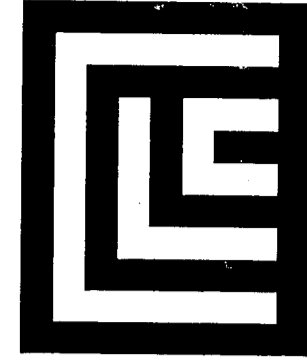


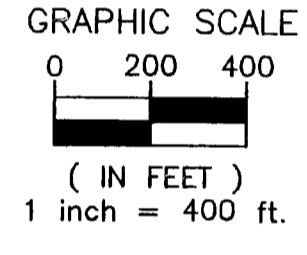
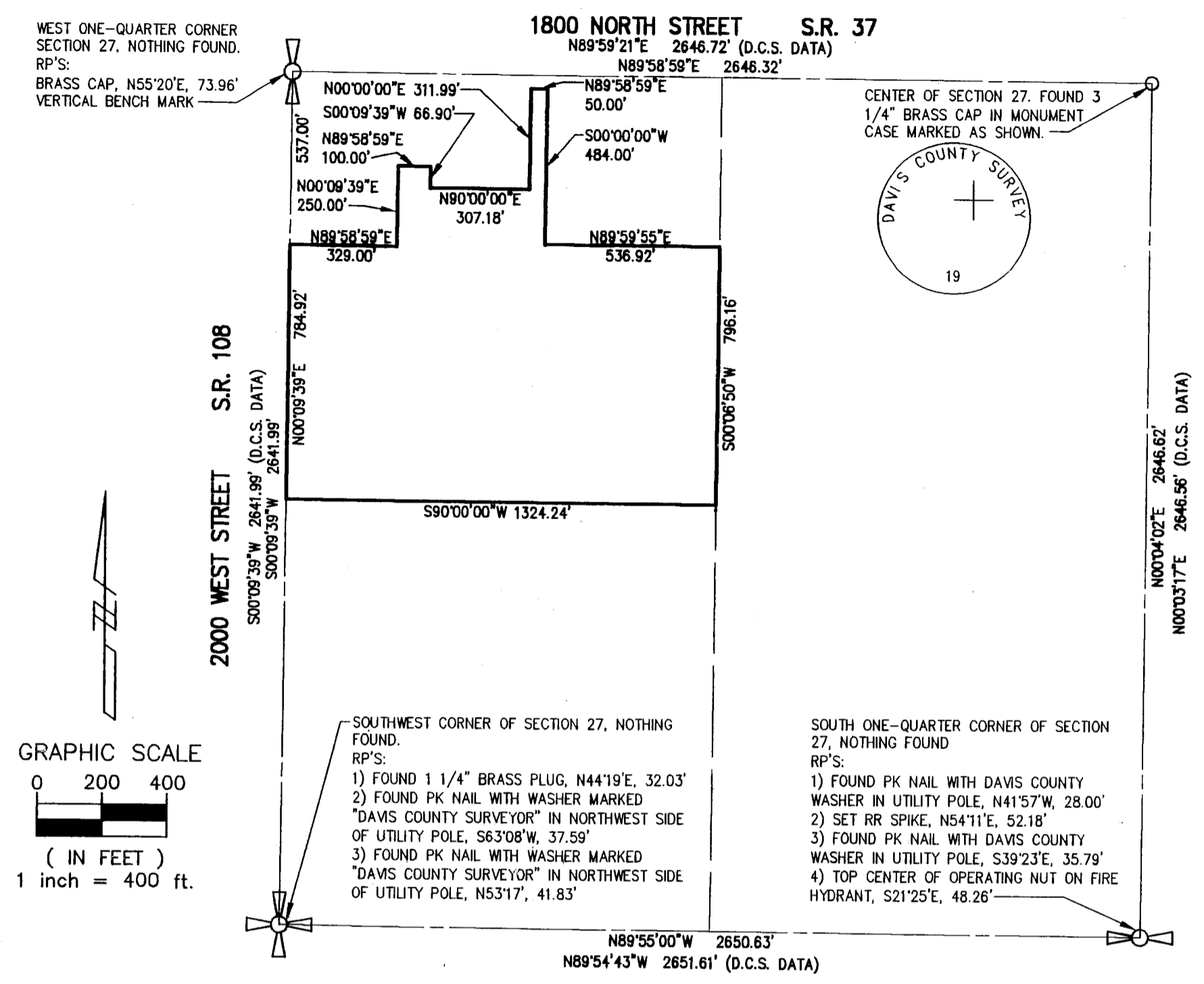
3823-1

3823-1

FINAL PLAT OF CLINTON PINES SUBDIVISION PHASE 2
 LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 5 NORTH,
 RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, CLINTON CITY, DAVIS COUNTY, UTAH
 SHEET 1 OF 3



CLC ASSOCIATES
 350 SOUTH 400 EAST
 SUITE 304
 SALT LAKE CITY
 UTAH 84111
 P. 801.363.5655
 F. 801.363.5654
 CLC@CLC.UTAH
 ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING



CONTROL DIAGRAM
 SCALE: 1" = 400'

LEGAL DESCRIPTION

That portion of the Southwest one-quarter of Section 27, Township 5 North, Range 2 West, S.L.B. & M., Clinton City, Davis County, Utah described as follows:

Commencing at the West one-quarter corner of Section 27, said point being the centerline intersection of 1800 North Street and 2000 West Street; thence South 00°09'39" West along the West line of said Section 27 and the centerline of said 2000 West Street a distance of 537.00 feet to the TRUE POINT OF BEGINNING; Thence North 89°58'59" East a distance of 55.00 feet to the Southwest corner of lot 3, Clinton Pines Subdivision Phase 1, recorded in Book 2736 of Official Records, Page 981, Entry Number 1633948, records of Davis County, Utah; thence along the Southerly and Easterly boundary of said Clinton Pines Subdivision the following three courses and distances:

North 89°58'59" East a distance of 274.00 feet; North 00°09'39" East a distance of 250.00 feet; North 89°58'59" East a distance of 100.00 feet; thence South 00°09'39" West a distance of 66.90 feet; thence North 90°00'00" East a distance of 307.18 feet; thence North 00°00'00" East a distance of 311.99 feet to a point on the South line of said 1800 North street right-of-way (42 feet from centerline); thence North 89°58'59" East along said South line a distance of 50.00 feet; thence South 00°00'00" West a distance of 484.00 feet; thence North 89°59'55" East a distance of 536.92 feet; thence South 00°06'50" West a distance of 796.16 feet to a point on the North boundary of Tartan Ridge Estates Subdivision No. 2, recorded in Book 1718, Page 294, Entry Number 1093762; thence South 90°00'00" West along the North boundary of said Tartan Ridge Estates a distance of 579.61 feet to the Northeast corner of Tartan Ridge Estates Subdivision, recorded in Book 1542, Page 90, Entry Number 996526; thence South 90°00'00" West along the North boundary of said Tartan Ridge Estates distance of 694.63 feet; thence South 90°00'00" West a distance of 50.00 feet to the centerline of South 2000 West Street; thence North 00°09'39" East a distance of 784.92 feet to the TRUE POINT OF BEGINNING.

Containing 1,151,316 square feet or 26.43 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 owner.
- Wetland Areas do not allow discharge of fill or reconstruction of any permanent structure.

NORTH DAVIS COUNTY SEWER DISTRICT

APPROVED THIS 7 DAY OF April 2003
 BY THE NORTH DAVIS COUNTY SEWER DISTRICT

ATTEST:
Kevin Cowan

PLANNING COMMISSION APPROVAL

APPROVED THIS 21 DAY OF JANUARY 2003
 BY THE CLINTON CITY PLANNING COMMISSION

ATTEST:
Anna J. Stanton
 CHAIRMAN 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

7th DAY OF April 2003

Bryce K. Wilcox
 CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS 25 DAY OF FEBRUARY 2003
 BY THE CLINTON CITY COUNCIL

ATTEST:
Dennis Adams
 CLINTON CITY RECORDER
Mitch Adams
 CLINTON CITY MAYOR

DAVIS COUNTY RECORDER

ENTRY NO. 1852871 FEE \$94.00 FILED
 FOR RECORD AND RECORDED THIS 11th DAY
 OF APRIL 2003 AT P.m. BOOK 3267
 AT PAGE 118 OF OFFICIAL RECORDS
 COUNTY RECORDER PT Maughan
 By DEPUTY _____

OWNER'S DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER() OF THE HEREIN DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS CLINTON PINES SUBDIVISION PHASE 2, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE IN WITNESS WHEREOF WE HAVE HEREUNTO SET THIS 3 DAY OF April A.D., 2003.

BY Wayne A. Belleau
 Wayne A. Belleau - Individual

BY Gary M. Wright
 Gary M. Wright - Individual

LANDSTAR DEVELOPMENT, L.L.C., A UTAH LIMITED LIABILITY COMPANY

BY Wayne A. Belleau
 Wayne A. Belleau - Member

BY Gary M. Wright
 Gary M. Wright - Member

ACKNOWLEDGMENT

STATE OF UTAH)
)SS
 COUNTY OF DAVIS)

ON THE 3 DAY OF April, 2003 PERSONALLY APPEARED, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, WHO AFTER DULY SWORN ACKNOWLEDGED TO ME THAT

WAYNE A. BELLEAU

SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND BEHALF OF WAYNE A. BELLEAU FOR THE PURPOSES THEREIN MENTIONED AND THAT THE CORPORATION EXECUTED THE SAME.

9/20/05 MY COMMISSION EXPIRES
Walter Weimer NOTARY PUBLIC
 RESIDING IN Clinton, Ut

ACKNOWLEDGMENT

STATE OF UTAH)
)SS
 COUNTY OF DAVIS)

ON THE 3 DAY OF April, 2003 PERSONALLY APPEARED, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF DAVIS IN SAID STATE OF UTAH, WHO AFTER DULY SWORN ACKNOWLEDGED TO ME THAT

GARY M. WRIGHT

SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND BEHALF OF GARY M. WRIGHT FOR THE PURPOSES THEREIN MENTIONED AND THAT THE CORPORATION EXECUTED THE SAME.

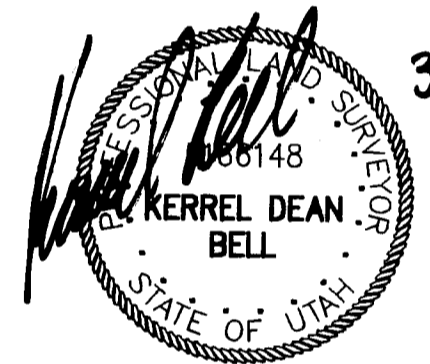
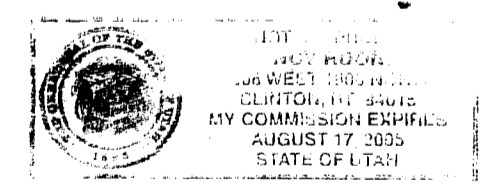
9/20/05 MY COMMISSION EXPIRES
Walter Weimer NOTARY PUBLIC
 RESIDING IN Clinton, Ut

ACKNOWLEDGMENT OF CLINTON CITY OFFICIALS

STATE OF UTAH

COUNTY OF DAVIS
 ON THE 9th DAY OF April, A.D., 2003, 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 THAT 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 CLINTON CITY COUNCIL EXECUTED THE SAME.

8-17-05 MY COMMISSION EXPIRES
Nancy Rooney NOTARY PUBLIC
 RESIDING IN Clinton, UT



3823-1

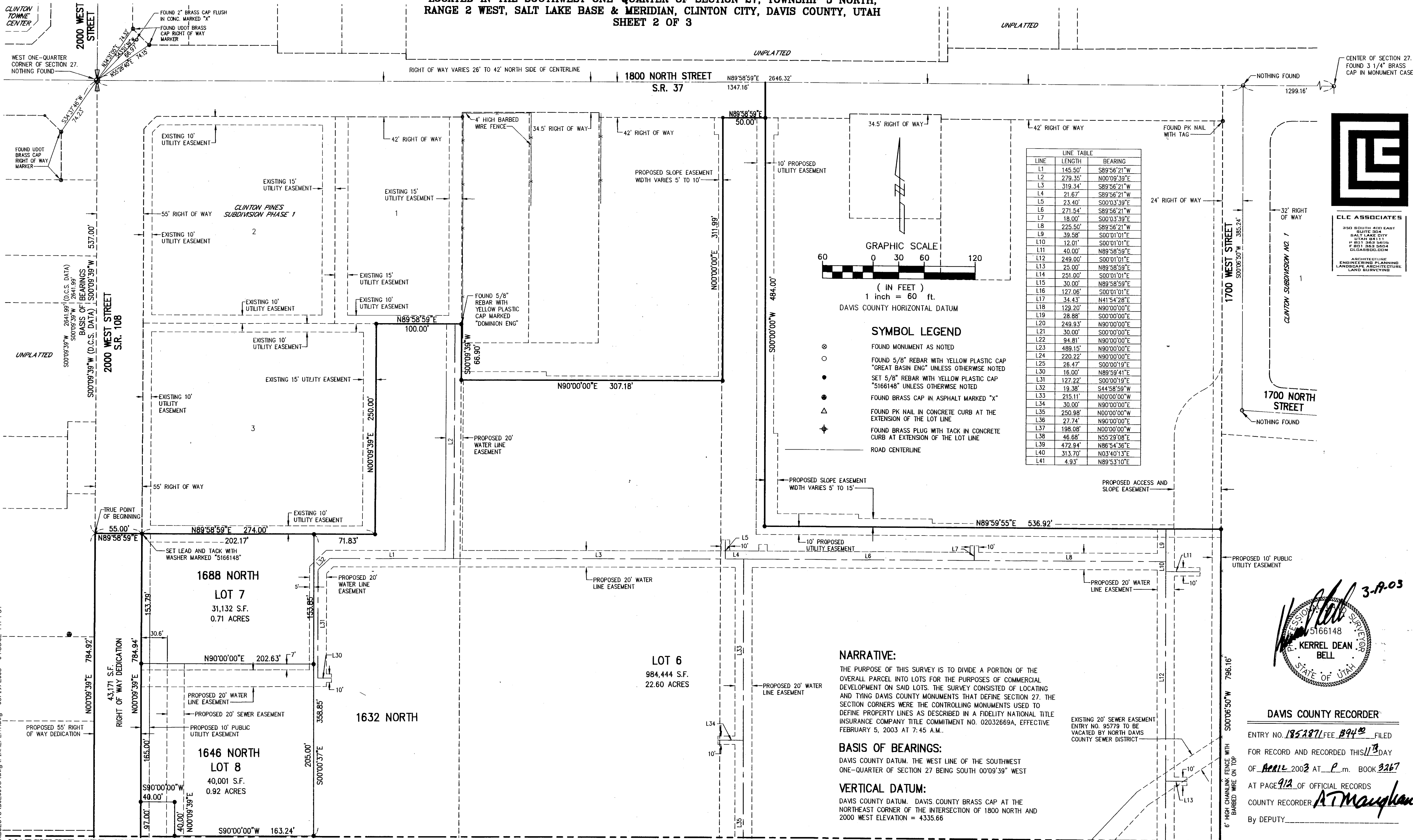
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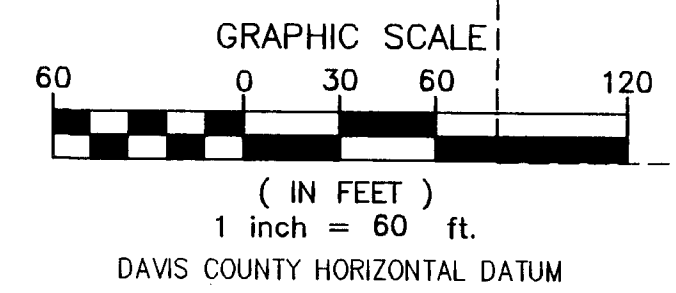
FINAL PLAT OF CLINTON PINES SUBDIVISION PHASE 2
 LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 5 NORTH,
 RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, CLINTON CITY, DAVIS COUNTY, UTAH
 SHEET 2 OF 3

3823-2



LINE TABLE

LINE	LENGTH	BEARING
L1	145.50'	S89°56'21"W
L2	279.35'	N00°09'39"E
L3	319.34'	S89°56'21"W
L4	21.67'	S89°56'21"W
L5	23.40'	S00°03'39"E
L6	271.54'	S89°56'21"W
L7	18.00'	S00°03'39"E
L8	225.50'	S89°56'21"W
L9	39.58'	S00°01'01"E
L10	12.01'	S00°01'01"E
L11	40.00'	N89°58'59"E
L12	249.00'	S00°01'01"E
L13	25.00'	N89°58'59"E
L14	251.00'	S00°01'01"E
L15	30.00'	N89°58'59"E
L16	127.06'	S00°01'01"E
L17	34.43'	N41°54'28"E
L18	129.20'	N90°00'00"E
L19	28.88'	S00°00'00"E
L20	249.93'	N90°00'00"E
L21	30.00'	S00°00'00"E
L22	94.81'	N90°00'00"E
L23	489.15'	N90°00'00"E
L24	220.22'	N90°00'00"E
L25	26.47'	S00°00'19"E
L30	16.00'	N89°59'41"E
L31	127.22'	S00°00'19"E
L32	19.38'	S44°58'59"W
L33	215.11'	N00°00'00"W
L34	30.00'	N90°00'00"E
L35	250.98'	N00°00'00"W
L36	27.74'	N90°00'00"E
L37	198.08'	N00°00'00"W
L38	46.68'	N55°29'08"E
L39	472.94'	N86°54'36"E
L40	313.70'	N03°40'13"E
L41	4.93'	N89°53'10"E

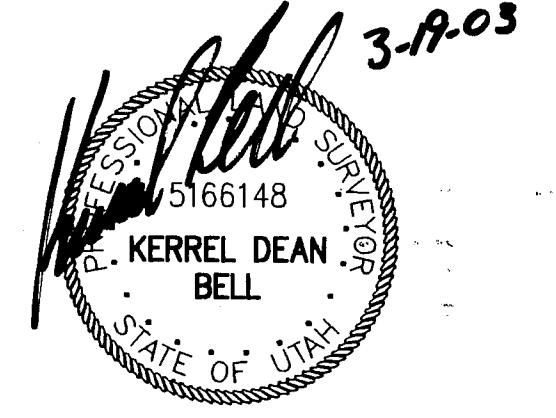


- SYMBOL LEGEND**
- ⊗ FOUND MONUMENT AS NOTED
 - FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "GREAT BASIN ENG" UNLESS OTHERWISE NOTED
 - SET 5/8" REBAR WITH YELLOW PLASTIC CAP "5166148" UNLESS OTHERWISE NOTED
 - ⊙ FOUND BRASS CAP IN ASPHALT MARKED "X"
 - △ FOUND PK NAIL IN CONCRETE CURB AT THE EXTENSION OF THE LOT LINE
 - ⊕ FOUND BRASS PLUG WITH TACK IN CONCRETE CURB AT EXTENSION OF THE LOT LINE
 - ROAD CENTERLINE

NARRATIVE:
 THE PURPOSE OF THIS SURVEY IS TO DIVIDE A PORTION OF THE OVERALL PARCEL INTO LOTS FOR THE PURPOSES OF COMMERCIAL DEVELOPMENT ON SAID LOTS. THE SURVEY CONSISTED OF LOCATING AND TYING DAVIS COUNTY MONUMENTS THAT DEFINE SECTION 27. THE SECTION CORNERS WERE THE CONTROLLING MONUMENTS USED TO DEFINE PROPERTY LINES AS DESCRIBED IN A FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 02032669A, EFFECTIVE FEBRUARY 5, 2003 AT 7:45 A.M..

BASIS OF BEARINGS:
 DAVIS COUNTY DATUM. THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 27 BEING SOUTH 00°09'39" WEST

VERTICAL DATUM:
 DAVIS COUNTY DATUM. DAVIS COUNTY BRASS CAP AT THE NORTHEAST CORNER OF THE INTERSECTION OF 1800 NORTH AND 2000 WEST ELEVATION = 4335.66

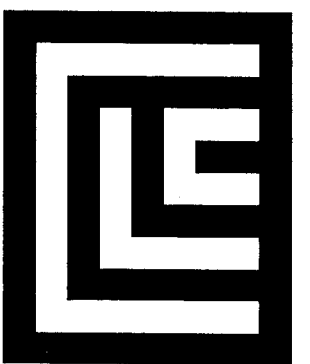


DAVIS COUNTY RECORDER
 ENTRY NO. 1852871 FEE \$94.00 FILED
 FOR RECORD AND RECORDED THIS 13 DAY
 OF APRIL 2003 AT P.M. BOOK 3267
 AT PAGE 912 OF OFFICIAL RECORDS
 COUNTY RECORDER *AT Maughan*
 By DEPUTY _____

3852-2

3852-2

FINAL PLAT OF CLINTON PINES SUBDIVISION PHASE 2
 LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 27, TOWNSHIP 5 NORTH,
 RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, CLINTON CITY, DAVIS COUNTY, UTAH
 SHEET 3 OF 3



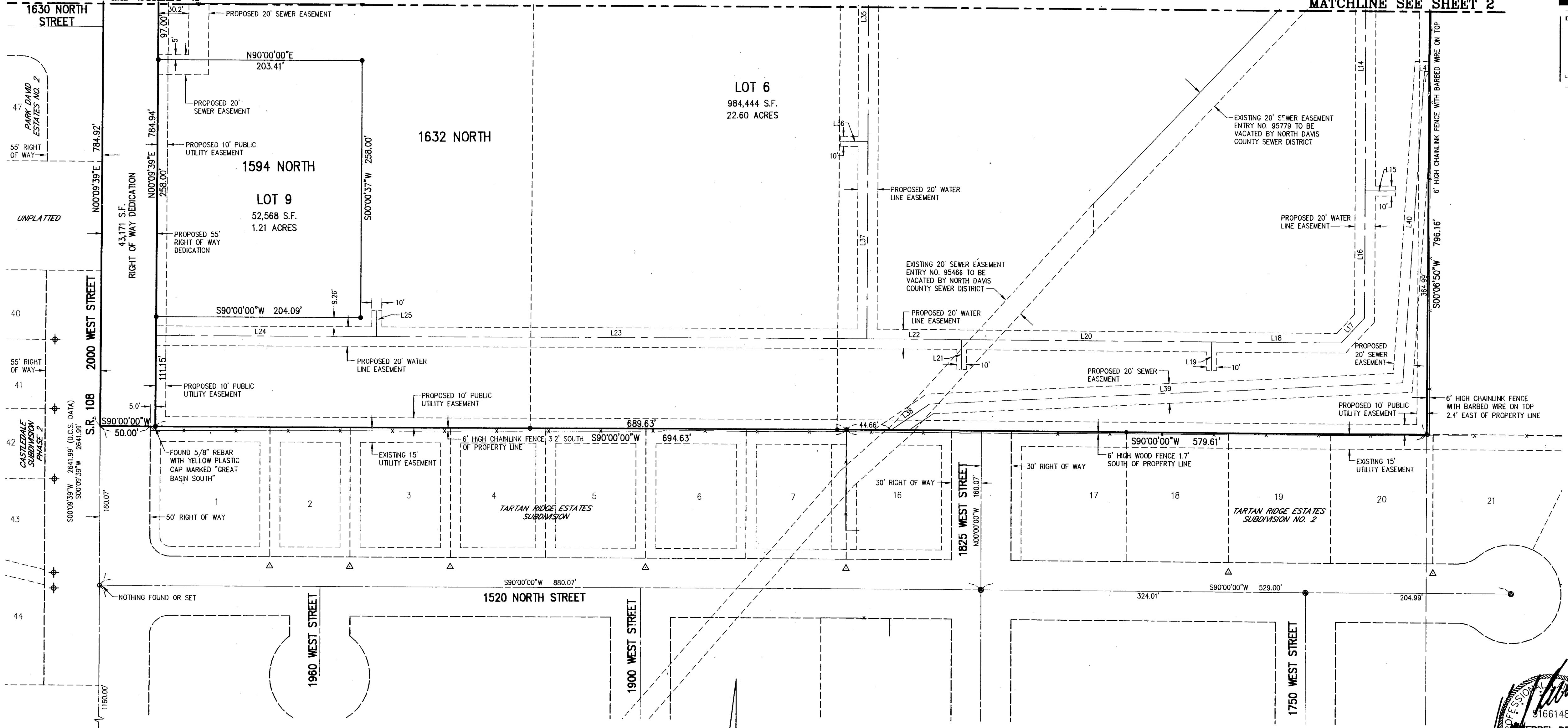
CLC ASSOCIATES
 350 SOUTH 400 EAST
 SUITE 304
 SALT LAKE CITY
 UTAH 84111
 P 801 583 3605
 F 801 583 3604
 GLOABEDD.COM

ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING

3823-3

MATCHLINE SEE SHEET 2

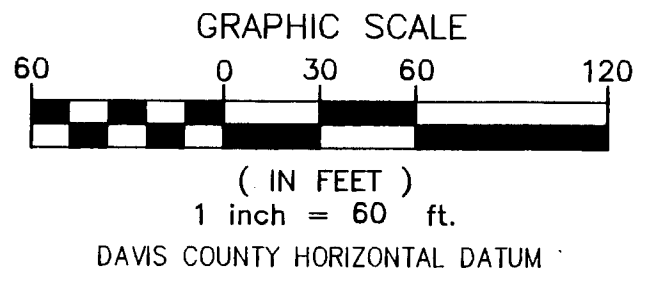
MATCHLINE SEE SHEET 2



SOUTHWEST CORNER OF SECTION 27, NOTHING FOUND.
 RP'S:
 1) FOUND 1 1/4" BRASS PLUG, N44°19'E, 32.03'
 2) FOUND PK NAIL WITH WASHER MARKED "DAVIS COUNTY SURVEYOR" IN NORTHWEST SIDE OF UTILITY POLE, S63°08'W, 37.59'
 3) FOUND PK NAIL WITH WASHER MARKED "DAVIS COUNTY SURVEYOR" IN NORTHWEST SIDE OF UTILITY POLE, N53°17', 41.83'

SYMBOL LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "GREAT BASIN ENG" UNLESS OTHERWISE NOTED
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP "5166148" UNLESS OTHERWISE NOTED
- FOUND BRASS CAP IN ASPHALT MARKED "X"
- △ FOUND PK NAIL IN CONCRETE CURB AT THE EXTENSION OF THE LOT LINE
- ⊕ FOUND BRASS PLUG WITH TACK IN CONCRETE CURB AT EXTENSION OF THE LOT LINE
- ROAD CENTERLINE



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VERTICAL DATUM:
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3-A-03

DAVIS COUNTY RECORDER

ENTRY NO. 1852871 FEE # 94⁰⁰ FILED
 FOR RECORD AND RECORDED THIS 11TH DAY
 OF APRIL 2003 AT P.m. BOOK 3267
 AT PAGE 212 OF OFFICIAL RECORDS
 COUNTY RECORDER *A.T. Maughan*
 By DEPUTY _____

J:\LAND PROJECTS\020209\08\FINAL\PLAT.DWG 03/19/2003 04:36:02 PM PST

E-2882

E-2882