

MACU Clinton Subdivision

Lot 1

Amending and Extending Clinton Subdivision No. 1

A part of the Southwest Quarter of Section 27, T5N, R2W, SLB&M, U.S. Survey

Clinton City, Davis County, Utah

July 2019

SURVEYOR'S CERTIFICATE

I, Bruce D. Pimpher, a Professional Land Surveyor in the State of Utah, do hereby certify that this plat of MACU Clinton Subdivision in Clinton City, Davis County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands in said subdivision based on data compiled from records in the Davis County Recorder's Office and from a survey made on the ground. I further certify that the requirements of all applicable land use codes of Clinton City concerning zoning requirements have been complied with.

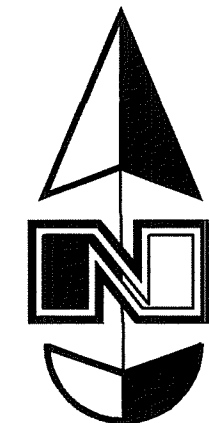
BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 27, Township 5 North, Range 2 West of the Salt Lake Base and Meridian, U S Survey in Davis County, Utah:

Beginning at a point on the South Line of 1800 North Street as it exists at 42.00 foot half-width located 1158.91 feet North 89°40'05" West (South 89°59'21" West DCS) along the Quarter Section Line; and 42.00 feet South 0°34'21" West (South 0°13'47" West DCS) from the Center of said Section 27; and running thence South 89°40'05" East (North 89°59'21" East DCS) 84.50 feet along said South Line of 1800 North Street; thence South 0°34'21" West (South 0°13'47" West DCS) 236.43 feet; thence South 89°39'18" East (South 89°59'52" East DCS) 0.36 feet; thence South 0°31'10" West (South 0°10'36" West DCS) 90.74 feet to the North Line of 1740 North Street as it exists at 30.00 foot half-width; thence North 86°05'01" West (North 86°25'35" West DCS) 178.34 feet along said North Line to a point of curvature; thence Northwesterly along the arc of a 15.00 foot radius curve to the right a distance of 22.63 feet (Central Angle equals 86°25'35" and Long Chord bears North 42°52'13" West (North 43°12'47" West DCS) 20.54 feet) to a point of tangency on the Easterly Line of 1750 West Street as it exists at 32.00 foot half-width; thence North 0°20'34" East (North DCS) 275.56 feet along said Easterly Line to a point of curvature; thence Northeasterly along the arc of a 25.50 foot radius curve to the right a distance of 40.05 feet (Central Angle equals 89°59'21" and Long Chord bears North 45°20'15" East (North 44°59'41" East DCS) 36.06 feet) to a point of tangency on the South Line of 1800 North Street; thence South 89°40'05" East (North 89°59'21" East DCS) 82.93 feet along said South Line to the point of beginning.

Contains 61,606 sq. ft. or 1.414 acres

Scale: 1" = 30'



NARRATIVE

This Survey was ordered by Mountain America Federal Credit Union prerequisite to development and subdivision of the site.

A Line between a monument recovered for the Center of Section 27, T5N, R2W, SLB & M, U S Survey was assigned the VRS bearing of North 89° 40' 05" West as the basis of bearings to place the survey on the State Plane Datum. Record Davis County Survey bearings must be rotated 0°20'34" Clockwise to match the State Plane Basis.

The underlying Clinton Subdivision was honored as it exists on the ground as evidenced by an original subdivision marker recovered on the site.

The West Quarter Corner is not in place. The location was calculated from recovered reference markers per the published Davis County Survey Tie Sheets.

Owner's Dedication

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract MACU Clinton Subdivision and hereby dedicate to Clinton City those certain strips as easements for public utility purposes over and across the portions of the lots designated as public utility easements, as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines, as may be authorized by Clinton City.

In witness whereof I have hereunto set my hand this 6 day of August AD, 2019.

Mountain America Federal Credit Union

by: Chris Tapia
its: Senior Vice President,
Corporate Real Estate

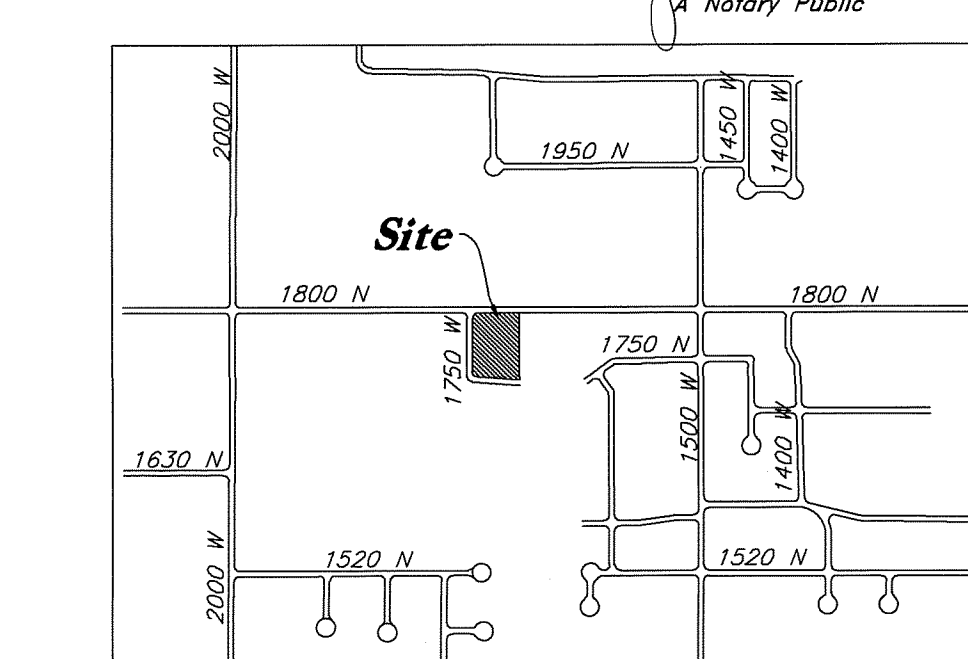
Acknowledgment

State of Utah
County of Davis

On the 6 day of August, 2019, personally appeared before me, the undersigned Notary Public, Chris Tapia, who being by me duly sworn did say that he/she is the Senior Vice President of Mountain America Federal Credit Union and is authorized to execute the foregoing Dedication in its behalf and that he/she executed it in such capacity.

Notary Public Full Name: Audrey Wood
Commission Number: 693008
My Commission Expires: Feb 24, 2021

A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)



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.

ACKNOWLEDGEMENT OF CLINTON CITY OFFICIALS

State of Utah Utah
County of Davis Davis

On the 23 day of August, 2019, personally appeared before me L. Mitch Adams, Mayor of Clinton City and Dennis W. Cluff, Clinton City Recorder, who being by me duly sworn of 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.

Davis County
Residing at 101112020
Commission expires Print Name

DAVIS COUNTY RECORDER

ENTRY NO. 3185113 FEE PAID \$54.00
RECORDED 9-4-2019 AT 12:06 IN BOOK 7391 OF OFFICIAL RECORDS, PAGE 490. RECORDED FOR Clinton City

BY: Lisa K Titensor
DAVIS COUNTY RECORDER
DEPUTY

DOMINION ENERGY COMPANY

Dominion approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of its rights-of-way and easements and its existing facilities. This approval shall not be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s) or by prescription. Dominion may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication or the notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information, including information related to allowed activities within the rights-of-way, please contact Dominion's right-of-way department at 1-800-366-8532.

Approved this 8th day of August, 2019

By: Scott Slat
Title: Eng

CLINTON CITY ENGINEER

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

Signed this 26th day of August, 2019

By: Bruce D Pimpher
Clinton City Engineer

CLINTON CITY COMMUNITY DEVELOPMENT

Approved by Clinton City Community Development in accordance with the subdivision ordinance, as a minor subdivision.

Signed this 28th day of August, 2019

By: Valerie Clausen
Community Development Director

CENTURY LINK COMMUNICATIONS

Approved by Century Link Communications on this 6th day of August, 2019.

By: Math
SR LMI ENGINEER

CLINTON CITY

This is to certify that this plat and dedication are duly approved by Clinton City in accordance with the subdivision ordinance, as a minor subdivision

Signed this 28 day of August, 2019.

By: Dennis W. Cluff and L. Mitch Adams
Clinton City Recorder and Clinton City Mayor

1800 North Street

(Paved Public Street)

1750 West Street

(Paved Public Street)

1740 North Street

(Paved Public Street)

Lot 101
45,359 sq. ft.
or 1.041 acre
1727 W 1800 N

Lot 102
16,247 sq. ft.
or 0.373 acre
1710 W 1740 N

Legend

- PUE Public Utility Easement
- Section Corner
- Property Line
- Centerline
- Section Line
- Right of Way Line
- Radial
- Non-Radial
- DCS Davis County Survey
- Easement Line
- 5/8" Rebar with AWA plastic cap or nail with AWA brass tag to be set at lot corners.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521-8529 - AWAngeingr.net

DAVIS AND WEBER COUNTIES CANAL COMPANY

Approved by the Davis and Weber Counties Canal Company on this 19th day of August, 2019.

By: Richard D Smith
General Manager

6117

Clinton Pines Subdivision Pl. 4

ADDRESS AFFIDAVIT ENTRY
3189154