



LEGEND:
PARCEL BOUNDARY
LOT LINES
ADJACENT PARCEL
PUE EASEMENT
EXISTING FEATURES
CROSS ACCESS
EASEMENT
MONUMENT LINE
FOUND SECTION CORNER: NOT FOUND:
STREET MONUMENT:

PARCEL ID: 13277003

PARCEL ID: 13277002

PARCEL ID: 13277001

FOUND SOUTH QUARTER OF SECTION 21, T5N, R2W, S18BM
RING AND LID (2" FLAT BRASS CAP)
BASIS OF BEARING (NAD 83 PER DAVIS COUNTY SURVEYOR'S REFERENCE PLAT)
S89°39'22"E, 2007.50' (MEASURED 10' MIN.)
(ENCLOSURE OBSERVED BETWEEN THE SOUTH QUARTER CORNER AND SOUTH-EAST CORNER IS 2007.14'
RECORD DISTANCE IS 2007.150')

FOUND STREET MONUMENT
IN RING AND LID (2" FLAT BRASS CAP)

DEVELOPER:
7B BUILDING AND DEVELOPMENT
13105 DOVER AVENUE
LUBBOCK, TX 79424

SURVEYOR: MATT STONES, PLS
842 SOUTH 1150 WEST
CLEARFIELD, UT, 84015
801-201-5966

ROCKY MOUNTAIN POWER:

APPROVED 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 MAP 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 OBSTRUCTION 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 OWNERS 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 DAVIS AND WEBER COUNTIES CANAL COMPANY, SIGNED THIS 12TH DAY OF May AD. 2022.

EST. MATROR
10256
TITLE

DOMINION ENERGY COMPANY:

DOMINION ENERGY COMPANY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY 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 DOMINION ENERGY'S RIGHT OF WAY DEPARTMENT AT 1-800-368-6832 SIGNED THIS 16TH DAY OF May AD. 2022.

BY: Ch Batt
PRE-CONSTRUCTION
TITLE

VIA COMMERCIAL PARK

AMENDING MURDOCK SUBDIVISION
CLINTON CITY, DAVIS COUNTY, STATE OF UTAH 84015
SITUATE IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.
OCTOBER 2022

NARRATIVE:

THIS PLAT IS INTENDED TO AMEND
ALL LOTS WITHIN 'MURDOCK SUBDIVISION'
AND CREATE TWO (2) NEW LOTS.

SURVEYOR'S CERTIFICATE

I, MATTHEW C STONES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 7176711 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN, AND HAVE SUBDIVIDED THE SAME INTO LOTS TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS:

VIA COMMERCIAL PARK

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE: OCTOBER 07, 2022

MATT STONES
UT PLS #7176711



SUBDIVISION BOUNDARY DESCRIPTION:

BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF 2000 WEST, SAID POINT BEING 33.34 FEET NORTH AND 54.80 FEET WEST FROM THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID RIGHT OF WAY LINE OF 2000 WEST NORTH 02°21'11" EAST 297.70 FEET; THENCE NORTH 02°29'31" EAST 59.82 FEET; THENCE NORTH 89°38'49" WEST 383.30 FEET, MORE OR LESS, TO THE EAST LINE OF MADYSON ACRES SUBDIVISION; THENCE ALONG SAID EAST LINE SOUTH 02°20'44" WEST 307.48 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF 2300 NORTH; THENCE ALONG SAID RIGHT OF WAY LINE OF 2300 NORTH, SOUTH 89°38'49" WEST 381.02 FEET TO THE POINT OF BEGINNING.

(NOTE: ALL BEARINGS SHOWN ARE NAD 83 BEARINGS PER DAVIS COUNTY SURVEYOR TOWNSHIP REFERENCE PLAT.)

OWNERS DEDICATION AND CONSENT TO RECORD:

KNOWN ALL MEN BY THESE PRESENTS THAT I/WE THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO ONE (1) LAND EASEMENTS AS SHOWN ON THIS PLAT AND NAME SAID PLAT:

VIA COMMERCIAL PARK

AND ALSO GRANT AND DEDICATE TO CLINTON CITY, UTAH: ALL THOSE PARTS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY CLINTON CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

N WITNESS WHEREOF, I/WE, TERESA PATTERSON AND ALAN JACK PATTERSON, THE OWNERS OF SAID TRACT OF LAND, HAVE HEREUNTO SET MY/OUR HAND, THIS 07 DAY OF October, 2022.

ACKNOWLEDGEMENT:

STATE OF UTAH
COUNTY OF DAVIS
ON THIS 10 DAY OF September, 2023
BEFORE ME, Yessica Vega, A NOTARY PUBLIC,
PERSONALLY APPEARED, James D. Patterson AND Alan Jack Patterson, MANAGING MEMBERS OF VIA COMMERCIAL PARK, WHOSE NAMES(S) ARE SUBSCRIBED TO IN THE FOREGOING OWNERS DEDICATION AND CONSENT TO RECORD, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: March 13, 2025

COMMISSION NUMBER: 3545161

DATE: June 8, 2023

NOTARY PUBLIC: Yessica Vega

PRINT NAME: Yessica Vega



CLINTON CITY:

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION ARE DULY APPROVED BY CLINTON CITY.

SIGNED THIS 10 DAY OF Sep 2023 AD. 20

BY: Brandon Stanger, Mayor

ATTEST: Deanna W. Craft, City Recorder

CLINTON CITY COMMUNITY DEVELOPMENT:

APPROVED BY CLINTON CITY COMMUNITY DEVELOPMENT.

SIGNED THIS 1st DAY OF SEPTEMBER AD. 20 23

BY: Peter Matson

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 14 DAY OF September AD. 20 23

BY: Bryce Wilcox, City Engineer

DAVIS COUNTY RECORDER

BOOK NUMBER: 8347

PAGE NUMBER: 412

ENTRY NUMBER: 3545682

TIME RECORDED: 1:45 pm

DATE RECORDED: 9/18/2023

FEE PAID: 834.00

BY: Nicholas Mayhew, Davis County Recorder

DEPUTY RECORDER