

Pioneer Square Subdivision

A Part of the NW 1/4 of Section 27, T5N, R2W, SLB&M Clinton, Davis County, Utah

Narrative

This Survey and Subdivision plat was requested by Mr. Brian Huffaker of Hawkins Companies in order to provide two (2) commercial lots for sale.

This property was previously surveyed by Great Basin Engineering - South in the fall of 2003 and said survey was honored.

Description

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

Beginning at a point on the North Line of State Road 37 (1800 North Street) being 212.00 feet North 89°59'17" East along the Quarter Section Line and 42.02 feet North 0°07'29" East from the West Quarter Corner of said Section 27; and running thence South 89°59'17" West 150.79 feet along said North line to an existing Right-of-way marker; thence North 44°55'37" West 27.11 feet to the East Line of State Road 108 (2000 West Street); thence North 0°07'29" East 361.29 feet along said East Line; thence North 89°59'17" East 287.98 feet; thence South 0°07'29" West 10.00 feet; thence North 89°59'17" East 33.00 feet; thence South 0°07'29" West 379.50 feet to the north Line of State Road 37 (1800 North Street) as it exists at 33.00 feet half-width; thence South 89°59'17" West 151.00 feet along said North Line; thence North 0°07'29" East 9.02 feet to the point of beginning.

Contains 122,973 sq. ft. or 2.823 acres

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 of any specified elevation will solve ground water problems. Solution of these problems is the sole responsibility of the permit applicant and property owners.
- Wetland Areas do not allow discharge of fill or reconstruction of any permanent structure.

Corporate Acknowledgment

State of Idaho }
County of Ada } ss

On the 22 day of April, A.D., 2004. Personally appeared before me, the undersigned Notary Public, in and for said State and County, Gary R. Hawkins who after being duly sworn, acknowledged to me that he is the Manager for Boise Spectrum LLC, an Idaho Limited Liability Company, that he signed the owners dedication freely and voluntarily for and in behalf of said company for the purposes therein mentioned and that said company executed the same.

Residing in Ada county Boise Idaho }
My commission expires 1/21/06 Rob Dickinson }
Notary Public }
Print Name }

Surveyor's Certificate

I, Bruce D. Pimper, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Pioneer Square Subdivision 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.

Signed this 20 day of April, 2004.



362256
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 Pioneer Square Subdivision, and 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 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.

Signed this 22 day of April, 2004.

Boise Spectrum LLC, an Idaho Limited Liability Company

By: Gary R. Hawkins Manager



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.

Planning Commission Approval

Approved this 2 day of March, 2004
by the Clinton City Planning Commission

Arlene O. Henderson
Chair Clinton City Planning Commission

City Engineer's Approval

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

Approved the 13 day of May, 2004.

Bryce K. Wilcox
Clinton City Engineer

City Council Approval

Approved this 9 day of March, 2004
by the Clinton City Council.

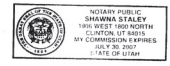
Attest:
Wm. W. Cluff & Mark Adams
Clinton City Recorder Clinton City Mayor

Acknowledgement of Clinton City Officials

State of Utah
County of Davis

On the 9 day of March, 2004, personally appeared before me L. Mitch Adams, Mayor of Clinton City and Dennis W. Cluff, Clinton City Recorder, who being duly sworn or affirmed, did say that they are the Mayor and City Recorder respectively and signed in behalf of Clinton City and City Recorder and acknowledged to me that the Clinton City Council executed the same.

Shauna Staley
Notary Public
July 30, 2007
Commission Expires



DAVIS COUNTY RECORDER
ENTRY NO. 1992115 FEE PAID
830 FILED FOR RECORD AND
RECORDED JUNE 4 2004 AT
11:50 AM IN BOOK 3551 OF OFFICIAL
RECORDS, PAGE 529
FOR CLINTON CITY RECORDED
Richard Thompson
DAVIS COUNTY RECORDER

BY: _____ DEPUTY 0404

GREAT BASIN ENGINEERING - SOUTH
CONSULTING ENGINEERS AND LAND SURVEYORS
2010 North Redwood Road, P.O. Box 16747
Salt Lake City, Utah 84116
Salt Lake City (801)251-8529 Ogden (801)334-7288 Fax (801)251-8551

4040

4040

4040



Scale: 1" = 50'



2000 West Street (Paved Public Highway)

Northwest Corner Section 27, T5N, R2W, SLB&M, U.S. Survey (found monument)

City of Clinton

Lot 2
42,304 sq. ft.
0.971 acre
1866 North

Lot 1
74,440 sq. ft.
1.709 acres
1962 West

1800 North Street (SR37)
(Paved Public Highway)

West Quarter Corner Section 27, T5N, R2W, SLB&M, U.S. (Not in Place) location calculated from DCS information

found DCS Reference monument (Benchmark)
found UDOT Right-of-way monument (accepted)
found DCS reference monument to the North Quarter Corner of Section 15, T4N, R2W, SLB&M

Center of Section 27, T5N, R2W, SLB&M, U.S. Survey (found monument)

0404