

Park Plaza Subdivision-3rd Amendment

A part of Parcel #4 ALL of Lot 3 CLINTON CITY CENTER PLAZA

All of lots 3 & 4 Park Plaza Subdivision, Clinton City, Davis County, Utah and
A part of the Northwest 1/4 of Section 27, T5N, R2W, SLB&M, U.S. Survey

NARRATIVE

This Subdivision Plat and Survey was requested by Mr. Spencer Wright for the Purpose of amending the existing subdivision lots into six (6) retail lots. A Brass Cap Monument was found at the Southeast corner of the Northwest 1/4 of Section 27, T5N, R2W, SLB&M, U.S. Survey. Centerline monuments established by Great Basin Engineering were found along 1520 North Street at the intersections of 1825 West and 1750 West Streets along with a monument at the center of a cul-de-sac along 1520 North Street. A line bearing West through the monuments in 1520 North Street was used as the basis of bearings. Property corners were monumented as depicted on this drawing.

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.
- Access through this development to the Emergency Vehicle Access Easement must be preserved.
- 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.

CLINTON CITY

This is to certify that this plat and dedication on this plat are duly approved by Clinton City in accordance with Ordinance 97-15, a Minor Subdivision.
This Day of August 2012.

Attest:

Dennis W. Cluff Clinton City Recorder
L. Mitch Adams Clinton City Mayor



CLINTON CITY ENGINEER

I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office

Signed this 29th day of August, 2012.

Bryan A. Wilcox
Signature

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 acknowledgment 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 6th day of August, 2012.

Questar Gas Company

By: Mike Haska
Title: Preconstruction Specialist

QWEST COMMUNICATIONS

Approved by QWEST Communications on this 06 day of AUGUST, 2012.

Gary W. Law
QWEST

ROCKY MOUNTAIN POWER

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the public utility easement identified on this plat as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees, and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the owner's expense, or the utility may remove such structures at the owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without prior written approval of the utilities with facilities in the PUE.

Approved by Rocky Mountain Power on this 19 day of July, 2012.

Harry McBurn by Estimate Title

CLINTON CITY COMMUNITY DEVELOPMENT

Approved by Clinton City Community Development in accordance with ordinance 97-15, a Minor Subdivision.
This 17th Day of August 2012.

[Signature]
Signed

BOUNDARY DESCRIPTION

All of Lots 3 & 4, Park Plaza Subdivision 2nd Amendment in Clinton City, Davis County, Utah according to the official plat thereof in the Davis County Recorder's Office.

More particularly described as:
A part of the Northwest Quarter of Section 27, Township 5 North, Range 2 West, Salt Lake Base & Meridian, U.S. Survey:
Beginning at a point on the East right of way line of 2000 West Street (SR-108) said point being 1294.89 feet North 0°07'29" East and 55.00 feet South 89°52'30" East from the Southwest corner of said Northwest corner and running thence South 89°52'30" East 275.00 feet; thence North 00°08'39" East 9.64 feet; thence North 89°59'42" East 123.40 feet to the point of curvature on a non-tangent curve (whose center bears North 78°38'06" East); thence Easterly along the arc of a 50.00 foot radius curve to the left a distance of 98.63 feet (delta angle equals 113°01'25", Long Chord Bears South 67°52'36" East 83.40 feet); thence due South 730.59 feet to a point of curvature; thence Southerly along the arc of a 215.00 foot radius curve to the left a distance of 150.10 feet (delta angle equals 40°00'00", Long Chord bears South 20°00'00" East 147.07 feet); thence South 40°00'00" East 201.71 feet to a point of curvature; thence Southerly along the arc of a 204.00 foot radius curve to the right a distance of 142.40 feet (delta angle equals 39°59'40", Long Chord bears South 20°00'10" East 139.53 feet); thence South 00°00'20" East 75.92 feet to the North right of way line of 1800 North Street; thence South 89°59'21" West 398.10 feet along said North right of way line; thence North 00°07'29" East 370.50 feet; thence North 89°59'22" West 33.00 feet; thence North 00°07'29" East 9.22 feet; thence North 89°52'31" West 98.41 feet to the Southeast corner of Lot 7, of said Subdivision; thence three (3) courses along the boundary line of said Lot 7, as follows: due North 215.50 feet; due West 163.88 feet; and South 00°07'29" West 215.14 feet; thence North 89°52'31" West 12.24 feet to said East right of way line; thence North 00°07'29" East 872.38 feet to the point of beginning.
Containing 11.705 acres.

ACKNOWLEDGMENT OF CLINTON CITY OFFICIALS

State of Utah } ss
County of _____

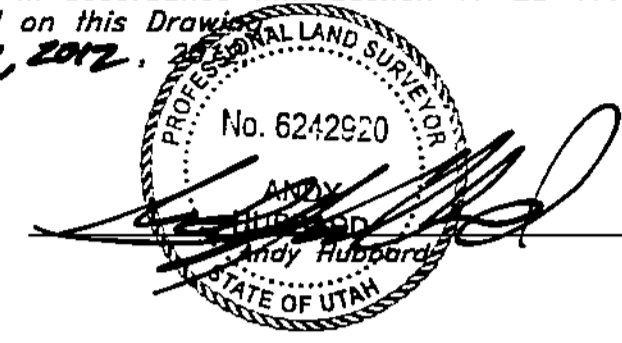
On the 15 day of Aug, 2012, personally appeared before me L. Mitch Adams, Mayor of Clinton City and Dennis W. Cluff, Clinton City, Recorder, who being by me duly sworn or affirmed, did say that they are the Mayor and City Recorder respectively and signed in behalf of Clinton City by the authority of the Clinton City Council and acknowledged to me that the Clinton City Council executed the same.

Residing At: Clinton City Lisa K Titensor
A Notary Public commissioned in Utah
Commission Expires: 10/1/12 Lisa K Titensor
Print Name

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Park Plaza Subdivision-3rd Amendment 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 in accordance with Section 17-23-17. Monuments have been set as depicted on this Drawing.
Signed this 17th day of July, 2012.

6242920
License No.



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 Park Plaza Subdivision-3rd Amendment, 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 designated 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, and also hereby dedicate to Clinton City those certain strips designated as emergency access easements to be used for emergency vehicle access purposes, as may be authorized by Clinton City.
Signed this 6th day of August, 2012.

Clinton City Center, L.L.C.
Gary M. Wright
Gary M. Wright - Manager

ACKNOWLEDGMENTS

State of Utah } ss
County of _____

On the 6th day of August, 2012, personally appeared before me Gary M. Wright, who being by me duly sworn did say that he is Manager of Clinton City Center, L.L.C., and that said instrument was signed in behalf of said L.L.C. by a resolution of its Members and Gary M. Wright acknowledged to me that said L.L.C. executed the same.

Residing at: Layton Kristie Flory
A Notary Public commissioned in Utah
Commission Expires: 02/02/15 Kristie Flory
Print Name



All previous lots and easements contained within Lots 3 & 4 of Park Plaza Subdivision, 2nd Amendment, are vacated upon recordation of this plat.



SHEET 1 OF 3

DAVIS COUNTY RECORDER

ENTRY NO. 2886122 FEE PAID 28

FILED FOR RECORD AND RECORDED SEPTEMBER 10, 2012, AT 4:31 PM IN BOOK 5002 OF OFFICIAL RECORDS, PAGE 1317 RECORDED FOR Clinton City

Andrew P. Waugh
DAVIS COUNTY RECORDER

BY: _____
DEPUTY

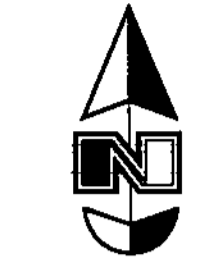
5186-1

5186-2

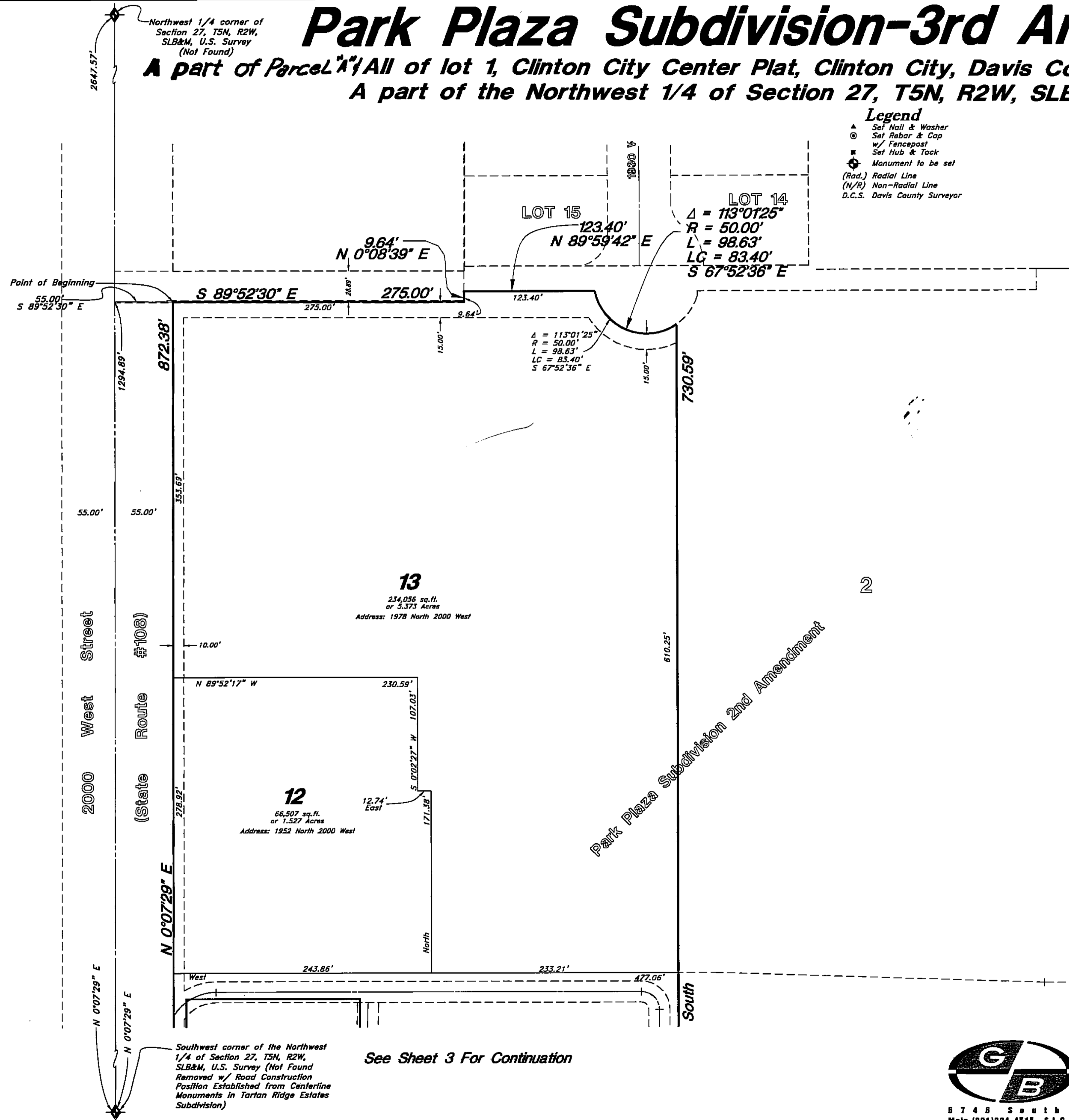
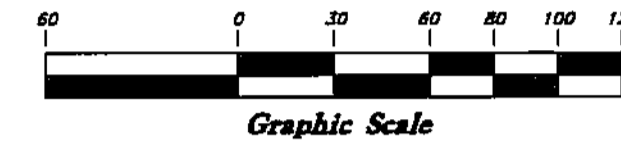
Park Plaza Subdivision-3rd Amendment

A part of Parcel L¹; All of lot 1, Clinton City Center Plat, Clinton City, Davis County, Utah and
A part of the Northwest 1/4 of Section 27, T5N, R2W, SLB&M, U.S. Survey

- Legend**
- ▲ Set Nail & Washer
 - ⊙ Set Rebar & Cap
 - w/ Fencepost
 - ⊕ Set Hub & Tack
 - ⊛ Monument to be set
 - (Rad.) Radial Line
 - (N/R) Non-Radial Line
 - D.C.S. Davis County Surveyor



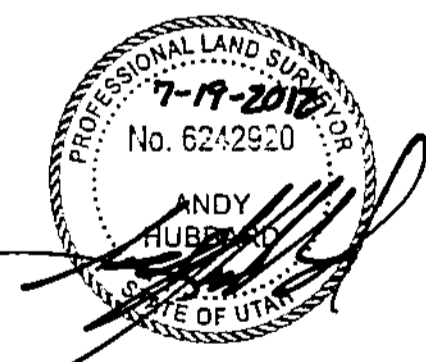
Scale: 1" = 60'



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SHEET 2 OF 3

DAVIS COUNTY RECORDER

ENTRY NO. 2686122 FEE PAID \$965 FILED FOR RECORD AND RECORDED SEPTEMBER 10, 2012 AT 4:31 PM IN BOOK 5602 OF OFFICIAL RECORDS, PAGE 1317 RECORDED FOR CLINTON CITY

Andrew T. Maughan
DAVIS COUNTY RECORDER

GREAT BASIN ENGINEERING

5746 South 1475 East Ogden, Utah 84403
 Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544 WWW.GREATBASINENGINEERING.COM

See Sheet 3 For Continuation

Southwest corner of the Northwest 1/4 of Section 27, T5N, R2W, SLB&M, U.S. Survey (Not Found) Removed w/ Road Construction Position Established from Centerline Monuments in Tarian Ridge Estates Subdivision)

5186-3

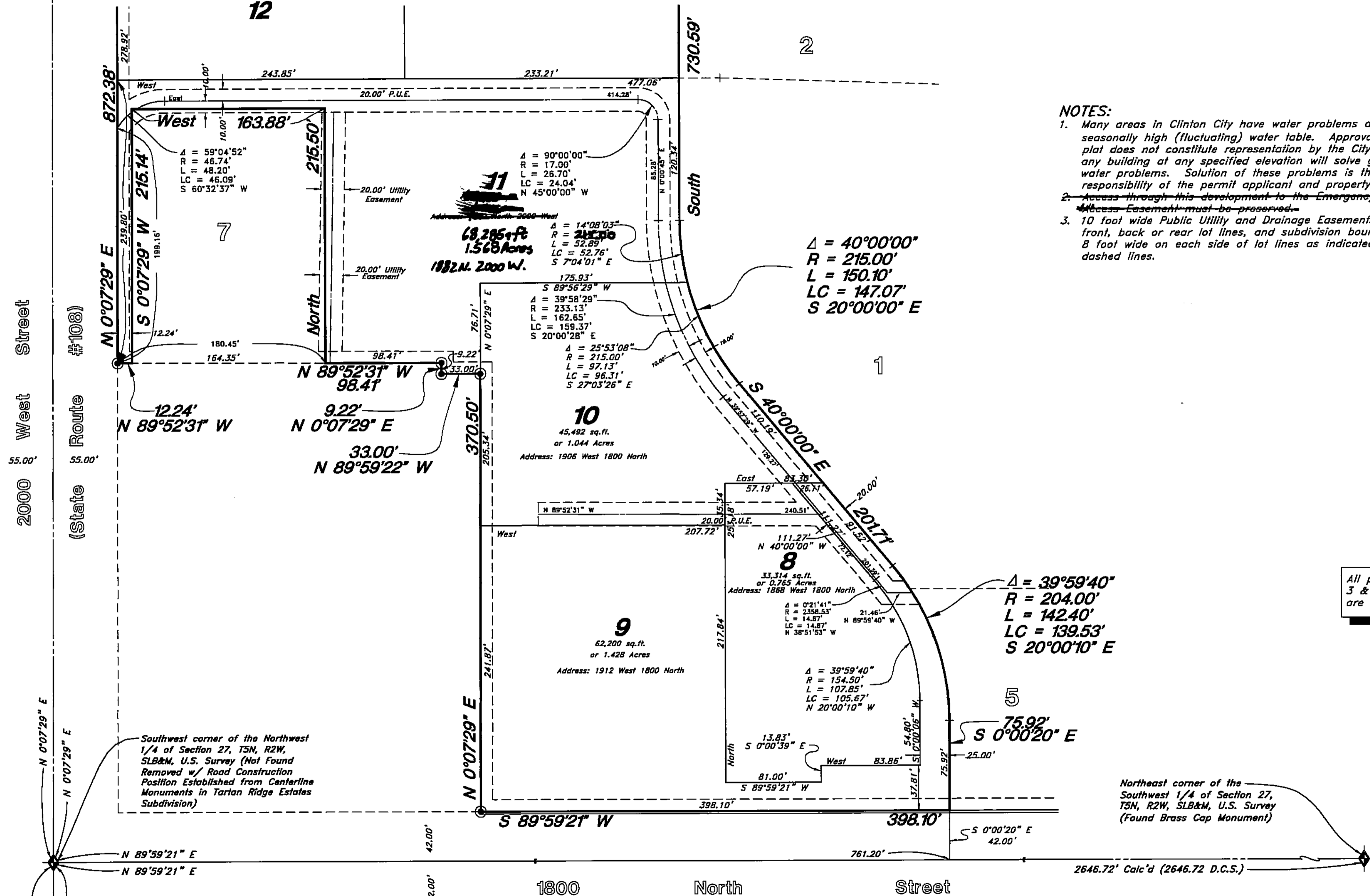
Park Plaza Subdivision-3rd Amendment

A part of Parcel 17 All of lot 1, Clinton City Center Plat, Clinton City, Davis County, Utah and
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Legend

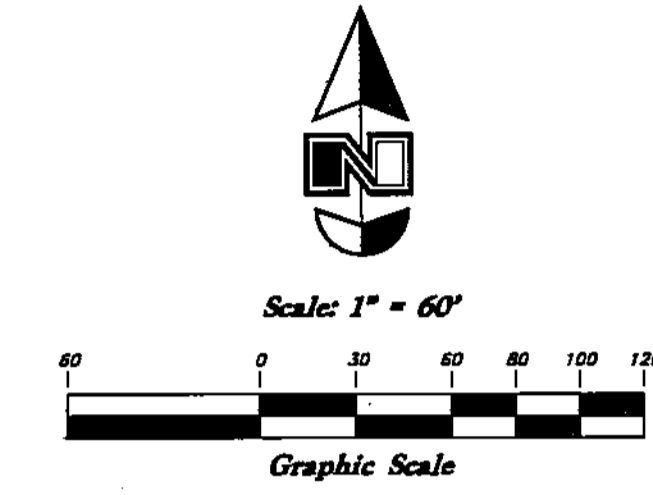
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- D.C.S. Davis County Surveyor

See Sheet 2 For Continuation

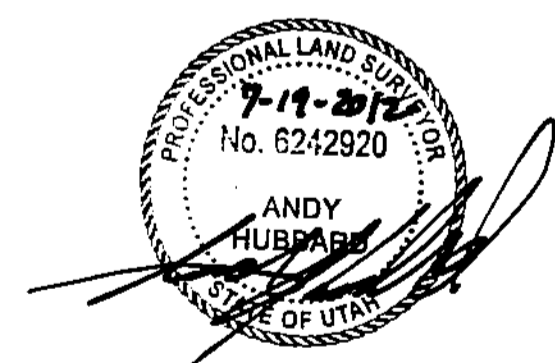


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SHEET 3 OF 3

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 Richard T. Mangham
 DAVIS COUNTY RECORDER
 BY: _____
 DEPUTY

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