

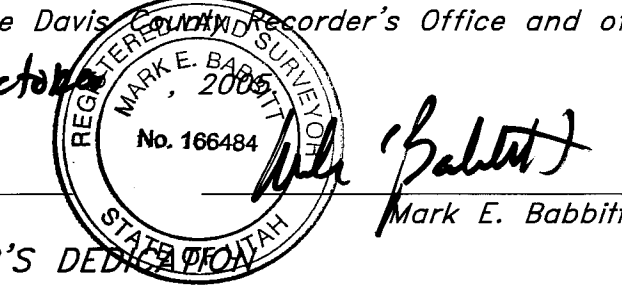
NARRATIVE:

This Survey and Subdivision plat was done at the request of Mr. Troy Anderson of Dixon Architects, for the purpose of platting one (1) commercial parcel. Brass Cap Monuments were found at the Northeast corner, the Northwest corner and the Southwest corner of the Southwest 1/4 of Section 27, T5N, R2W, SLB&M, U.S. Survey, A line bearing North 89°59'21" East between the Northwest corner and the Northeast corner was used as the basis of bearings. Property corners were monumented as depicted on this drawing.

# Clinton Pines Subdivision Phase 4

A part of the Southwest 1/4 of Section 27, T5N, R2W, SLB&M, U.S. Survey  
Clinton City, Davis County, Utah

**SURVEYOR'S CERTIFICATE**  
I, Mark E. Babbitt, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Clinton Pines Subdivision Phase 4 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 10<sup>th</sup> day of October, 2005.



License No. \_\_\_\_\_  
OWNER'S DECLARATION

I, the undersigned owner 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 Clinton Pines Subdivision Phase 4, and do 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 10<sup>th</sup> day of December, 2005.

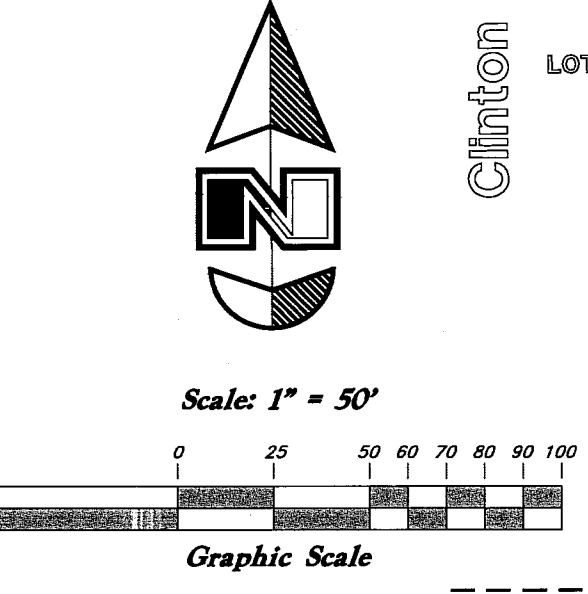
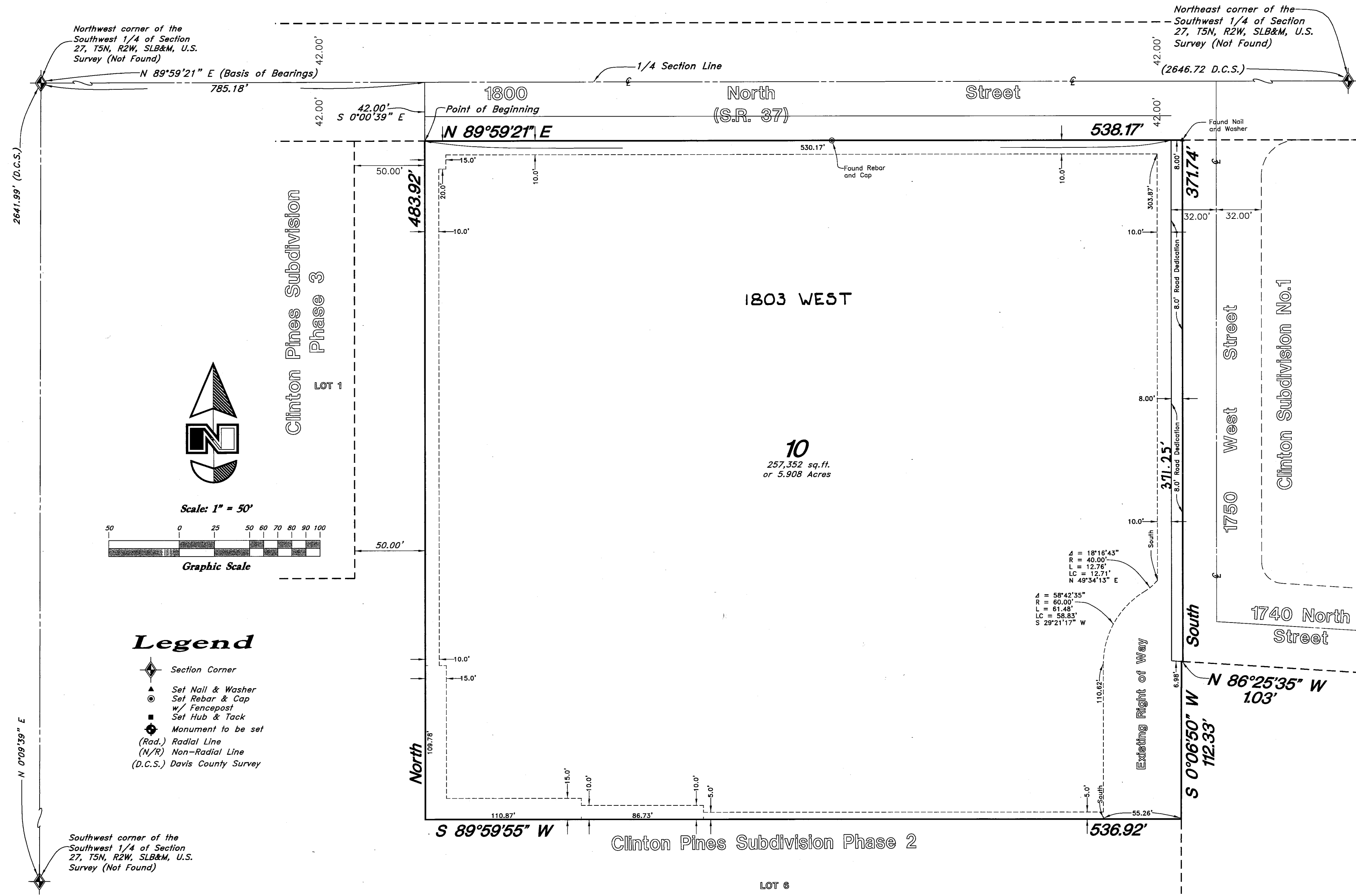
Clinton Pines, LLC  
Wayne A. Belleau - Member  
Gary M. Wright - Member

**ACKNOWLEDGMENT**  
State of Utah  
County of Davis  
On the 10<sup>th</sup> day of December, 2005, personally appeared before me Gary M. Wright and Wayne A. Belleau, who being by me duly sworn did say that they are Members of Clinton Pines LLC, and that said instrument was signed in behalf of said Limited Liability Company.

Residing at: Weber  
Commission Expires: 12-18-2006  
Janet L. Pickart  
A Notary Public commissioned in Utah  
Print Name

**BOUNDARY DESCRIPTION**  
A part of the Southwest Quarter of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U. S. Survey;  
Beginning at a point on the South right of way line of 1800 North Street, said point also being a corner of Lot 6, Clinton Pines Subdivision Phase 2, in Clinton City, Davis County, Utah; which is 785.18 feet North 89°59'21" East along the Quarter Section line and 42.00 feet South 0°00'39" East from the Northwest corner of said Quarter Section; running thence North 89°59'21" East 538.17 feet along said South right of way line to the Northwest corner of Clinton Subdivision No. 1, in Clinton City, Davis County, Utah; thence South 371.74 feet along the West boundary line of said Clinton Subdivision No. 1 to the Southwest corner of said Clinton Subdivision No. 1; thence North 86°25'35" West 1.03 feet; thence South 0°06'50" West 112.33 feet to the Northwest corner of said Lot 6; thence two (2) courses along the North and East boundary line of said Lot 6 as follows: South 89°59'55" West 536.92 feet and North 483.92 feet to the point of beginning.  
Contains 5.976 Acres

4387



- Legend**
- Section Corner
  - Set Nail & Washer
  - Set Rebar & Cap w/ Fencepost
  - Set Hub & Tack
  - Monument to be set
  - (Rad.) Radial Line
  - (N/R) Non-Radial Line
  - (D.C.S.) Davis County Survey

**NOTE:**  
Public Utility and Drainage Easements on each side of lot lines as indicated by dashed lines.

**GREAT BASIN ENGINEERING NORTH**  
CONSULTING ENGINEERS AND SURVEYORS  
5746 South 1475 East - Suite 200  
Ogden, Utah 84403  
P.O. Box 150048, Ogden, Utah 84415  
Ogden (801)384-4815 Salt Lake City (801)521-0222 Fax (801)392-7544

**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 property owner.

**CLINTON CITY ENGINEER**  
I hereby certify that this office has examined this subdivision and it is correct in accordance with the provisions of the Utah Subdivision Act and will file in this office.  
this 10<sup>th</sup> day of November, 2005.  
Bryce K. Wilcox  
Signature  
Bryce K. Wilcox  
City Engineer

**CLINTON CITY APPROVAL**  
This is to certify that this plat and dedication of this plat were duly approved and accepted by the City Council of Clinton City, Utah this 27<sup>th</sup> day of December, 2005.  
Attest: Kevin W. Cluff  
Recorder  
R. Mitch Tidman  
Mayor

**CLINTON CITY PLANNING COMMISSION**  
Approved by the Clinton City Planning Commission on the 20<sup>th</sup> day of December, 2005.  
Adam D. Hays  
Chairperson

**DAVIS COUNTY RECORDER**  
ENTRY NO. 2140386 - FEE PAID  
43102 FILED FOR RECORD AND  
RECORDED JAN 26, 2006 AT  
8:00AM IN BOOK 3752 OF OFFICIAL  
RECORDS, PAGE 118 RECORDED  
FOR GARY M. WRIGHT  
Richard T. Mahan  
DAVIS COUNTY RECORDER  
John M. McKain  
DEPUTY