

Legend

- SECTION CORNER
- STREET MONUMENT TO BE SET UPON COMPLETION OF IMPROVEMENTS
- ROAD DEDICATION

PARK DAVID ESTATES NO. 2

# CASTLEDALE SUBDIVISION PHASE 2

PART OF THE SOUTHEAST QUARTER OF SECTION 28, T.5N., R.2W., S.L.B.&M., U.S. SURVEY  
CLINTON CITY, DAVIS COUNTY, UTAH  
MARCH, 2001

EAST QUARTER CORNER OF SECTION 28, T.5N., R.2W., S.L.B.&M., U.S. SURVEY; FOUND DAVIS COUNTY MONUMENT.

NOTES:

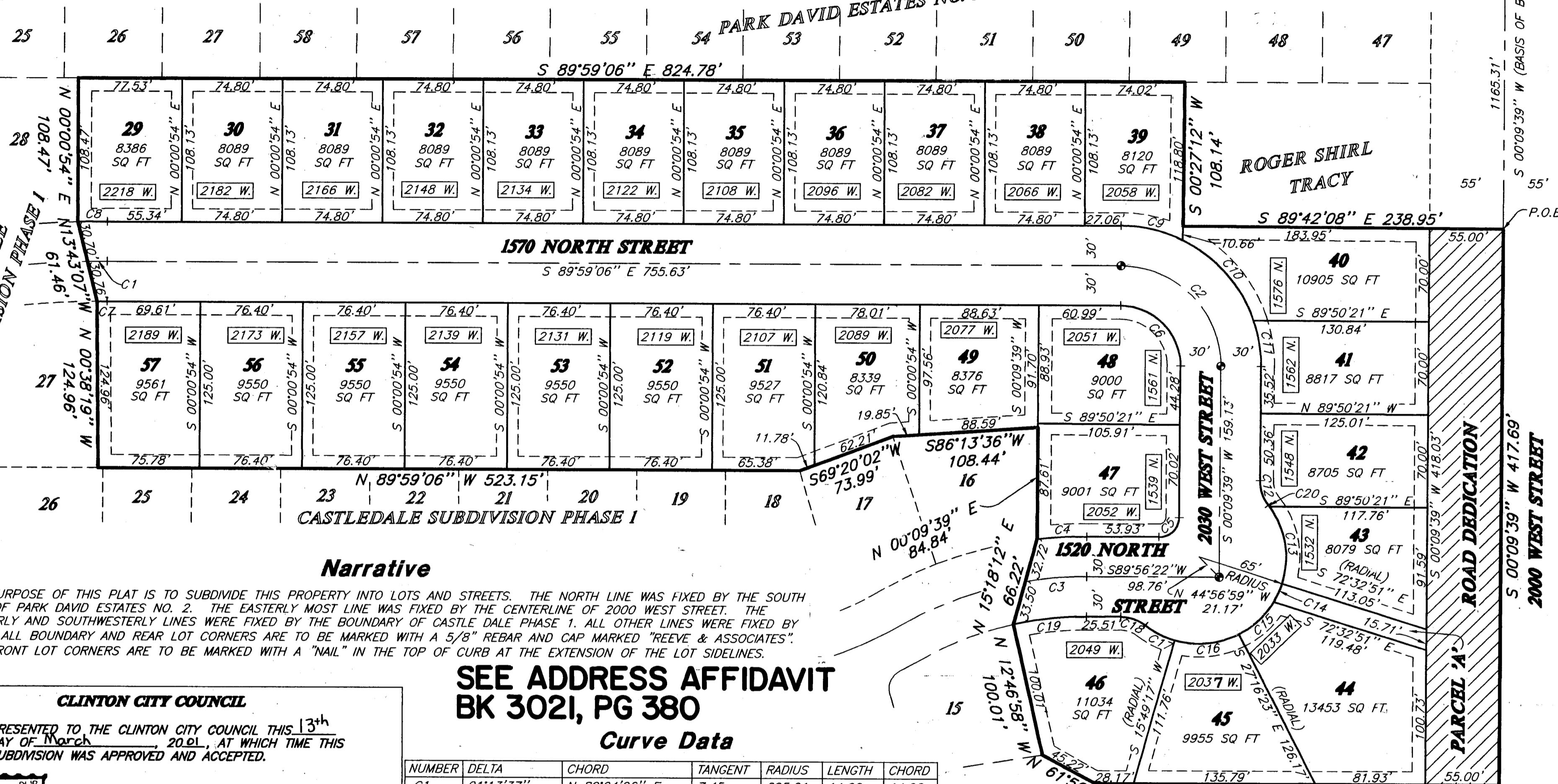
- ALL REAR AND FRONT EASEMENTS ARE 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- ALL EASEMENTS SHOWN ON SIDE YARD OF LOTS ARE 8' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS.

HIGH WATER 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 THE PROPERTY OWNER.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE DAVIS COUNTY COORDINATE SYSTEM, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 28, T.5N., R.2W., S.L.B.&M., U.S. SURVEY, SHOWN HEREON AS: S00°09'39"W



3504

### Narrative

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE NORTH LINE WAS FIXED BY THE SOUTH LINE OF PARK DAVID ESTATES NO. 2. THE EASTERLY MOST LINE WAS FIXED BY THE CENTERLINE OF 2000 WEST STREET. THE WESTERLY AND SOUTHWESTERLY LINES WERE FIXED BY THE BOUNDARY OF CASTLE DALE PHASE 1. ALL OTHER LINES WERE FIXED BY DEED. ALL BOUNDARY AND REAR LOT CORNERS ARE TO BE MARKED WITH A 5/8" REBAR AND CAP MARKED "REEVE & ASSOCIATES". ALL FRONT LOT CORNERS ARE TO BE MARKED WITH A "NAIL" IN THE TOP OF CURB AT THE EXTENSION OF THE LOT SIDELINES.

SEE ADDRESS AFFIDAVIT  
BK 3021, PG 380

### Curve Data

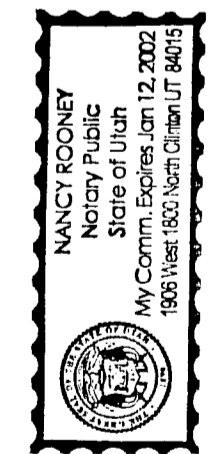
NUMBER	DELTA	CHORD	TANGENT	RADIUS	LENGTH	CHORD
C1	01°13'37"	N 89°24'06" E	7.45	695.91	14.90	14.90
C2	90°08'45"	S 44°54'43" E	75.00	74.81	117.70	105.93
C3	09°28'08"	S 85°12'18" W	23.02	277.89	45.93	45.87
C4	06°54'40"	N 86°29'02" E	18.59	307.89	37.14	37.12
C5	89°46'43"	N 45°03'00" E	14.94	15.00	23.50	21.17
C6	90°08'45"	N 44°54'44" W	44.92	44.81	70.50	63.45
C7	00°39'13"	S 89°41'18" W	3.80	665.91	7.60	7.60
C8	01°45'06"	N 89°08'21" E	11.10	725.91	22.19	22.19
C9	26°03'58"	S 76°57'07" E	24.26	104.81	47.68	47.27
C10	44°52'16"	S 41°29'00" E	43.28	104.81	82.08	80.00
C11	19°12'31"	S 09°26'36" E	17.74	104.81	35.14	34.97
C12	37°51'49"	S 18°46'16" E	10.29	30.00	19.83	19.47
C13	53°47'59"	S 09°26'50" E	32.98	65.00	61.03	58.82
C14	13°20'32"	N 24°07'25" E	7.60	65.00	15.14	15.10
C15	31°55'55"	S 46°45'39" W	18.60	65.00	36.23	35.76
C16	43°05'40"	S 84°16'27" W	25.67	65.00	48.89	47.74
C17	21°58'54"	N 63°11'16" W	12.62	65.00	24.94	24.78
C18	37°51'49"	N 71°07'43" W	10.29	30.00	19.83	19.47
C19	12°43'20"	S 83°34'42" W	27.63	247.89	55.04	54.93
C20	01°21'20"	N 37°01'30" W	0.77	65.00	1.54	1.54

### Boundary Description

PART OF THE SOUTHEAST QUARTER OF SECTION 28, T.5N., R.2W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE CENTERLINE OF 2000 WEST STREET, SAID POINT BEING S00°09'39"W ALONG THE SECTION LINE 1165.31 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 28; THENCE S00°09'39"W ALONG SAID CENTERLINE AND SECTION LINE 417.69 FEET; THENCE S89°56'22"W 300.89 FEET; THENCE N61°50'58"W 45.22 FEET TO THE BOUNDARY LINE OF CASTLE DALE PHASE 1; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING NINE (9) COURSES: (1) N12°46'58"W 100.01 FEET, (2) N15°18'12"E 66.22 FEET, (3) N00°09'39"E 84.84 FEET, (4) S86°13'36"W 108.44 FEET, (5) S69°20'02"W 73.99 FEET, (6) N89°59'06"W 523.15 FEET, (7) N00°38'19"W 124.96 FEET, (8) N13°43'07"W 61.46 FEET, AND (9) N00°00'54"E 108.47 FEET TO THE SOUTH LINE OF PARK DAVID ESTATES; THENCE S89°59'06"E ALONG SAID SOUTH LINE 824.78 FEET; THENCE S00°27'12"W 108.14 FEET; THENCE S89°42'08"E 238.95 FEET TO THE POINT OF BEGINNING.  
\*No. 2 E 3  
CONTAINS: 8.28 ACRES

### CLINTON CITY COUNCIL

PRESENTED TO THE CLINTON CITY COUNCIL THIS 13<sup>th</sup> DAY OF March, 2001, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.



A. Debra Mitchell  
MAYOR

Dennis W. Cluff  
RECORDER

### ACKNOWLEDGEMENT

STATE OF UTAH } ss.  
COUNTY OF DAVIS

ON THE 6<sup>th</sup> DAY OF April, 2001, PERSONALLY APPEARED BEFORE ME A. DEMAR MITCHELL, 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.

1-12-02  
COMMISSION EXPIRES

Nancy Rooney  
NOTARY PUBLIC

### CLINTON CITY PLANNING COMMISSION

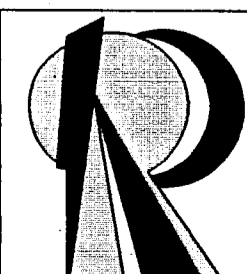
APPROVED THIS 6<sup>th</sup> DAY OF March, 2001, BY THE CLINTON CITY PLANNING COMMISSION.

Kent D. Smith  
CHAIRMAN  
CLINTON CITY PLANNING COMMISSION

### CLINTON CITY ENGINEER

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

April 2, 2001  
DATE  
CLINTON CITY ENGINEER



### REEVE & ASSOCIATES, INC.

Civil Engineering \* Structural Engineering  
Surveying \* Land Planning \* Landscape Architecture  
3670 QUINCY AVE. STE. #1 95 W. 100 So. STE. #310  
OGDEN, UTAH 84403 LOGAN, UTAH 84321  
(801) 621-3100 FAX (801) 621-2666 (435) 752-3303 FAX (435) 752-2266

### SURVEYOR'S CERTIFICATE

I, RANDALL J. WILLIFORD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF CASTLEDALE SUBDIVISION PHASE 2 IN CLINTON CITY, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF CLINTON CITY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 15<sup>th</sup> DAY OF March, 2001.  
159437  
UTAH R.L.S. LICENSE NUMBER

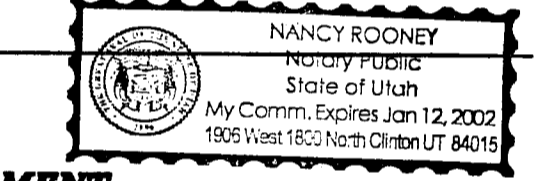


### OWNER'S DEDICATION AND CERTIFICATE

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 CASTLEDALE SUBDIVISION PHASE 2, 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 PARCEL 'A', TO BE USED FOR A PUBLIC WALKWAY AND AS A PUBLIC UTILITY AND DRAINAGE EASEMENT, 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.

SIGNED THIS 11 DAY OF April, 2001  
Mark Hooper Member Chestnut Investments LLC



### ACKNOWLEDGMENT

STATE OF UTAH } ss.  
COUNTY OF DAVIS  
ON THE 11<sup>th</sup> DAY OF April, 2001, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Mark Hooper, Member Chestnut Investments LLC, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME, Nancy Rooney, NOTARY PUBLIC, THAT HE FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.  
1-12-02  
COMMISSION EXPIRES

### ACKNOWLEDGMENT

STATE OF UTAH } ss.  
COUNTY OF DAVIS  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ AND \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ TO SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.  
COMMISSION EXPIRES NOTARY PUBLIC

JOB NO.: 3442-05 SURVEYOR: R. WILLIFORD  
DATE: 2-16-00 DRAFTER: H. GUNN  
SCALE: 1"=100' CHECKED:  
REVISION: REVISION:

### DAVIS COUNTY RECORDER

ENTRY NO. 1656815 FEE PAID 60.00  
FILED FOR RECORD AND RECORDED THIS 27 DAY OF APRIL 2001 AT 11:48 AM IN BOOK 2196 OF THE OFFICIAL RECORDS PAGE 363

Sheryl L. White  
DAVIS COUNTY RECORDER  
BY James Abner  
DEPUTY RECORDER

3204

2 Copies  
1 Copy