

Park Plaza Subdivision-2nd Amendment

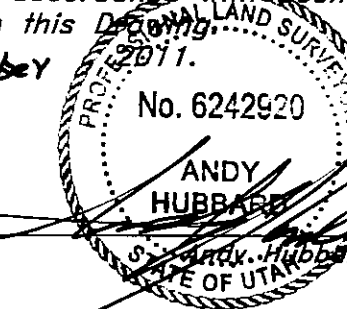
Part Parcel 1 & All of lot 1, Clinton City Center Plat, Clinton City, Davis County, Utah and
A part of the Northwest 1/4 of Section 27, T5N, R2W, SLB&M, U.S. Survey

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Park Plaza Subdivision-2nd Amendment 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 in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.

Signed this 3rd day of November, 2011.

6242920
License No.



NARRATIVE

This Subdivision Plat and Survey was requested by Mr. Spencer Wright for the Purpose of amending the existing subdivision into seven (7) retail lots. A Brass Cap Monument was found at the Southeast corner of the Northwest 1/4 of Section 27, T5N, R2W, SLB&M, U.S. Survey. Centerline monuments established by Great Basin Engineering were found along 1520 North Street at the intersections of 1825 West and 1750 West Streets along with a monument at the center of a cul-de-sac along 1520 North Street. A line bearing West through the monuments in 1520 North Street was used as the basis of bearings. Property corners were monumented as depicted on this drawing.

QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements. Questar may require other easements in order to serve this development. This Approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in the Owners Dedication, and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right of Way Department at 1-800-366-8532

Approved this 3rd day of December, 2011.
Questar Gas Company

By: Mitch Adams
Title: President

BOUNDARY DESCRIPTION

All of Lots 1, 2, 3 & 4, Park Plaza, Clinton City, Davis County, Utah and a part of the Northwest Quarter of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point 1294.89 feet North 0°07'29" East along the Quarter Section line and 55.00 feet South 89°52'30" East from the Southwest corner of said Quarter Section; and running thence South 89°52'30" East 275.00 feet; thence North 0°08'39" East 9.64 feet to the South right of way line of 2050 North Street; thence three (3) courses along said South right of way line as follows: North 89°59'42" East 123.40 feet; Southeastly along the arc of a 50.00 foot radius curve to the right a distance of 133.23 feet (Long Chord bears South 87°41'53" East 97.17 feet); and North 0°00'30" West 3.91 feet; thence North 89°59'42" East 320.00 feet; thence North 0°00'01" West 20.00 feet; thence North 89°59'42" East 452.14 feet to the East line of Dawson Estates Subdivision in Clinton City, Davis County, Utah; thence South 0°05'28" West 664.39 feet along said East line and the East line of Kendal Estates Subdivision in Clinton City, Davis County, Utah; thence West 2.95 feet; thence South 0°07'36" West 451.13 feet; thence South 89°08'24" West 174.67 feet; thence South 163.53 feet to the North right of way line of 1800 North Street; thence South 89°59'21" West 782.72 feet along said North right of way line; thence North 0°07'29" East 370.50 feet thence North 89°59'22" West 33.00 feet; thence North 0°07'29" East 9.22 feet; thence North 89°52'31" West 275.00 feet to the East right of way line of 2000 West Street; thence North 0°07'29" East 872.38 feet along said East right of way line to the point of beginning
Contains 33.496 Acres

Together with:
A part of the Northwest Quarter of Section 27, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:
Beginning at a point 1323.79 feet North 0°07'29" East along the Quarter Section line and 55.00 feet South 89°52'31" East from the Southwest Corner of said Quarter Section and running thence North 0°07'29" East 142.72 feet; thence South 89°52'31" East 274.94 feet to the West Boundary of Parkside Subdivision in Clinton City, Davis County, Utah; thence South 0°06'00" West 142.73 feet along said West Boundary; thence North 89°52'31" West 275.00 feet to the point of beginning.
Contains 0.901 Acres
TOTAL 34.397 Acres

OWNER'S DEDICATION

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 Park Plaza Subdivision-2nd Amendment, 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 designated 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, and also hereby dedicate to Clinton City those certain strips designated as emergency access easements to be used for emergency vehicle access purposes, as may be authorized by Clinton City.
Signed this day of November, 2011.

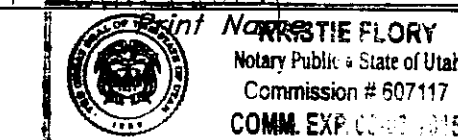
Clinton City Center, L.L.C.
By: Spencer Wright
Gary M. Wright - Manager

Sundance Family Investments, L.L.C.
By: James Dean
James Dean - Manager

ACKNOWLEDGMENTS

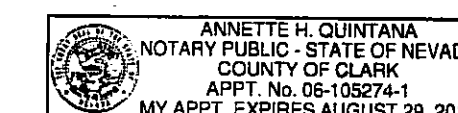
State of Utah } ss
County of Davis }
On the 12 day of December, 2011, personally appeared before me Gary M. Wright, who being by me duly sworn did say that he is Manager of Clinton City Center, L.L.C., and that said instrument was signed in behalf of said L.L.C. by a resolution of its Members and Gary M. Wright acknowledged to me that said L.L.C. executed the same.

Residing at: Syracuse
A Notary Public commissioned in Utah
Commission Expires: 3/09/2015



State of Nevada } ss
County of Clark }
On the 10 day of December, 2011, personally appeared before me James Dean, who being by me duly sworn did say that he is Manager of Sundance Family Investments, L.L.C., and that said instrument was signed in behalf of said L.L.C. by a resolution of its Members and James Dean acknowledged to me that said L.L.C. executed the same.

Residing at: Las Vegas, NV.
A Notary Public commissioned in Utah Nevada
Commission Expires: 8-29-2013
Annette H. Quintana
Annette H. Quintana
Print Name



SHEET 1 OF 3

DAVIS COUNTY RECORDER
ENTRY NO. 2657242 FEE PAID
\$41.00 FILED FOR RECORD AND
RECORDED APRIL 24, 2012 AT
1:08 PM IN BOOK 5507 OF OFFICIAL
RECORDS, PAGE 520. RECORDED
FOR CLINTON CITY
Richard T. Maughan
DAVIS COUNTY RECORDER
BY: _____
DEPUTY

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 at any specified elevation will solve ground water problems. Solution of these problems is the sole responsibility of the permit applicant and property owner.
- Access through this development to the Emergency Vehicle Access Easement must be preserved.
- 10 foot wide Public Utility and Drainage Easements on the front, back or rear lot lines, and subdivision boundaries, 8 foot wide on each side of lot lines as indicated by dashed lines.



CLINTON CITY

This is to certify that this plat and dedication of the plat are duly approved by Clinton City in accordance with Ordinance 97-1S, a Minor Subdivision.
This 2nd Day of April, 2012

By: L. Mitch Adams Mayor
Dennis W. Cluff City Recorder

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 March, 2012

By: Boyd Wilson
Signature

CLINTON CITY COMMUNITY DEVELOPMENT

Approved by Clinton City Community Development in accordance with ordinance 97-1S, a Minor Subdivision.
This 2nd Day of April, 2012

Signed

All previous lots and easements contained within Park Plaza Subdivision, 1st Amendment, are vacated upon recordation of this plat.



5746 South 1475 East Ogden, Utah 84403
Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544 WWW.GREATBASINENGINEERING.COM

5142-1

Park Plaza Subdivision-2nd Amendment

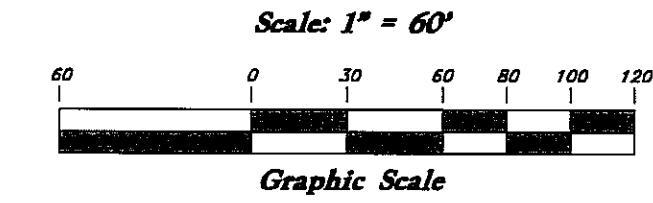
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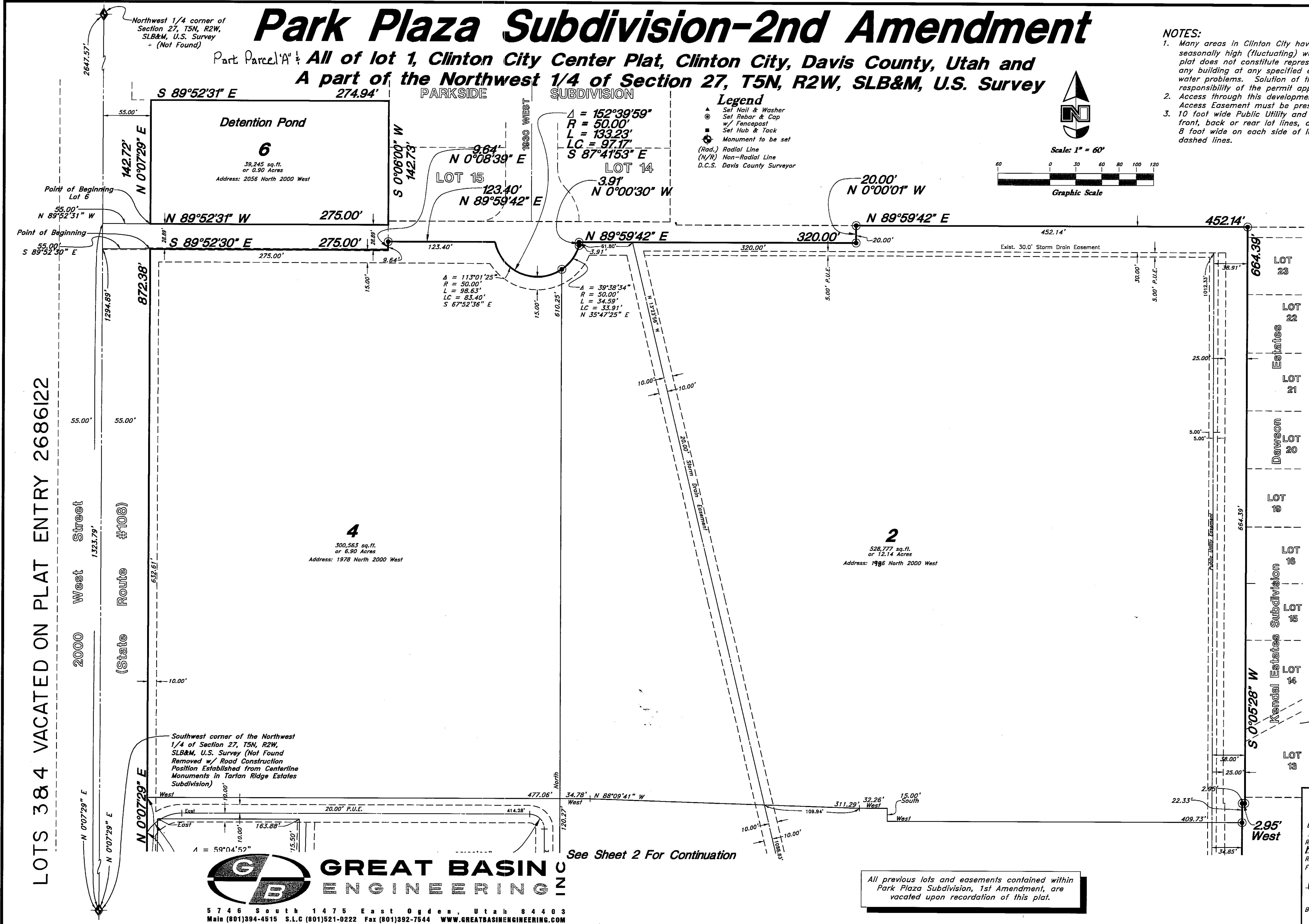
Legend

- ▲ Set Nail & Washer
- ⊙ Set Rebar & Cap w/ Fencapast
- Set Hub & Tack
- ⊛ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line
- D.C.S. Davis County Surveyor



5142.2

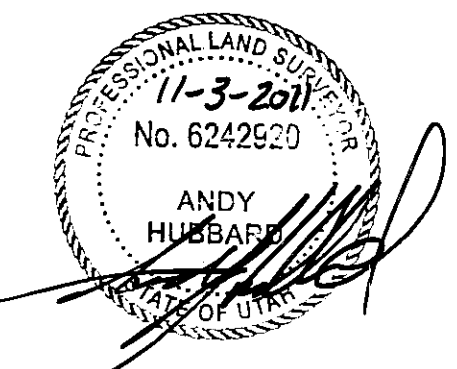
LOTS 3&4 VACATED ON PLAT ENTRY 2686122



5746 South 1476 East Ogden, Utah 84403
 Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544 WWW.GREATBASINENGINEERING.COM

See Sheet 2 For Continuation

All previous lots and easements contained within
 Park Plaza Subdivision, 1st Amendment, are
 vacated upon recordation of this plat.



SHEET 2 OF 3

DAVIS COUNTY RECORDER
 ENTRY NO. 2657242 FEE PAID \$97.00
 FILED FOR RECORD AND RECORDED APR 24 2012 AT 1:08 PM IN BOOK 557 OF OFFICIAL RECORDS, PAGE 520 FOR CLINTON CITY
 Richard W. Langham
 DAVIS COUNTY RECORDER

BY: DEPUTY

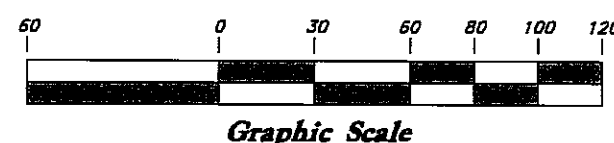
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Part Parcel A: All of lot 1, Clinton City Center Plat, Clinton City, Davis County, Utah and
A part of the Northwest 1/4 of Section 27, T5N, R2W, SLB&M, U.S. Survey

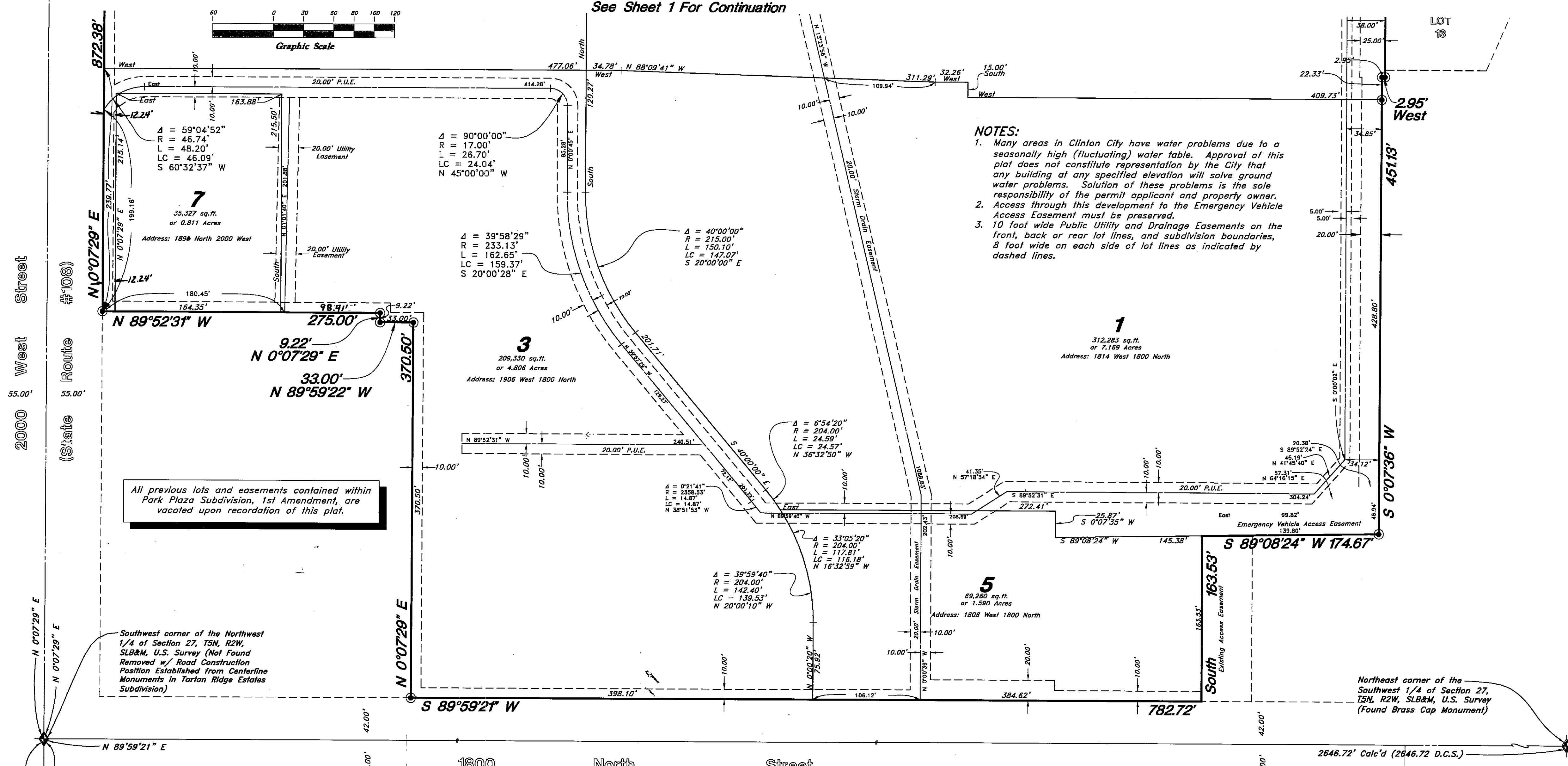
- Legend**
- ▲ Set Nail & Washer
 - ⊙ Set Robor & Cap w/ Fencepost
 - ⊙ Set Hub & Tack
 - ⊙ Monument to be set
 - (Rad.) Radial Line
 - (N/R) Non-Radial Line
 - D.C.S. Davis County Surveyor



Scale: 1" = 60'



See Sheet 1 For Continuation



- NOTES:**
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Southwest corner of the Northwest 1/4 of Section 27, T5N, R2W, SLB&M, U.S. Survey (Not Found Removed w/ Road Construction Position Established from Centerline Monuments in Tartan Ridge Estates Subdivision)

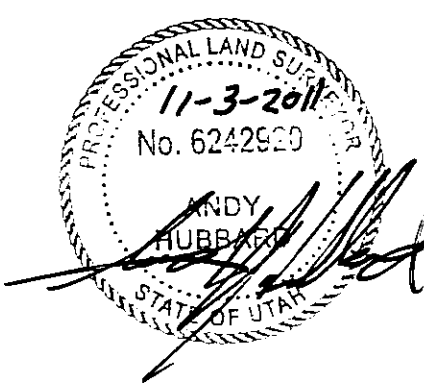
Southwest corner of the Southwest 1/4 of Section 27, T5N, R2W, SLB&M, U.S. Survey (Not Found Removed w/ Road Construction Position Established from Centerline Monuments in Tartan Ridge Estates Subdivision)

SHEET 3 OF 3

DAVIS COUNTY RECORDER

ENTRY NO. 2657242 FEE PAID \$97.92 FILED FOR RECORD AND RECORDED APRIL 24, 2012 AT 1:08 PM IN BOOK 5207 OF OFFICIAL RECORDS, PAGE 520 RECORDED FOR CLINTON CITY

BY: *[Signature]* DEPUTY



GREAT BASIN ENGINEERING

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5142-3

LOTS 3 & 4 VACATED ON PLAT ENTRY 2686122