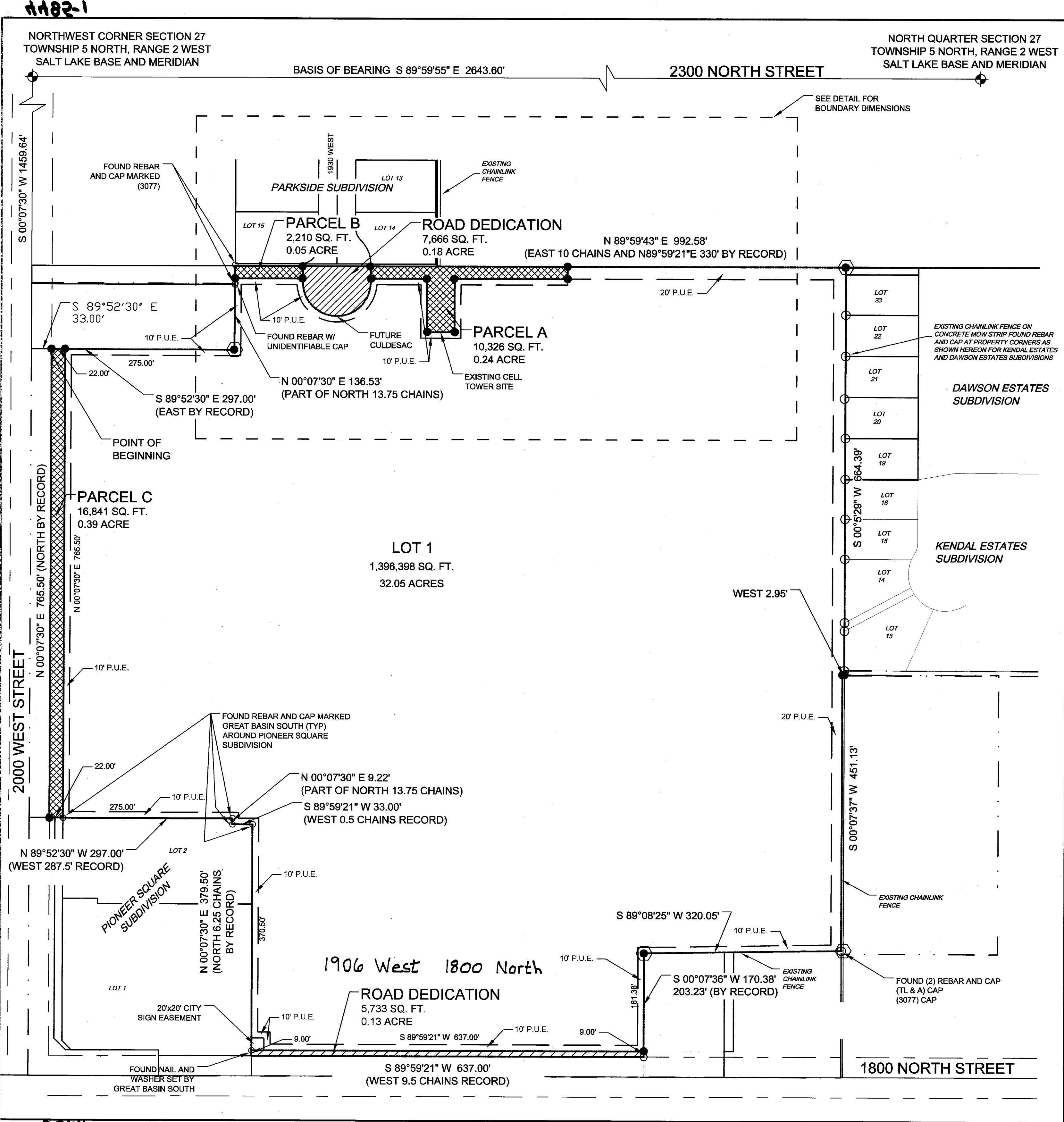


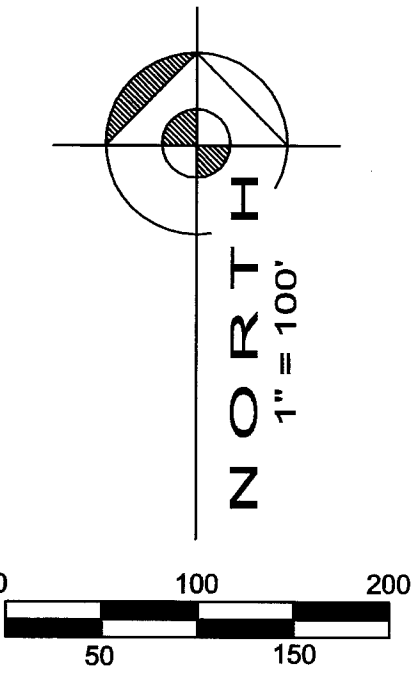
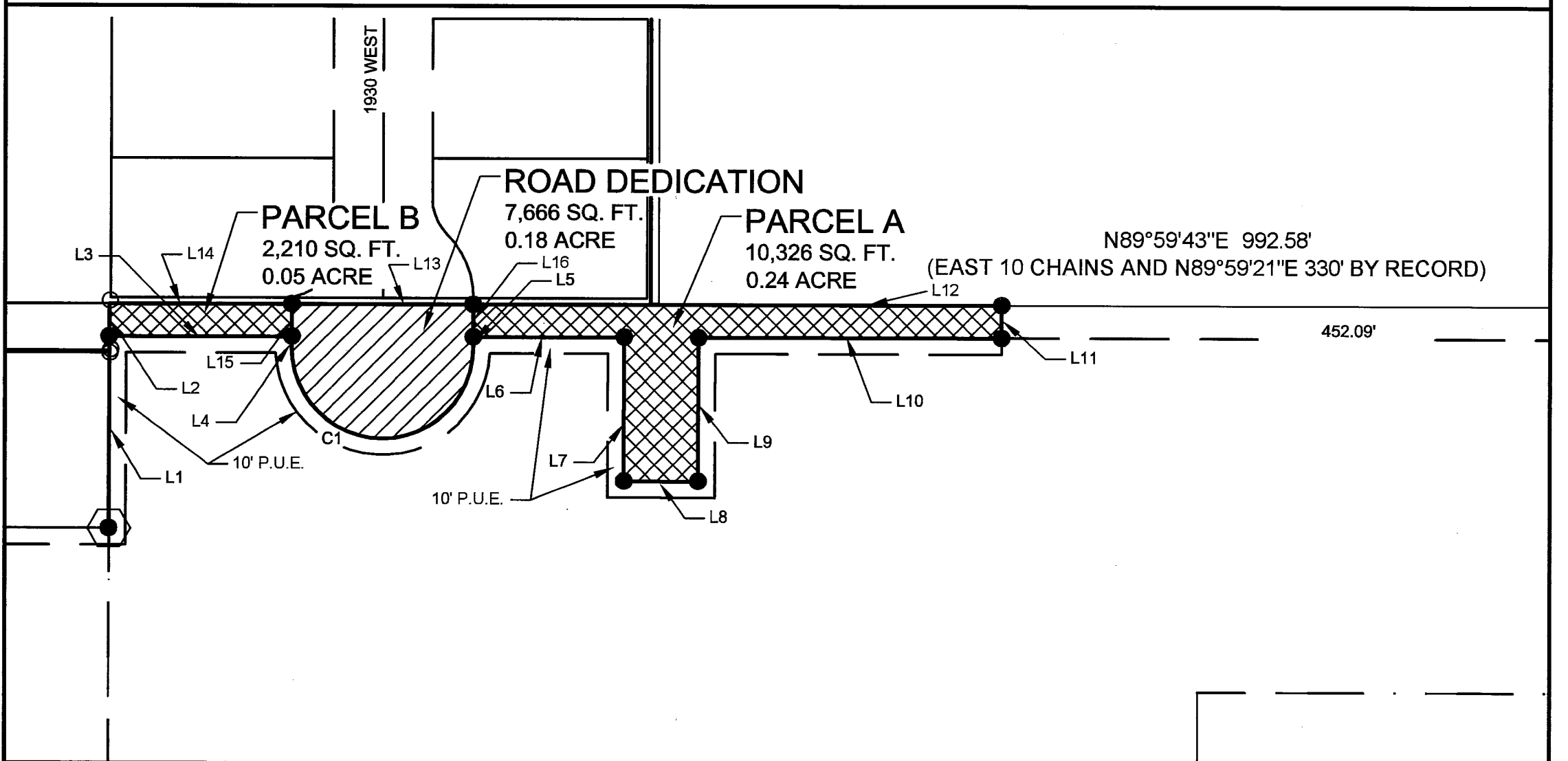
4485-1



**CLINTON CITY CENTER PLAT**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

CLINTON CITY, DAVIS COUNTY, UTAH  
SHEET 1 OF 2



**LINE TABLE**

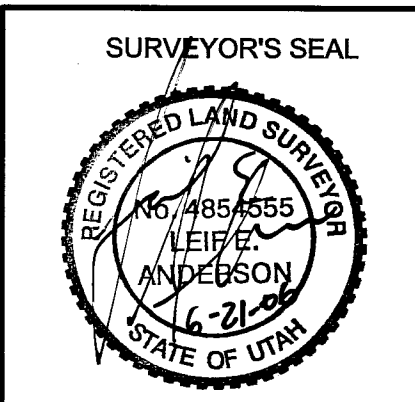
LINE	BEARING	DISTANCE
L1	N 00°07'30" E	116.53'
L2	N 00°07'30" E	20.00'
L3	N 89°59'43" E	110.49'
L4	SOUTH	6.49'
L5	N 00°00'17" W	6.49'
L6	N 89°59'43" E	91.60'
L7	S 00°10'18" W	87.10'
L8	S 89°38'48" E	45.00'
L9	N 00°10'18" E	87.38'
L10	N 89°59'43" E	183.40'
L11	NORTH	20.00'
L12	N 89°59'43" E	320.00'
L13	N 89°59'43" E	110.00'
L14	N 89°59'43" E	110.49'
L15	SOUTH	20.00'
L16	S 00°00'17" E	20.00'

**LEGEND**

- EXISTING BOUNDARY LINES
- - - PLOTTED RECORD DEED LINES
- NEW BOUNDARY LINES
- - - NEW EASEMENT LINES
- ROADWAY DEDICATION
- AREA RETAINED BY CLINTON CITY
- SECTION CORNER AS NOTED
- SET 3/4" X 24" REBAR WITH YELLOW J-U-B PLASTIC CAP
- FOUND MONUMENT AS NOTED
- PROPERTY CORNER

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	172.79'	55.00'	180°00'17"	N 89°59'51" E	110.00'



PREPARED BY  
**JUB**  
Engineers - Surveyors - Planners  
486 North 900 West  
Kaysville, Utah 84037  
Phone (801) 547-0383  
PROJECT #55-05-054  
JUNE 2006

**DAVIS COUNTY RECORDER**

ENTRY NO. 2182706 FEE PAID  
\$61.00 FILED FOR RECORD AND  
RECORDED JULY 7, 2006  
AT 12:52 PM IN BOOK  
4071 OF OFFICIAL RECORDS, PAGE  
554 RECORDED FOR  
CLINTON CITY  
*Richard T. Anderson*  
DAVIS COUNTY RECORDER  
BY: \_\_\_\_\_ DEPUTY

4482-1

4482-1

# CLINTON CITY CENTER PLAT LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN

CLINTON CITY, DAVIS COUNTY, UTAH  
SHEET 2 OF 2

4485-2

### BOUNDARY DESCRIPTION OF EXISTING CLINTON CITY PROPERTY

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF 2000 WEST STREET AND THE SOUTHERLY BOUNDARY OF THAT PROPERTY DESCRIBED IN ENTRY 856199, BOOK 1289, PAGE 98 AT THE DAVIS COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 00°07'30" WEST 1459.57 FEET ALONG THE SECTION LINE AND SOUTH 89°52'30" EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 89°52'30" EAST 297.00 FEET ALONG SAID SOUTHERLY BOUNDARY LINE; THENCE NORTH 00°07'30" EAST 136.53 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE NORTH 89°59'43" EAST 992.58 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, SAID LINE BEING THE WESTERLY LINE OF DAWSON ESTATES SUBDIVISION; THENCE SOUTH 00°05'29" WEST 664.39 FEET ALONG SAID EASTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, (SAID LINE ALSO BEING THE WESTERLY LINE OF KENDALL ESTATES PHASE I); THENCE WEST 2.95 FEET; THENCE SOUTH 00°07'37" WEST 451.13 FEET; THENCE SOUTH 89°08'25" WEST 320.05 FEET; THENCE SOUTH 00°07'36" WEST 170.38 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 1800 NORTH STREET; THENCE SOUTH 89°59'21" WEST 637.00 FEET TO THE EASTERLY LINE OF PIONEER SQUARE SUBDIVISION EXTENDED; THENCE NORTH 00°07'30" EAST 379.50 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 89°59'21" WEST 33.00 FEET; THENCE NORTH 00°07'30" EAST 9.22 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 89°52'30" WEST 297.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 2000 WEST STREET AS NOTED ABOVE; THENCE NORTH 00°07'30" EAST 765.50 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

CONTAINING 33.04 ACRES MORE OR LESS

SIGNED THIS 6th DAY OF July, 2006  
Gary M. Wright - Member  
TETON INVESTMENT LLC

### CORPORATE ACKNOWLEDGEMENT

STATE OF Utah S.S.  
COUNTY OF DAVIS  
ON THE 6 DAY OF July A.D., 2006 PERSONALLY APPEARED BEFORE ME, GARY M. WRIGHT WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT GARY M. WRIGHT IS THE MEMBER OF TETON INVESTMENT LLC AND THAT THE HEREIN OWNERS'S DEDICATION WAS SIGNED IN BEHALF OF SAID TETON INVESTMENT LLC AND THE SAID GARY M. WRIGHT EXECUTED THE SAME.  
[Signature]  
NOTARY PUBLIC  
RESIDING IN DAVIS COUNTY,  
MY COMMISSION EXPIRES: 5/1/2010

### SURVEYOR'S CERTIFICATE

I, LEIF E. ANDERSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 4854555 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED.  
I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS TO BE KNOWN AS CLINTON CITY CENTER PLAT AND THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED.  
I FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED AS SHOWN ON THIS PLAT.  
I HEREBY STATE THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

DATE: 21 JUNE, 2006  
Leif E. Anderson  
SIGNATURE

### CLINTON CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
SIGNED THIS 23rd DAY OF June, 2006.

Bryce K. Wilcox  
SIGNATURE  
REGISTERED PROFESSIONAL ENGINEER  
2354315-2202  
BRYCE K. WILCOX  
STATE OF UTAH

### OWNER'S DEDICATION

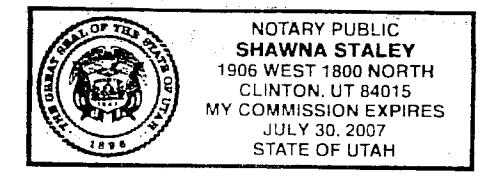
I, THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO CLINTON CITY, DAVIS COUNTY, UTAH, PARCELS A, B AND C AND ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED 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 26th DAY OF June, 2006  
L. Mitch Adams Dennis W. Cluff  
L. MITCH ADAMS DENNIS W. CLUFF  
CLINTON CITY MAYOR CLINTON CITY RECORDER

### ACKNOWLEDGMENT OF OWNER'S DEDICATION

STATE OF UTAH  
COUNTY OF DAVIS JSS  
ON THE 26th DAY OF June, 2006 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 AS ESTABLISHED FOR A MINOR SUBDIVISION IN ORDINANCE 97-15.

RESIDING AT: Ray, UT 84007  
Shauna Staley  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
COMMISSION EXPIRES: July 30, 2007  
Shauna Staley  
PRINT NAME



### CLINTON CITY COMMUNITY DEVELOPMENT

APPROVED BY CLINTON CITY COMMUNITY DEVELOPMENT IN ACCORDANCE WITH ORDINANCE 97-15, A MINOR SUBDIVISION. THIS 21st DAY OF JUNE, 2006

[Signature]  
SIGNATURE

### CLINTON CITY APPROVAL

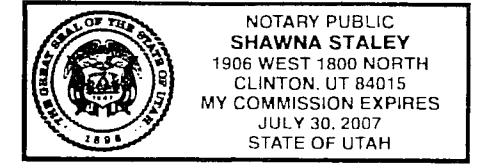
THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION ON THIS PLAT ARE DULY APPROVED BY CLINTON CITY, AS ESTABLISHED FOR A MINOR SUBDIVISION IN ORDINANCE 97-15 THIS 26th DAY OF June, 2006

ATTEST: Dennis W. Cluff Mitch Adams  
CORPORATE SEAL  
MAYOR  
TITLE: Recorder

### ACKNOWLEDGMENT OF CITY OFFICIALS

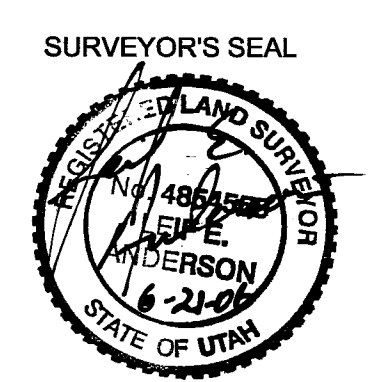
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Shauna Staley  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
COMMISSION EXPIRES: July 30, 2007  
Shauna Staley  
PRINT NAME



### NOTES:

- 1. 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.
- 2. 10' PUBLIC UTILITY AND DRAINAGE EASEMENTS ON FRONT, REAR LOT LINES AND SUBDIVISION BOUNDARIES AS INDICATED BY DASHED LINES, EXCEPT AS OTHERWISE SHOWN.
- 3. THE LOTS IN THIS SUBDIVISION ARE EXPOSED TO LIGHT AND NOISE DURING BOTH DAYS AND EVENINGS FROM THE CITY PARK AND BALL DIAMONDS TO THE NORTH.



### DAVIS COUNTY RECORDER

ENTRY NO. 2182706 FEE PAID  
\$64.00 FILED FOR RECORD AND  
RECORDED July 7, 2006  
4071 OF OFFICIAL RECORDS, PAGE  
554 RECORDED FOR  
CLINTON City



PREPARED BY  
**JUB**  
Engineers - Surveyors - Planners  
466 North 900 West  
Kaysville, Utah 84037  
Phone (801) 547-9383  
PROJECT #55-05-054  
JUNE 2006

Michael T. Maughan  
DAVIS COUNTY RECORDER  
BY: \_\_\_\_\_  
DEPUTY