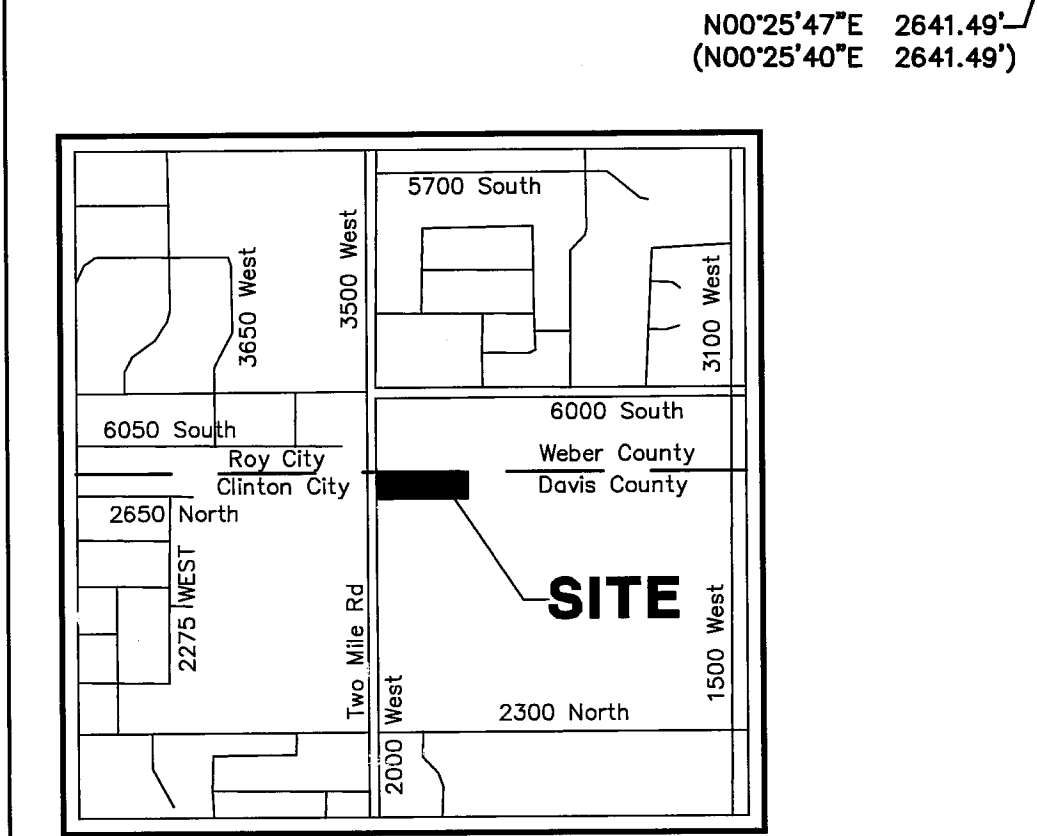


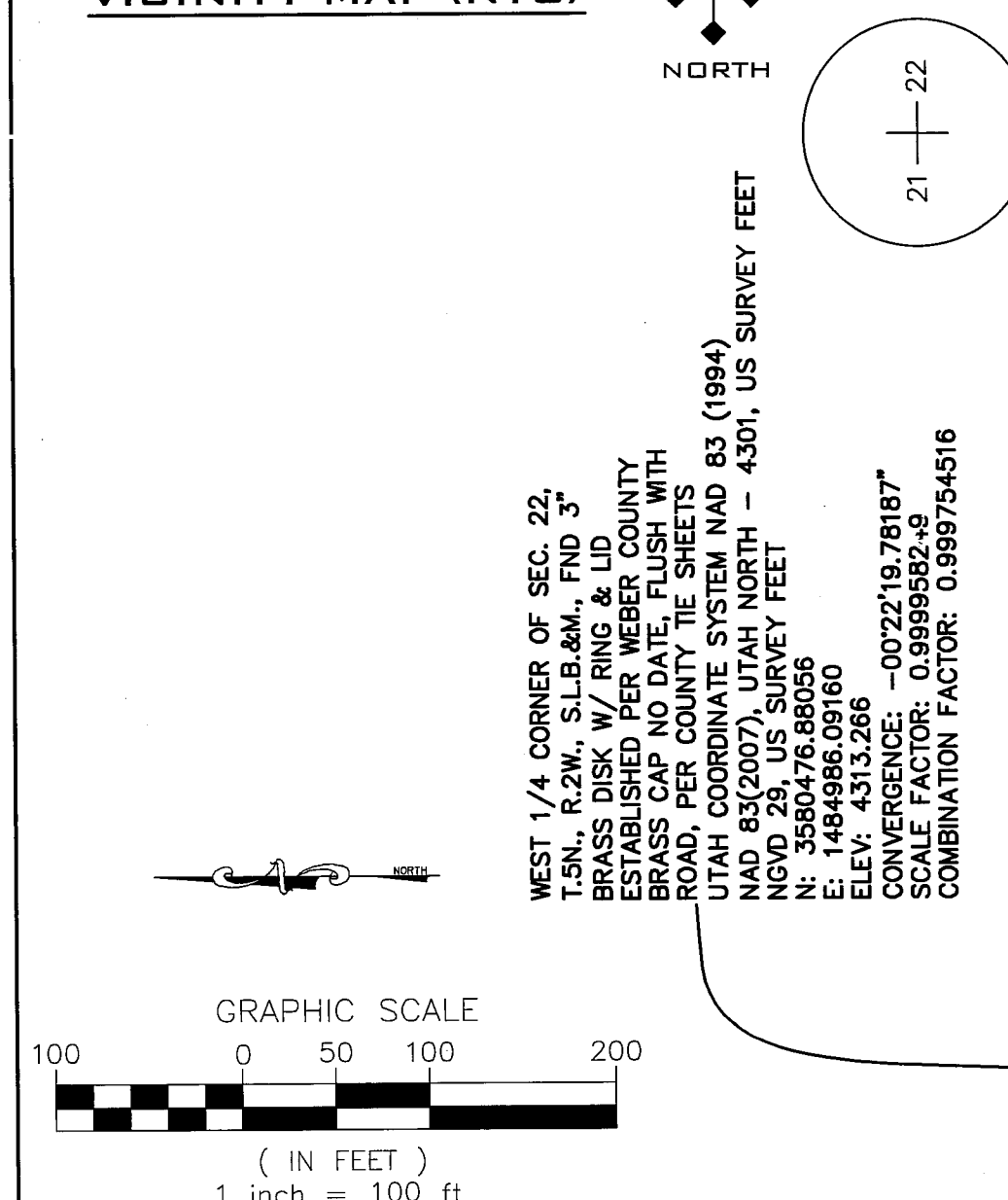
4977

NARRATIVE CONTINUED  
THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE UTAH STATE CODE AND LOCAL ORDINANCES AND IS BASED UPON A FIELD SURVEY AS SHOWN IN A RECORD OF SURVEY RECORDED AS NO. 5711, JULY 16, 2009, AT THE COUNTY SURVEYORS OFFICE.

NORTH 1/4 CORNER OF SEC. 22, T.5N., R.2W., S.L.B.&M., FND 3" BRASS DISK W/ RING & LID ESTABLISHED PER WEBER COUNTY TIE AND RECORD INFORMATION UTAH COORDINATE SYSTEM NAD 83 (1994) NAD 83(2007), UTAH NORTH - 4301, US SURVEY FEET NGVD 29, US SURVEY FEET N: 3583104.98988 E: 1487652.32385 ELEV: 4345.775 CONVERGENCE: -00°21'56.94472" SCALE FACTOR: 0.999958045 COMBINATION FACTOR: 0.999752755



VICINITY MAP (NTS)



CLC ASSOCIATES  
420 EAST SOUTH TEMPLE  
SUITE 200  
SALT LAKE CITY, UTAH  
801 363 5605  
FAX 801 363 5604  
WWW.CLCASSOCIATES.COM  
ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
PROJECT #: 08-0025  
DRAWN BY: BM  
CHECKED BY: BM  
DATED: 05-12-09

EAST 1/4 CORNER OF SEC. 22, T.5N., R.2W., S.L.B.&M., FND 3" BRASS DISK W/ RING & LID ESTABLISHED PER WEBER COUNTY TIE AND RECORD INFORMATION UTAH COORDINATE SYSTEM NAD 83 (1994) NAD 83(2007), UTAH NORTH - 4301, US SURVEY FEET NGVD 29, US SURVEY FEET N: 3580451.64919 E: 1490277.67030 ELEV: 4393.406 CONVERGENCE: -00°21'34.16932" SCALE FACTOR: 0.999958248 COMBINATION FACTOR: 0.999750679

CENTER OF SEC. 22, T.5N., R.2W., S.L.B.&M., NOTHING FND NOTHING SET

ROY 10TH & 30TH WARD SUBDIVISION RECORDED AS ENTRY NO. 1692487 IN BOOK 51 AT PAGE 63, OFFICIAL RECORDS

OWNER: HOMESTEAD PAVILION LLC. & WINCO FOODS LLC.

WEST 1/4 CORNER OF SEC. 22, T.5N., R.2W., S.L.B.&M., FND 3" BRASS DISK W/ RING & LID ESTABLISHED PER WEBER COUNTY TIE AND RECORD INFORMATION UTAH COORDINATE SYSTEM NAD 83 (1994) NAD 83(2007), UTAH NORTH - 4301, US SURVEY FEET NGVD 29, US SURVEY FEET N: 3580476.98058 E: 1494988.09180 ELEV: 4313.266 CONVERGENCE: -00°22'19.78187" SCALE FACTOR: 0.999958248 COMBINATION FACTOR: 0.999754516

ROCKY MOUNTAIN POWER  
APPROVED BY ROCKY MOUNTAIN POWER ON THIS DAY OF August 2009.  
QUEST COMMUNICATIONS  
APPROVED BY QUEST COMMUNICATIONS ON THIS DAY OF August 2009.

# HOMESTEAD CLINTON PAVILION

## A PART OF THE SOUTHWEST QUARTER SEC. 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF CLINTON, COUNTY OF DAVIS, STATE OF UTAH

MAY 2009

NOTES:

3. MEMORANDUM OF OPTION FOR EASEMENT RECORDED DEC. 05, 2008, AS ENTRY NO. 248699, IN BOOK 4670, PAGE 637-643, OFFICIAL RECORDS, DAVIS COUNTY.

4. SETBACK AGREEMENT RECORDED DEC. 05, 2008, AS ENTRY NO. 248699, IN BOOK 4670, PAGE 627-636, OFFICIAL RECORDS, DAVIS COUNTY.

5. DECLARATION OF EASEMENT AND CONDITIONS RECORDED DEC. 05, 2008, ENTRY NO. 248699, IN BOOK 4670, PAGE 682-687, OFFICIAL RECORDS, DAVIS COUNTY.

6. MEMORANDUM OF SITE DEVELOPMENT AGREEMENT, DEC. 05, 2008, AS ENTRY NO. 248699, IN BOOK 4670, PAGE 677-681, OFFICIAL RECORDS, DAVIS COUNTY.

LINE	BEARING	LENGTH
L1	S89°43'33"E	33.00'
L2	S89°35'08"E	33.00'
L3	S89°35'08"E	22.00'
L4	N89°39'01"W	22.00'
L5	N89°39'01"W	60.62'
L6	N00°20'59"E	43.92'
L7	N00°20'59"E	42.22'

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE GROUND AND SUBDIVIDE THE SUBJECT PROPERTY INTO FOUR COMMERCIAL LOTS AND A ROAD DEDICATION.

NOTES:

1. COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83 (2007) NORTH ZONE. MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.999752455 TO OBTAIN GRID DISTANCES 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.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM NAD 83 (2007) NORTH ZONE, AS DETERMINED BY THE FOLLOWING THREE NGS HARN STATIONS:

"RED BUTTE CORNERS ARP" (PID: AF9833), ADJUSTED BY NGS IN AUGUST 2007, "EAST OGDEN GPS BASE STATION ARP" (PID: A15833), ADJUSTED BY NGS IN FEBRUARY 2007, AND "NORTH ANTELOPE ISLAND GPS BASE STA ARP" (PID: A15836), ADJUSTED BY NGS IN FEBRUARY 2007.

THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T.5N., R.2W., S.L.B.&M. BETWEEN THE WEST QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION, SHOWN HEREON AS N00°20'59"E, 2641.52'.

CORPORATE ACKNOWLEDGMENT

STATE OF Idaho S.S.

COUNTY OF Ada

ON THE 22<sup>nd</sup> DAY OF June A.D., 2009, PERSONALLY APPEARED BEFORE ME, Stacy A. Kuyper, a Notary Public in and for the State of Idaho, Stacy A. Kuyper WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT Stacy A. Kuyper IS THE OWNER OF WINCO FOODS LLC AND THAT THE HEREIN OWNERS' DEDICATION WAS SIGNED IN BEHALF OF SAID WINCO FOODS LLC AND THE SAID WINCO FOODS LLC EXECUTED THE SAME.

RESIDING IN Ada COUNTY, S.S.

MY COMMISSION EXPIRES: 7-3-2014

LEGEND:

- SET REBAR AND CAP MARKED "PLS 271154" UNLESS OTHERWISE NOTED
- FND GOVERNMENT MONUMENT AS NOTED
- FND MONUMENT AS NOTED
- CENTERLINE
- SECTION LINE
- ADJACENT PROPERTY LINES
- PROPERTY LINE
- PROPOSED LOT LINES
- EASEMENT AS NOTED
- RIGHT OF WAY LINE
- RECORD MEASUREMENT

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE OWNERS' DEDICATION, AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS 31st DAY OF July A.D., 2009.

CLINTON CITY ENGINEER APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CLINTON CITY ENGINEER

CLINTON CITY COUNCIL APPROVAL

APPROVED THIS 14 DAY OF OCTOBER A.D., 2009, BY W. Cliff Adams CLINTON CITY MAYOR

CITY ENGINEER APPROVAL

APPROVED THIS 7th DAY OF OCTOBER 2009 BY THE CLINTON CITY PLANNING COMMISSION

PLANNING COMMISSION APPROVAL

APPROVED THIS 7th DAY OF OCTOBER 2009 BY THE CLINTON CITY PLANNING COMMISSION

CITY ENGINEER APPROVAL

APPROVED THIS 14 DAY OF OCTOBER A.D., 2009, BY W. Cliff Adams CLINTON CITY MAYOR

SURVEYOR'S STATEMENT

THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE UTAH STATE CODE AND LOCAL ORDINANCES AT THE REQUEST OF HOMESTEAD PAVILION, LLC, AND WINCO FOODS, LLC. THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 12-31-2010. THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

EXECUTED THIS 27th DAY OF MAY, 2009.

BRAD T. MORTENSEN  
PROFESSIONAL LAND SURVEYOR #271154  
FOR AND ON BEHALF OF  
CLC ASSOCIATES, INC.  
420 E. SOUTH TEMPLE, SUITE 550  
SLC, UT 84111-1913

LEGAL DESCRIPTION

ALL THAT LAND LOCATED IN DAVIS COUNTY, UTAH, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF DAVIS COUNTY AS ESTABLISHED IN THE DECLARATION OF COUNTY LINE COMMON TO WEBER COUNTY AND DAVIS COUNTY, UTAH, AND SHOWN ON RECORD OF SURVEY NO. 2993, RECORDED AS ENTRY NO. 1885948, BOOK 56, PAGES 88-92, WEBER COUNTY RECORDER OFFICIAL RECORDS, AND THE EAST LINE OF SR-108 (2000 WEST STREET), SAID POINT BEING S89°43'33"E ALONG THE QUARTER SECTION LINE 33.00 FEET AND S00°20'59"W 611.72 FEET FROM THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE ALONG SAID COUNTY LINE S89°35'08"E 941.67 FEET TO A POINT AT THE EXTENSION OF THE WEST LINE OF THE ROY 10TH & 30TH WARD SUBDIVISION RECORDED MARCH 1, 2000 AS ENTRY NO. 1692487, IN BOOK 51, AT PAGE 63, WEBER COUNTY RECORDER OFFICIAL RECORDS; THENCE ALONG SAID EXTENSION LINE S00°16'27"W 333.93 FEET; THENCE N89°39'01"W 942.11 FEET, TO THE EAST LINE OF SR-108 (2000 WEST STREET); THENCE ALONG SAID EAST LINE N00°20'59"E 334.99 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.23 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 HOMESTEAD CLINTON PAVILION AND HEREBY DEDICATE, GRANT, AND CONVEY TO CLINTON CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC ROAD, 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 WINCO AND HOMESTEAD PAVILION, LLC HAVE HEREUNTO SET THEIR HANDS AND SEALS THIS 27th DAY OF MAY, 2009.

CORPORATE ACKNOWLEDGMENT

STATE OF Idaho S.S.

COUNTY OF Ada

ON THE 22nd DAY OF June A.D., 2009, PERSONALLY APPEARED BEFORE ME, Stacy A. Kuyper, a Notary Public in and for the State of Idaho, Stacy A. Kuyper WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT Stacy A. Kuyper IS THE OWNER OF WINCO FOODS LLC AND THAT THE HEREIN OWNERS' DEDICATION WAS SIGNED IN BEHALF OF SAID WINCO FOODS LLC AND THE SAID WINCO FOODS LLC EXECUTED THE SAME.

RESIDING IN Ada COUNTY, S.S.

MY COMMISSION EXPIRES: 7-3-2014

CORPORATE ACKNOWLEDGMENT

STATE OF California S.S.

COUNTY OF Los Angeles

ON THE 27th DAY OF May A.D., 2009, PERSONALLY APPEARED BEFORE ME, Stacy A. Kuyper, a Notary Public in and for the State of California, Stacy A. Kuyper WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT Stacy A. Kuyper IS THE OWNER OF WINCO FOODS LLC AND THAT THE HEREIN OWNERS' DEDICATION WAS SIGNED IN BEHALF OF SAID WINCO FOODS LLC AND THE SAID WINCO FOODS LLC EXECUTED THE SAME.

RESIDING IN Los Angeles COUNTY, S.S.

MY COMMISSION EXPIRES: 12-28-2011

ACKNOWLEDGMENT OF CLINTON CITY OFFICIALS

STATE OF UTAH S.S.

COUNTY OF DAVIS

ON THE 13th DAY OF August, 2009, PERSONALLY APPEARED BEFORE ME, W. Cliff 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.

CLINTON CITY COUNCIL APPROVAL

APPROVED THIS 31st DAY OF July A.D., 2009.

CLINTON CITY ENGINEER APPROVAL

APPROVED THIS 14 DAY OF OCTOBER A.D., 2009, BY W. Cliff Adams CLINTON CITY MAYOR

HOMESTEAD CLINTON PAVILION

A PART OF THE SOUTHWEST QUARTER SEC. 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF CLINTON, COUNTY OF DAVIS, STATE OF UTAH

MAY 2009

SHEET 1 OF 1

DAVIS COUNTY RECORDER

ENTRY NO. 248699 FILED FOR RECORD THIS 27th DAY OF MAY 2009, AT 10:12 AM IN BOOK 4670 OF OFFICIAL RECORDS PAGE 188

DAVIS COUNTY RECORDER

BY: W. Cliff Adams CLINTON CITY MAYOR