

REGENCY PARK COMMERCIAL SUBDIVISION PHASE 3

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 28 AND PART OF REGENCY PARK COMMERCIAL SUBDIVISION PHASE 1 AND ALL OF REGENCY PARK COMMERCIAL SUBDIVISION PHASE 2, TOWNSHIP 5 NORTH, RANGE 2 WEST, SLB&M CLINTON CITY, DAVIS COUNTY, UTAH

SHEET 1 OF 2

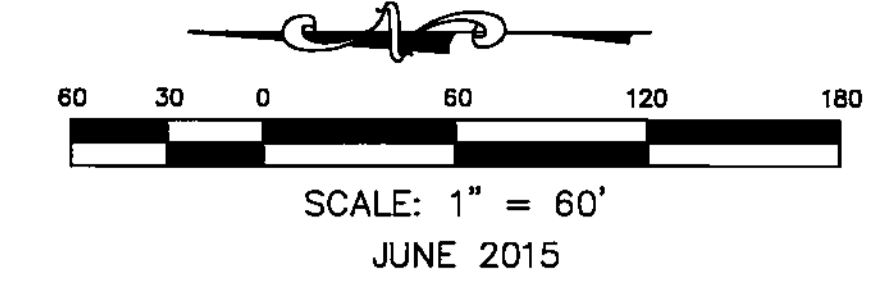
- LEGEND**
- SUBDIVISION LINE
 - LOT LINE
 - ADJACENT PROPERTY
 - ROAD CENTERLINE
 - TIE TO MONUMENT
 - PUBLIC UTILITY EASEMENT (P.U.E.)

1. Pursuant to Utah Code Ann. § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described thereon.

2. Pursuant to Utah Code Ann. § 17-27a-503(4)(c)(a) Rocky Mountain Power accepts delivery of the P.U.E. as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not effect any right that Rocky Mountain Power has under:

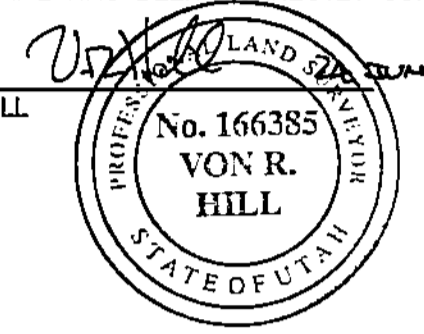
- (1) a recorded easement or right-of-way
- (2) the law applicable to prescriptive rights
- (3) Title 54, Chapter 66, Damage to Underground Utility Facilities or
- (4) any other provision of law.

<p>CENTURYLINK</p> <p>ON BEHALF OF CENTURYLINK AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON BEHALF OF CENTURYLINK, SIGNED THIS 30 DAY OF JUNE, 2015.</p> <p><i>[Signature]</i> CENTURYLINK</p>	<p>COMCAST</p> <p>ON BEHALF OF COMCAST AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON BEHALF OF COMCAST, SIGNED THIS DAY OF _____, 2015.</p> <p>COMCAST</p>
<p>ROCKY MOUNTAIN POWER</p> <p>ON BEHALF OF ROCKY MOUNTAIN POWER AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON BEHALF OF ROCKY MOUNTAIN POWER, SIGNED THIS 27 DAY OF JUNE, 2015.</p> <p><i>[Signature]</i> ROCKY MOUNTAIN POWER</p>	<p>DAVIS AND WEBER COUNTY CANAL COMPANY</p> <p>ON BEHALF OF DAVIS AND WEBER COUNTY COMPANY AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON BEHALF OF DAVIS AND WEBER COUNTY CANAL COMPANY, SIGNED THIS DAY OF JUNE, 2015.</p> <p><i>[Signature]</i> DAVIS AND WEBER COUNTY CANAL COMPANY</p>



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS REGENCY PARK COMMERCIAL SUBDIVISION PHASE 3 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.



VON R. HILL _____ DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 0°09'39" EAST 1058.99 FEET ALONG THE SECTION LINE AND SOUTH 89°56'22" WEST 55.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH 0°09'39" WEST 795.95 FEET ALONG THE WEST LINE OF LOT 1, REGENCY PARK COMMERCIAL SUBDIVISION, PHASE 1; THENCE NORTH 0°01'00" WEST 261.04 FEET; THENCE NORTH 89°58'42" WEST 389.57 FEET ALONG THE NORTH LINE OF LOT 1, REGENCY PARK COMMERCIAL SUBDIVISION, PHASE 1; THENCE NORTH 02°07'33" EAST 535.12 FEET; THENCE NORTH 89°56'22" EAST 245.58 FEET TO THE POINT OF BEGINNING, CONTAINING 5.465 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS REGENCY PARK COMMERCIAL SUBDIVISION PHASE 3, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND, INCLUDING PUBLIC UTILITY AND CROSS ACCESS EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 2nd DAY OF July, 2015.

[Signature]
GARY M. WRIGHT, PARTNER
TETON INVESTMENT HOLDING, LP.

* SEE ADDITIONAL OWNERS DEDICATION ON PAGE 2

ACKNOWLEDGEMENT

ON THIS 2nd DAY OF July, 2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DAVIS, IN SAID STATE OF UTAH, GARY M. WRIGHT, PARTNER OF TETON INVESTMENT HOLDING, L.P., AND DID SAY THAT HE IS THE PARTNER OF SAID CORPORATION AND DULY ACKNOWLEDGED THAT SAID CORPORATION EXECUTED THE SAME.

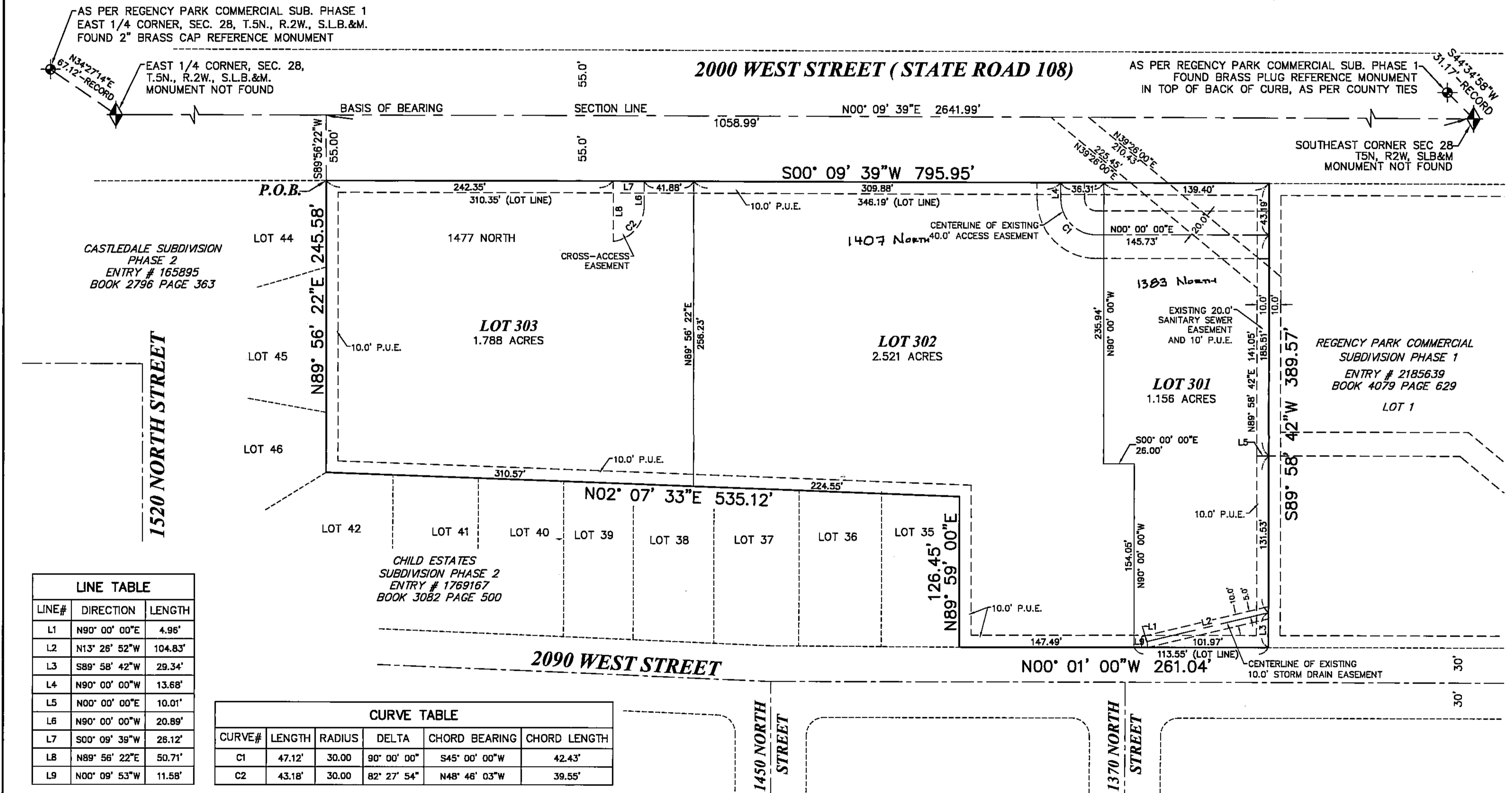
NOTARY PUBLIC: *[Signature]*
RESIDENCE: Hooper UT 84315
MY COMMISSION EXPIRES: 11-01-2016

ACKNOWLEDGEMENT

ON THIS 6th DAY OF July, 2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DAVIS, IN SAID STATE OF UTAH, L. CHAZ AZAR, THE 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 THE AUTHORITY OF THE CLINTON CITY COUNCIL AND ACKNOWLEDGED TO ME THAT THE CLINTON CITY COUNCIL EXECUTED THE SAME.

NOTARY PUBLIC: *[Signature]*
RESIDENCE: West Haven UT
MY COMMISSION EXPIRES: 10-01-2016

5556-1



LINE TABLE

LINE#	DIRECTION	LENGTH
L1	N90° 00' 00"E	4.96'
L2	N13° 26' 52"W	104.83'
L3	S89° 58' 42"W	29.34'
L4	N90° 00' 00"W	13.68'
L5	N00° 00' 00"E	10.01'
L6	N90° 00' 00"W	20.89'
L7	S00° 09' 39"W	26.12'
L8	N89° 56' 22"E	50.71'
L9	N00° 09' 53"W	11.58'

CURVE TABLE

CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	47.12'	30.00'	90° 00' 00"	S45° 00' 00"W	42.43'
C2	43.18'	30.00'	82° 27' 54"	N48° 46' 03"W	39.55'

HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-5983 Fax
15-240 PLAT
JRC 06/08/15
06/24/15

CLINTON CITY COMMUNITY DEVELOPMENT

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

APPROVED BY CLINTON CITY COMMUNITY DEVELOPMENT IN ACCORDANCE WITH ORDINANCE 97-15, A MINOR SUBDIVISION.

THIS 2nd DAY OF July, 2015.

CHAIRMAN: *[Signature]*

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THIS PLAT AND DEDICATION ON THIS PLAT WAS DULY APPROVED BY CLINTON CITY IN ACCORDANCE WITH ORDINANCE 97-15, A MINOR SUBDIVISION.

CLINTON CITY ENGINEER: *[Signature]*
DATE: 7/7/2015

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

I HEREBY CERTIFY THAT THIS PLAT AND DEDICATION ON THIS PLAT WAS DULY APPROVED BY CLINTON CITY IN ACCORDANCE WITH ORDINANCE 97-15, A MINOR SUBDIVISION.

THIS 30th DAY OF July, 2015.

[Signature]
MAYOR

[Signature]
CLINTON CITY RECORDER

DAVIS COUNTY RECORDER

ENTRY NO. 2893730 FEE PAID \$63.00
FILED FOR RECORD AND RECORDED THIS 30th DAY OF July, 2015 AT 1:24 pm IN BOOK 6319 OF Page 743

COUNTY RECORDER: *[Signature]*
DEPUTY: *[Signature]*

5556-2

REGENCY PARK COMMERCIAL SUBDIVISION PHASE 3

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 28
AND PART OF REGENCY PARK COMMERCIAL SUBDIVISION PHASE 1
AND ALL OF REGENCY PARK COMMERCIAL SUBDIVISION PHASE 2
TOWNSHIP 5 NORTH, RANGE 2 WEST, S.L.B.&M.
CLINTON CITY, DAVIS COUNTY, UTAH
SHEET 2 OF 2

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS REGENCY PARK COMMERCIAL SUBDIVISION PHASE 3, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND, INCLUDING PUBLIC UTILITY AND CROSS ACCESS EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS 20 DAY OF July, 2015.

[Signature]
NAME: ERICKSEN LEASING SERVICES, L.L.C.

[Signature]
NAME: WESTSIDE MEDICAL II, L.L.C.

ACKNOWLEDGEMENT

ON THIS 20 DAY OF July, 2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN/AND FOR SAID COUNTY OF DAVIS, IN SAID STATE OF UTAH, [Signature] ERICKSEN LEASING SERVICES, L.L.C., AND DID SAY THAT HE/SHE IS THE PARTNER OF SAID CORPORATION AND DULY ACKNOWLEDGED THAT SAID CORPORATION EXECUTED THE SAME.

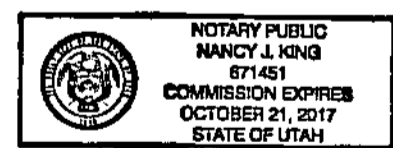
NOTARY PUBLIC: [Signature]
RESIDENCE: Davis
MY COMMISSION EXPIRES: Oct 21, 2017



ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF DAVIS, IN SAID STATE OF UTAH, [Signature] WESTSIDE MEDICAL II, L.L.C., AND DID SAY THAT HE/SHE IS THE PARTNER OF SAID CORPORATION AND DULY ACKNOWLEDGED THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: [Signature]
RESIDENCE: Davis
MY COMMISSION EXPIRES: Oct 21, 2017



H HILL & ARGYLE, Inc.
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15-240 PLAT
JRC 06/08/15
BC 06/24/15

DAVIS COUNTY RECORDER
ENTRY NO. 2983730 FEE PAID \$63.00
FILED FOR RECORD AND RECORDED THIS 30th DAY OF July, 2015 AT 1:24 p.m.
IN BOOK 6319 OF Page 743
COUNTY RECORDER Richard T. Naughton
BY [Signature] DEPUTY