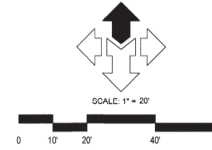


# 2000 WEST SUBDIVISION

2118 NORTH 2000 WEST, CLINTON CITY, DAVIS COUNTY, STATE OF UTAH 84015  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 27,  
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN  
JUNE 2023

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

NORTH



## SURVEYOR'S CERTIFICATE

I, MICHAEL D. HOFFMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE IN ACCORDANCE WITH TITLE 38, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND SURVEYORS ACT. I FURTHER CERTIFY THAT BY MY CONDUCT, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND TOGETHER WITH EASEMENTS HEREINAFTER KNOWN AS:

### 2000 WEST SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.  
DATE: 10-02-2023

MICHAEL D. HOFFMAN,  
L.S. LICENSE NO. 31653



## SUBDIVISION BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE PARCEL BEING COVERED BY SPECIAL WARRANTY DEED, RECORDED JULY 21, 2022, AS ENTRY NO. 348832 IN BOOK 805 AT PAGE 252 THE DAVIS COUNTY RECORDER; SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL, SAID PARCEL BEING ON THE EAST RIGHT OF WAY LINE OF 2000 WEST STREET BEING THE NORTHWEST CORNER OF CLINTON MEDICAL PARK SUBDIVISION, AS MONUMENTED ON THE GROUND, SAID SUBDIVISION IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 35034 IN BOOK 813 AT PAGE 84; SAID POINT BEING NORTH 15.11' ALONG THE SECTION LINE, (NORTH 18.50' FEET BY URELU) AND SOUTH 89°32'47" EAST 40.39' FEET FROM THE SOUTHWEST NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, SAID SOUTHWEST CORNER BEING SOUTH 27°39'54" EAST THE WEST QUARTER CORNER OF SAID SECTION 27 (NOT SET) AND NORTH 0°27'15" EAST 103.73' FEET ALONG THE SECTION FROM REFERENCE MONUMENT TO SAID WEST QUARTER CORNER, AND RUNNING THENCE NORTH 27°21'57" EAST 120.70' FEET ALONG SAID LINE TO THE NORTHWEST CORNER OF SAID PARCEL, THENCE SOUTH 89°32'47" EAST 283.15' FEET (EAST BY DEED) TO THE NORTHEAST PARCEL AND A POINT ON THE WEST LINE OF PARKSIDE SUBDIVISION AS MONUMENTED ON THE GROUND, SAID SUBDIVISION BEING IN THE OFFICE OF THE DAVIS COUNTY RECORDER AS ENTRY NO. 30096 IN BOOK 795 AT PAGE 111; THENCE SOUTH 0°17'59" WEST 33.00' FEET ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF SAID PARCEL AND A POINT ON THE EASTERLY EXTENSION OF THE NO. CLINTON MEDICAL PARK SUBDIVISION; THENCE NORTH 89°32'47" WEST 283.15' FEET ALONG SAID NORTH LINE AND ITS EXTENSION POINT OF BEGINNING.

37.375 SQ. FT. OR 0.860 ACRES (2 LOTS)

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREINAFTER KNOWN AS THE:

### 2000 WEST SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE WHEREBY, I HAVE HERETO SET THIS: DATE OF 10/02/2023

*Richard E. Perry*  
RONALD E. PERRY  
*Brenda B. Perry*  
BRENDA B. PERRY

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH } ss  
COUNTY OF DAVIS }  
ON THE 4th day of October, A.D. 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC & COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER, I OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES August 02, 2030  
*Richard E. Perry*  
NOTARY PUBLIC  
RESIDING IN DAVIS COUNTY

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF UTAH } ss  
COUNTY OF DAVIS }  
ON THE 4th day of October, A.D. 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC & COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER, I OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES August 02, 2030  
*Dustin and Dana Walter*  
NOTARY PUBLIC  
RESIDING IN DAVIS COUNTY

## CLINTON CITY

THIS IS TO CERTIFY THAT THIS PLAN AND DEDICATION ARE DULY APPROVED BY CLINTON CITY, SIGNED THIS DAY OF 10/02/2023.  
*Brandon Stanger*  
BRANDON STANGER MAYOR  
*Lisa Titensor*  
ATTEST: LISA TITENSOR

## ACKNOWLEDGMENT

STATE OF UTAH } ss  
COUNTY OF DAVIS }  
ON THE 5th day of October, A.D. 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC & COUNTY OF DAVIS IN SAID STATE OF UTAH, THE SIGNER, I OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT SHE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.  
MY COMMISSION EXPIRES August 02, 2030  
*Richard E. Perry*  
NOTARY PUBLIC  
RESIDING IN DAVIS COUNTY

## CLINTON CITY COMMUNITY DEVELOPMENT

APPROVED BY CLINTON CITY COMMUNITY DEVELOPMENT: SIGNED THIS 4th day of October, A.D. 2023.  
*Peter Matson*  
PETER MATSON

## CLINTON CITY ENGINEER

HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
DATE OF 10/02/2023  
*Lyne Wilcox*  
LYNE WILCOX, CITY ENGINEER

## DAVIS AND WEBER COUNTIES CANAL COMPANY

APPROVED BY DAVIS AND WEBER COUNTIES CANAL COMPANY: SIGNED THIS 2nd day of October, A.D. 2023.  
*Richard D. Smith*  
RICHARD D. SMITH

# 2000 WEST SUBDIVISION

2118 NORTH 2000 WEST, CLINTON CITY, DAVIS COUNTY, STATE OF UTAH 84015  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 27,  
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

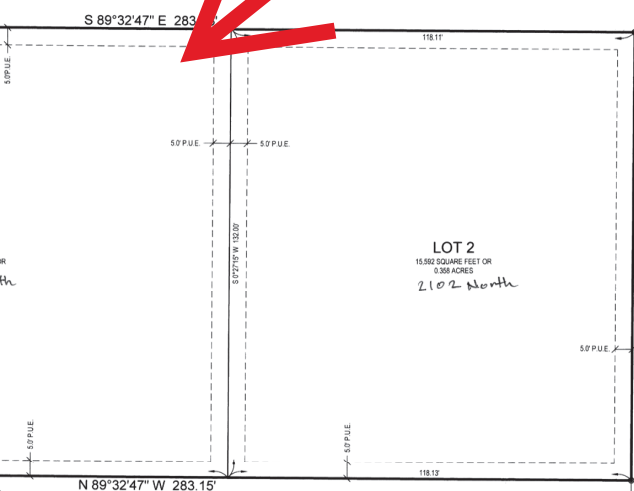
## DAVIS COUNTY RECORDER

RECORD NO. 3547032  
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF Clinton City  
DATE 10/11/2023 TIME 8:17 AM BOOK 8256 PAGE 22  
54.00  
FEE \$

LOT 19  
BRIAN AND JUANITA MCCOLLUM  
14-006-0019

PARKSIDE SUBDIVISION

LOT 18  
DUSTIN AND DANA WALTER  
14-006-0018



### NARRATIVE

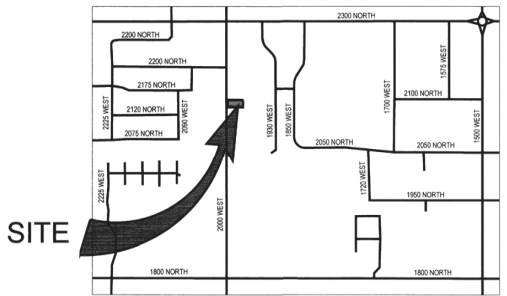
THE PURPOSE OF THIS PLAN IS TO PROVIDE A SUBDIVIDE THE SUBJECT PROPERTY PER CLIENTS REQUEST THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°32'47" EAST (MAGN) BEARING PER DAVIS COUNTY SURVEYOR THE SHEET ALONG THE SECTION LINE BETWEEN THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AS SHOWN ON THIS SURVEY. THE WEST PROPERTY LINE WAS ESTABLISHED AT THE EAST RIGHT OF WAY LINE OF 2000 WEST STREET. THE SOUTH PROPERTY LINE WAS ESTABLISHED AT THE NORTH LINE OF THE ADDING SUBDIVISION. THE EAST PROPERTY LINE WAS ESTABLISHED AT THE WEST LINE OF THE ADDING SUBDIVISION AS THE SUBDIVISION EXISTS ON THE GROUND. THE NORTH LINE WAS ESTABLISHED AT THE DEED DISTANCE NORTH FROM THE SOUTH PROPERTY AND PARALLEL WITH SAID SOUTH LINE.

## LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- RIGHT OF WAY LINE
- LOT LINE
- - - ADJOINING DEED LINE
- - - EASEMENT LINE
- SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MICHEL ENGR"
- ( ) DENOTES RECORD INFORMATION
- P.U.E. PUBLIC UTILITY EASEMENT

## NOTES

1. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
2. MANY AREAS IN CLINTON CITY HAVE WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAN 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.
3. ALL CONSTRUCTION SHALL CONFORM TO THE DEVELOPMENT STANDARD DRAWINGS AND SPECIFICATIONS FOR CLINTON CITY.
4. ALL PRESSURE IRRIGATION CONSTRUCTION SHALL CONFORM TO THE STANDARD DRAWINGS & SPECIFICATIONS OF THE DAVIS & WEBER COUNTIES CANAL COMPANY.
5. ALL BEARINGS SHOWN HEREON ARE N.A.S. STATE PLANE BEARINGS.



VICINITY MAP  
SCALE: N.T.S.

SHEET

1 OF 1

PREPARED BY:  
**McNEIL ENGINEERING**  
Economic and Sustainable Designs, Professionals You Know and Trust  
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Civil Engineering • Consulting & Landscape Architecture  
Structural Engineering • Land Surveying & HDS