

1 of 2

4522-1

# Shady Grove Subdivision Phase 1

## Vacating Shady Grove P.R.U.D. Phase 1

PART OF THE SOUTHWEST QUARTER OF SECTION 26, T.5N., R.2W., S.L.B.&M., U.S. SURVEY  
CLINTON CITY, DAVIS COUNTY, UTAH  
APRIL, 2006

WEST QUARTER CORNER OF SECTION 26, T.5N., R.2W., S.L.B.&M., U.S. SURVEY  
211260.33 N,  
70657.18 E.

CENTER OF SECTION 26, T.5N., R.2W., S.L.B.&M., U.S. SURVEY

### Boundary Description

PART OF THE SOUTHWEST QUARTER OF SECTION 26, T.5N., R.2W., S.L.B.&M., U.S. SURVEY, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT S89°56'08"E ALONG THE SECTION LINE AND THE CENTERLINE OF 1800 NORTH STREET 825.83 FEET, AND S00°04'39"W 253.00 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE S00°04'39"W 416.50 FEET; THENCE N89°56'08"W 150.68 FEET; THENCE N00°03'52"E 11.50 FEET TO A POINT ON A 15 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS N89°56'08"W; THENCE ALONG SAID CURVE TO THE LEFT 23.56 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE N89°56'08"W 376.79 FEET TO A POINT ON A 15 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S00°03'52"W; THENCE ALONG SAID CURVE TO THE LEFT 24.30 FEET, THROUGH A CENTRAL ANGLE OF 92°48'34"; THENCE S02°44'42"E 9.70 FEET; THENCE S87°15'18"W 150.41 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE D&RGW RAILROAD; THENCE N02°41'46"W ALONG SAID LINE 634.53 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1800 NORTH STREET; THENCE S89°56'08"E ALONG SAID LINE 356.59 FEET TO A POINT ON A 23.5 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS S00°03'52"W; THENCE ALONG SAID CURVE TO THE LEFT 40.06 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE S00°03'52"W 100.00 FEET; THENCE S01°34'30"W 75.87 FEET; THENCE S00°03'52"W 9.66 FEET; THENCE S89°56'08"E 408.77 FEET TO THE POINT OF BEGINNING. CONTAINS 8.23 ACRES

### Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE DAVIS COUNTY COORDINATE SYSTEM, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE WEST QUARTER CORNER AND THE CENTER OF SECTION 26, T.5N., R.2W., S.L.B.& M. U.S. SURVEY, SHOWN HEREON AS: S89°56'08"E

### Narrative

THE PURPOSE OF THIS PLAT IS TO VACATE SHADY GROVE P.R.U.D. PHASE 1 AND CREATE SHADY GROVE SUBDIVISION PHASE 1. INDIVIDUAL LOT OWNERSHIP WILL REMAIN IN THE NAME OF THE CURRENT OWNERS, AND THE SHADY GROVE HOME OWNERS ASSOCIATION WILL REMAIN IN EFFECT. THIS PLAT WILL ALSO DEDICATE LOT 31, PHASE 1, OF SHADY GROVE SUBDIVISION TO CLINTON CITY FOR A STORM DRAIN DETENTION POND AND DRAIN FACILITIES. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE PREVIOUSLY MARKED WITH 3/8" REBAR AND CAP MARKED "REEVE & ASSOCIATES". ALL FRONT CORNERS WERE OFFSET TO THE EXTENSION OF THE PROPERTY LINE TO THE CURB AND MARKED WITH LEAD PLUG AND TACK.

### EASEMENT ENTRY 2774056

### Curve Data

NUMBER	RADIUS	DELTA	LENGTH	TANGENT	CHORD DIR	CD LENGTH
C1	25.50'	90°00'00"	40.06'	25.50'	S44°56'08"E	36.06'
C2	25.50'	90°00'00"	40.06'	25.50'	N45°03'52"E	36.06'
C3	15.00'	90°00'00"	23.56'	15.00'	S45°03'52"W	21.21'
C4	15.00'	90°00'00"	23.56'	15.00'	N44°56'08"W	21.21'
C5	25.00'	92°48'34"	40.50'	26.26'	N43°39'35"E	36.21'
C6	15.00'	87°11'26"	22.83'	14.28'	N46°20'25"W	20.69'
C7	15.00'	92°48'34"	24.30'	15.75'	N43°39'35"E	21.73'
C8	15.00'	90°00'00"	23.56'	15.00'	S45°03'52"W	21.21'
C9	15.00'	90°00'00"	23.56'	15.00'	S44°56'08"E	21.21'
C10	25.00'	90°00'00"	39.27'	25.00'	S44°56'08"E	35.36'
C11	15.00'	31°11'11"	8.16'	4.19'	S74°28'16"W	8.06'
C12	15.00'	31°11'11"	8.16'	4.19'	N15°39'28"E	8.06'
C13	50.00'	152°22'23"	132.97'	203.36'	S44°56'08"E	97.11'
C14	50.00'	16°50'06"	14.69'	7.40'	N67°17'44"E	14.64'
C15	50.00'	66°27'34"	58.00'	32.76'	S71°03'26"E	54.80'
C16	50.00'	69°04'42"	60.28'	34.41'	S03°17'18"E	56.70'
C17	50.00'	156°04'22"	136.20'	235.97'	N43°39'35"E	97.71'
C18	50.00'	46°44'34"	40.79'	21.61'	S81°40'31"E	32.37'
C19	50.00'	38°30'44"	33.61'	17.47'	N55°41'50"E	32.98'
C20	50.00'	70°49'04"	61.80'	35.54'	N01°01'56"E	57.94'
C21	15.00'	31°37'54"	8.28'	4.25'	S18°33'39"E	8.18'
C22	15.00'	31°37'54"	8.28'	4.25'	N74°07'11"W	8.18'

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 Planning Commission

APPROVED THIS 1 DAY OF APRIL, 2006  
BY THE CLINTON CITY PLANNING COMMISSION.

*Abigail O. Lyman*  
CHAIRMAN, CLINTON CITY PLANNING COMMISSION

### Clinton City Engineer

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

*Bryce K. Wilcox*  
CLINTON CITY ENGINEER

### Clinton City Council

PRESENTED TO THE CLINTON CITY COUNCIL THIS THE 6 DAY OF MAY, 2006, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

*L. Mitch Adams*  
CLINTON CITY MAYOR

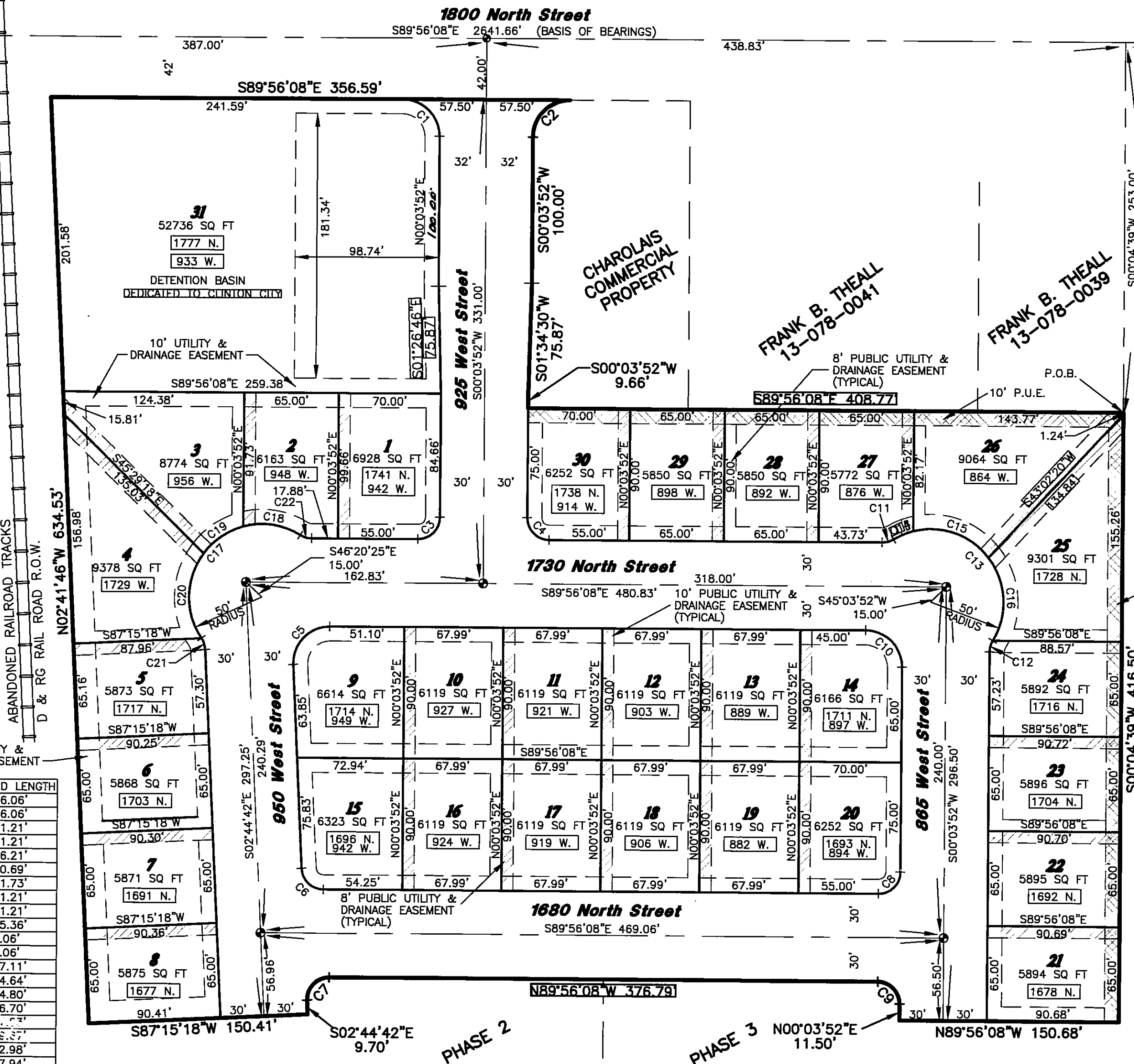
Project Information	
Surveyor:	R. KUNZ
Project Name:	SHADY GROVE SUBDIVISION 1
Designer:	N. ANDERSON
Number:	5258-01
Scale:	1"=60'
Begin Date:	04-18-06
Revision:	
Checked:	

### Davis County Recorder

ENTRY NO. 2205907 FEE PAID 1/102  
FILED FOR RECORD AND RECORDED SEPT. 28, 2006 AT 3:29 PM IN BOOK 4127 OF THE OFFICIAL RECORDS, PAGE 1461  
RECORDED FOR:

*Michael T. M. Anderson*  
DAVIS COUNTY RECORDER

**RA** **Reeve & Associates, Inc.**  
4155 S. HARRISON BLVD., SUITE 310, OGDEN, UTAH 84403  
TEL: (801) 621-3100 FAX: (801) 621-2666 WWW.REVE-ASSOC.COM



### Surveyor's Certificate

I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF SHADY GROVE SUBDIVISION PHASE 1 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 SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF DAVIS COUNTY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 5<sup>th</sup> DAY OF July, 2006

REGISTERED LAND SURVEYOR  
150228-2201  
ROBERT D. KUNZ  
STATE OF UTAH

150228-2201  
UTAH LICENSE NUMBER

*Robert D. Kunz*  
ROBERT D. KUNZ

### Owners Dedication And Certification

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 SHADY GROVE 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 STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO CLINTON CITY LOT 31 AND 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 REQUIREMENTS OF CLINTON CITY ORDINANCES.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

SEE PAGE 1 SEE PAGE 2

### Legend

- SECTION CORNER FOUND AS NOTED HEREON.
- CENTERLINE MONUMENT TO BE SET UPON COMPLETION OF IMPROVEMENTS.
- 10' LANDSCAPE BUFFER
- 8' WIDE EASEMENTS FOR UNRESTRICTED USE, ACCORDING TO THE TERMS OF THE C.C.R.'S

Scale: 1" = 60'

ADDRESS AFFIDAVIT ENTRY 2215497 & 2518361, 2881535

1-6824

1-6824

4522-2

# Shady Grove Subdivision Phase 1

## Vacating Shady Grove P.R.U.D. Phase 1

PART OF THE SOUTHWEST QUARTER OF SECTION 26, T.5N., R.2W., S.L.B.&M., U.S. SURVEY  
CLINTON CITY, DAVIS COUNTY, UTAH  
APRIL, 2006

LOT 1: David A. Grose / Lois H. Grose  
SIGNATURE  
DARRYL A. GROSE LOIS H. GROSE  
PRINT NAME

LOT 2: Walter A. Sciamone / Charles B. Sciamone  
SIGNATURE  
WALTER A. SCIAMONE CHARLES B. SCIAMONE  
PRINT NAME

LOT 3: Marlin J. Hill Trustee  
SIGNATURE  
MARLIN J. HILL TRUSTEES  
PRINT NAME  
Marlin Hill and Jean Hill Family Trust dated 5-4-97

LOT 4: Deloris M. P. Dregon / John E. Dregon  
SIGNATURE  
Deloris M. P. Dregon  
PRINT NAME

LOT 5: George E. Stratman / Nancy L. Stratman  
SIGNATURE  
GEORGE E + NANCY L. STRATMAN  
PRINT NAME

LOT 6: Mildred Jean Richardson  
SIGNATURE  
MILDRED JEAN RICHARDSON  
PRINT NAME

LOT 7: Jane Florence Woodall Paget Trustee  
SIGNATURE  
JANE FLORENCE WOODALL PAGET TRUSTEE  
PRINT NAME

LOT 8: Shirley M. Ferland  
SIGNATURE  
Shirley M. FERLAND  
PRINT NAME

LOT 9: Dona L. Ferrin / Stanley R. Ferrin  
SIGNATURE  
Dona L. Ferrin STANLEY R. FERRIN  
PRINT NAME

LOT 10: Stephen Wayne Rambo / Diane P. Rambo  
SIGNATURE  
STEPHEN WAYNE RAMBO DIANE P. RAMBO  
PRINT NAME

LOT 11: Patricia A. Baker  
SIGNATURE  
Patricia A. Baker  
PRINT NAME  
Bateman

LOT 12: Edna Rex Bateman  
SIGNATURE  
Edna Rex Bateman  
PRINT NAME  
Bateman Family Trust Reversible Trust Agreement 1-7-94

LOT 13: Janeen Y. Kempton  
SIGNATURE  
Janeen Y. Kempton  
PRINT NAME

LOT 14: Walter D. Johnston / Carolyn Johnston  
SIGNATURE  
WALTER D. JOHNSTON / CAROLYN JOHNSTON  
PRINT NAME

LOT 15: Dale E. Falbot  
SIGNATURE  
DALE E. FALBOT  
PRINT NAME

LOT 16: Gertrude M. Littell Trustee  
SIGNATURE  
Gertrude M. Littell Trustee  
PRINT NAME  
The Gertrude M. Littell Trust Agreement 1-11-95

LOT 17: Ruth A. Eschler Trustee  
SIGNATURE  
Ruth A. Eschler Trustee  
PRINT NAME  
The Ruth A. Eschler Trust Agreement 8-19-99

LOT 18: Carolyn P. Bothwell  
SIGNATURE  
Carolyn P. Bothwell  
PRINT NAME

LOT 19: Doyle E. Allen  
SIGNATURE  
DOYLE E. ALLEN  
PRINT NAME

LOT 20: Clinton Eugene  
SIGNATURE  
Clinton Eugene  
PRINT NAME

LOT 21: Ormus G. Dalton Trustee  
SIGNATURE  
Ormus G. Dalton Trustee  
PRINT NAME

LOT 22: Lorraine Peters Trustee  
SIGNATURE  
Lorraine Peters Successor Trustee  
PRINT NAME  
Peters Family Trust 3-19-89

LOT 23: Peggy C. Knowles / Michael J. Knowles  
SIGNATURE  
Peggy C. Knowles Michael J. Knowles  
PRINT NAME

LOT 24: James W. Bursidge  
SIGNATURE  
James W. Bursidge  
PRINT NAME

LOT 25: Lloyd J. Thomas  
SIGNATURE  
LLOYD J. THOMAS  
PRINT NAME

LOT 26: Clyde Stanley Trustee  
SIGNATURE  
Clyde Stanley  
PRINT NAME

LOT 27: Dorothy Rosemark  
SIGNATURE  
Dorothy Rosemark  
PRINT NAME

LOT 28: Opal L. Wolfe Trustee  
SIGNATURE  
Opal L. Wolfe  
PRINT NAME  
Opal L. Wolfe Trust Agreement dated 1-2-2004

LOT 29: Arthur B. Harmon / Marilyn G. Harmon  
SIGNATURE  
ARTHUR B. HARMON Marilyn G. Harmon  
PRINT NAME

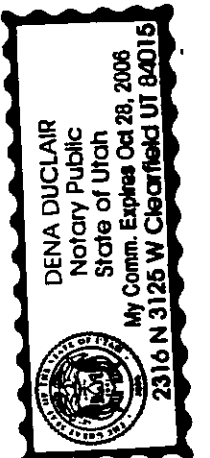
LOT 30: Kathy R. Vlaanderen  
SIGNATURE  
Kathy R. Vlaanderen  
PRINT NAME

LOT 31: Paul W. Nutt  
SIGNATURE  
President Paul W. Nutt  
PRINT NAME  
SHADY GROVE P.R.U.D. HOME OWNERS ASSOCIATION

**Acknowledgment of Clinton City Officials**  
STATE OF UTAH )  
COUNTY OF DAVIS ) ss.  
ON THE 20<sup>th</sup> DAY OF AUGUST, 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 BY AUTHORITY OF THE CLINTON CITY COUNCIL AND ACKNOWLEDGED TO ME THAT THE CLINTON CITY COUNCIL EXECUTED THE SAME.  
July 20, 2007 COMMISSION EXPIRES  
Shauna Staley NOTARY PUBLIC

**Acknowledgment**  
STATE OF UTAH )  
COUNTY OF ) ss.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ (AND) \_\_\_\_\_ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.  
COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

**Acknowledgment**  
STATE OF UTAH )  
COUNTY OF DAVIS ) ss.  
ON THE 7<sup>th</sup> DAY OF AUGUST, 2006, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, OWNERS/RESIDENTS OF SHADY GROVE BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE OWNERS AND RESIDENTS OF SAID CORPORATION AND THAT THEY SIGNED THE OWNER'S DEDICATION AND CERTIFICATION LOCATED ON PAGE 1 FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.  
October 28, 2006 COMMISSION EXPIRES  
NOTARY PUBLIC



**Project Information**  
Surveyor: R. KUNZ Project Name: SHADY GROVE SUBDIVISION 1  
Designer: N. ANDERSON Number: 5258-01  
Begin Date: 04-18-06 Scale: 1"=60'  
Checked: \_\_\_\_\_

**Davis County Recorder**  
ENTRY NO. 2205907 FEE PAID \$1200  
FILED FOR RECORD AND RECORDED 3:29 PM 08/28/06  
IN BOOK 4127 OF THE OFFICIAL RECORDS, PAGE 1407  
RECORDED FOR: \_\_\_\_\_  
DEPUTY:



\_\_\_\_\_  
DAVIS COUNTY RECORDER  
DEPUTY: