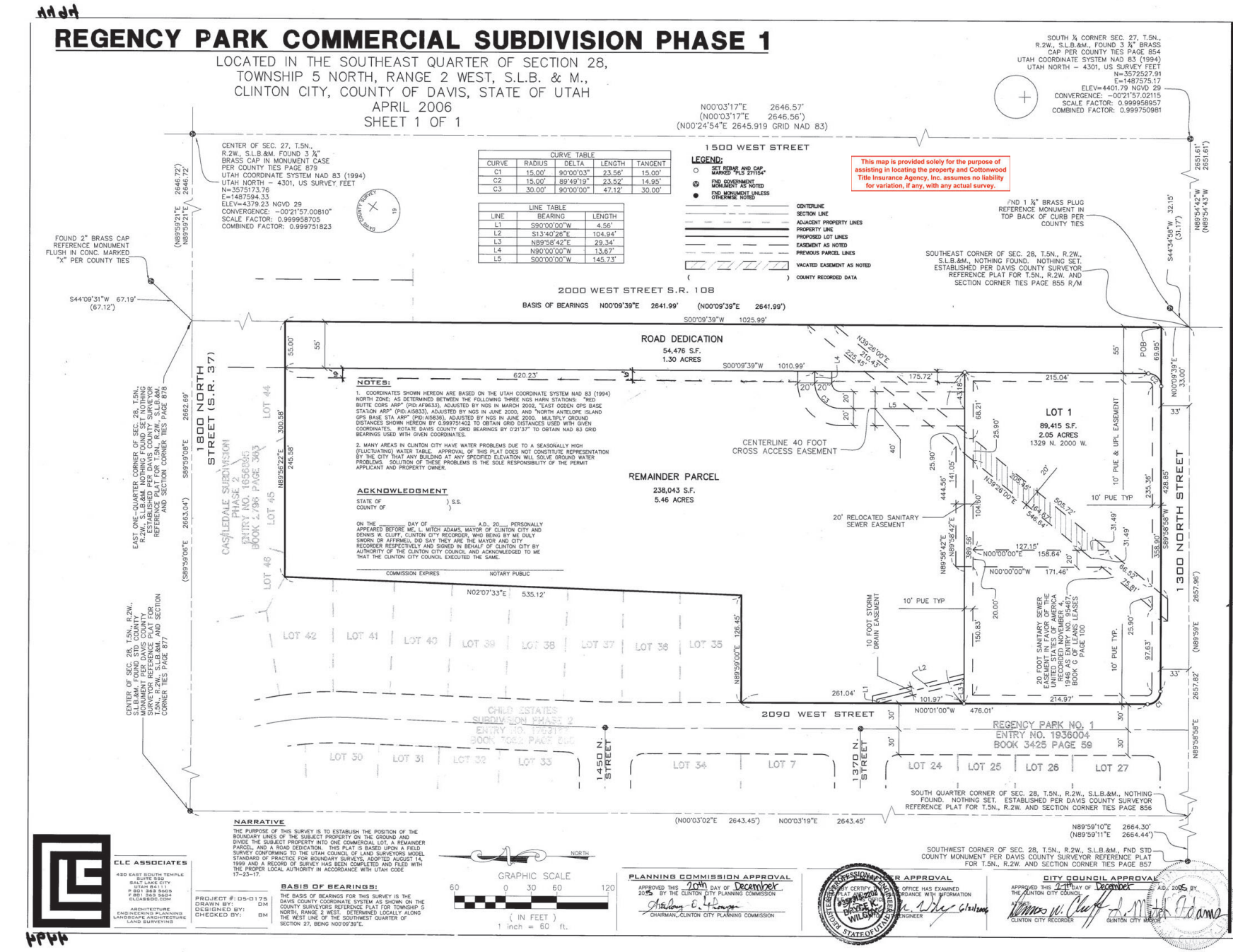
REGENCY PARK COMMERCIAL SUBDIVISION PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,
TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M.,
CLINTON CITY, COUNTY OF DAVIS, STATE OF UTAH
APRIL 2006
SHEET 1 OF 1



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	15.00'	90°00'03"	23.56'	15.00'
C2	15.00'	89°49'19"	23.52'	14.95'
C3	30.00'	90°00'00"	47.12'	30.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S90°00'00"W	4.56'
L2	S13°40'26"E	104.94'
L3	N89°58'42"E	29.34'
L4	N90°00'00"W	13.67'
L5	S00°00'00"W	145.73'

LEGEND:
- SET REBAR AND CAP MARKED "PLS 271154"
- FND. CONFORMENT MONUMENT AS NOTED
- FND. MONUMENT UNLESS OTHERWISE NOTED
- CENTERLINE
- SECTION LINE
- ADJACENT PROPERTY LINES
- PROPERTY LINE
- PROPOSED LOT LINES
- EASEMENT AS NOTED
- PREVIOUS PARCEL LINES
- VACATED EASEMENT AS NOTED
- ( ) COUNTY RECORDED DATA

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.

NOTES:

1. COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83 (1994) NORTH ZONE; AS DETERMINED BETWEEN THE FOLLOWING THREE NGS HARN STATIONS: "RED BUTTE CORS ARP" (PID:AF9633), ADJUSTED BY NGS IN MARCH 2002, "EAST ODDEN GPS BASE STATION ARP" (PID:AI5833), ADJUSTED BY NGS IN JUNE 2000, AND "NORTH ANTELOPE ISLAND GPS BASE STA ARP" (PID:AI5836), ADJUSTED BY NGS IN JUNE 2000. MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.999751402 TO OBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES. ROTATE DAVIS COUNTY GRID BEARINGS BY 0°21'37" TO OBTAIN NAD 83 GRID BEARINGS USED WITH GIVEN COORDINATES.
2. 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.

ACKNOWLEDGMENT

STATE OF) S.S.
COUNTY OF)

ON THE ____ DAY OF _____ A.D., 20____, 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 THEY ARE THE MAYOR AND CITY RECORDER RESPECTIVELY AND SIGNED IN BEHALF OF CLINTON CITY BY AUTHORITY OF THE CLINTON CITY COUNCIL AND ACKNOWLEDGED TO ME THAT THE CLINTON CITY COUNCIL EXECUTED THE SAME.

COMMISSION EXPIRES _____ NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE GROUND AND DIVIDE THE SUBJECT PROPERTY INTO ONE COMMERCIAL LOT, A REMAINDER PARCEL, AND A ROAD DEDICATION. THIS PLAT IS BASED UPON A FIELD SURVEY CONFORMING TO THE UTAH COUNCIL OF LAND SURVEYORS MODEL STANDARD OF PRACTICE FOR BOUNDARY SURVEYS, ADOPTED AUGUST 14, 1999 AND A RECORD OF SURVEY HAS BEEN COMPLETED AND FILED WITH THE PROPER LOCAL AUTHORITY IN ACCORDANCE WITH UTAH CODE 17-23-17.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE DAVIS COUNTY COORDINATE SYSTEM AS SHOWN ON THE COUNTY SURVEYORS REFERENCE PLAT FOR TOWNSHIP 5 NORTH, RANGE 2 WEST. DETERMINED LOCALLY ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 27, BEING N00°09'39"E.

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

PLANNING COMMISSION APPROVAL

APPROVED THIS 20th DAY OF December 2005 BY THE CLINTON CITY PLANNING COMMISSION

Stanley E. Thayne
CHAIRMAN, CLINTON CITY PLANNING COMMISSION

ENGINEER APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

CLINTON CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS 7th DAY OF December A.D. 2005 BY THE CLINTON CITY COUNCIL

Dennis W. Cluff
CLINTON CITY RECORDER

L. Mitch Adams
CLINTON CITY MAYOR

SURVEYOR'S OPINION

I, BRAD T. MORTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 271154, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS REGENCY PARK COMMERCIAL SUBDIVISION PHASE 1. IN MY PROFESSIONAL OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND THE LOTS ARE IN GENERAL CONFORMANCE WITH THE AREA, FRONTAGE AND WIDTH REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

EXECUTED THIS 30th DAY OF APRIL 2006

BRAD T. MORTENSEN
PROFESSIONAL LAND SURVEYOR #271154
AND ON BEHALF OF
CLC ASSOCIATES, INC.
420 E. SOUTH TEMPLE, SUITE 550
SLC, UT 84111

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SEC. 28, T.5N., R.2W., S.L.B.&M., DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 2000 WEST AND THE NORTH LINE OF 1300 NORTH STREET, AS SHOWN ON THE REGENCY PARK NO. 1 SUBDIVISION PLAT, RECORDED AS ENTRY NO. 1936004, IN BOOK 3425, AT PAGE 59, OF OFFICIAL RECORDS, SAID POINT ALSO BEING N00°09'39"E ALONG THE SECTION LINE 33.00 FEET FROM THE SOUTHEAST QUARTER OF SAID SECTION 28, SAID POINT ALSO BEING N89°54'42"W ALONG SECTION LINE 2651.61 FEET AND N00°09'39"E 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SEC. 27; THENCE ALONG THE NORTH AND EAST LINE OF SAID REGENCY PARK NO. 1 SUBDIVISION PLAT, THE FOLLOWING THREE (3) COURSES: 1) S89°58'58"W 428.85 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 15.00 FEET, 2) NORTHERLY ALONG SAID CURVE 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'03", AND 3) N00°01'00"W 476.01 FEET TO THE SOUTH LINE OF LOT 35 OF CHILDS ESTATES SUBDIVISION PHASE 2, RECORDED AS ENTRY NO. 1769167, IN BOOK 3082, AT PAGE 500, OF OFFICIAL RECORDS; THENCE ALONG THE SOUTH AND EAST LINE OF SAID CHILDS ESTATES SUBDIVISION PHASE 2 THE FOLLOWING TWO (2) COURSES: 1) N89°59'00"E 126.45 FEET TO THE SOUTH EAST CORNER OF LOT 35, AND 2) N02°07'33"E 535.12 FEET TO THE SOUTH LINE OF CASTLEDALE SUBDIVISION PHASE 2 RECORDED AS ENTRY NO. 1656895 IN BOOK 2796 AT PAGE 363 OF OFFICIAL RECORDS; THENCE N89°56'22"E ALONG THE SOUTH LINE OF SAID CASTLEDALE SUBDIVISION PHASE 2, 300.58 FEET TO THE CENTERLINE OF SAID 2000 WEST; THENCE S00°09'39"W ALONG SAID CENTERLINE 1025.99 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.81 ACRES, MORE OR LESS.

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 OF LAND REGENCY PARK COMMERCIAL SUBDIVISION PHASE 1 AND HEREBY DEDICATE, GRANT, AND CONVEY TO CLINTON CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS 1000 WEST STREET, 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.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF CLINTON CITY ORDINANCES.

IN WITNESS WHEREOF I HAVE/HAS HEREUNTO SET THIS 6th DAY OF July A.D., 2006

Daryl McGuire Partner
Teton Investment Holding, L.P.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS S.S.

ON THE 6 DAY OF July A.D., 2006 PERSONALLY APPEARED BEFORE ME, Lora McLaughlin WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT Daryl McGuire IS THE Member OF Teton Investment LLC AND THAT THE HEREIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID Teton Investment LLC AND THE SAID Daryl McGuire EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING IN Davis COUNTY.
MY COMMISSION EXPIRES: 5/11/2010

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Davis S.S.

ON THE 18th DAY OF July A.D., 2006 PERSONALLY APPEARED BEFORE ME, Grant M. Wilkinson WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT HE IS THE Partner OF Teton Investment Holdings, L.C. AND THAT THE HEREIN OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID

AND THE SAID _____ EXECUTED THE SAME.

NOTARY PUBLIC

RESIDING IN Weber COUNTY.
MY COMMISSION EXPIRES: 12/15/2006

REGENCY PARK COMMERCIAL SUBDIVISION PHASE 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B. & M., CLINTON CITY, COUNTY OF DAVIS, STATE OF UTAH
APRIL 2006
SHEET 1 OF 1

DAVIS COUNTY RECORDER

ENTRY NO. 2187639 FEE PAID $32.00
FILED FOR RECORD AND RECORDED THIS 19th DAY OF July 2006 AT 11:36 AM. IN BOOK 3629 OF OFFICIAL RECORDS PAGE 629
RICHARD T. MAUGHAN
DAVIS COUNTY RECORDER
BY: Tawnna McKain
DEPUTY RECORDER

CLC ASSOCIATES
420 EAST SOUTH TEMPLE
SUITE 550
SALT LAKE CITY
UTAH 84111
P 801 363 5605
F 801 363 5604
CLCASSOC.COM
ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

PROJECT #: 05-0175
DRAWN BY: DM
DESIGNED BY:
CHECKED BY: BM