 AMENDED VACATING LOT 32, SNOWBERRY 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 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.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL REQUIREMENTS OF CLINTON CITY ORDINANCES.

SIGNED THIS 12th DAY OF JULY, 2006

Acknowledgment

STATE OF UTAH ss.
COUNTY OF DAVIS)
ON THE 12th DAY OF JULY, 2006, PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
D. Sean Elmo (AND) Kevin Irving SIGNER(S) OF THE ABOVE
OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN,
DID ACKNOWLEDGE TO ME THEY SIGNED IT FREELY,
VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

JULY 20, 2007 COMMISSION EXPIRES

Acknowledgment

STATE OF UTAH ss.
COUNTY OF)
ON THE DAY OF 2006
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC,
(AND) BEING BY ME DULY SWORN,
ACKNOWLEDGED TO ME THEY ARE AND
OF SAID CORPORATION AND THAT THEY SIGNED THE
ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND
IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN
MENTIONED.

COMMISSION EXPIRES NOTARY PUBLIC

Project Information

Project Name: LOT 32 OF SNOWBERRY SUBD.
Number: 4757-03
Scale: 1"=50'
Revision: Checked:

Davis County Recorder

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#322 FILED FOR RECORD
AND RECORDED, JULY 20, 2006 AT
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Reeve & Associates, Inc.
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