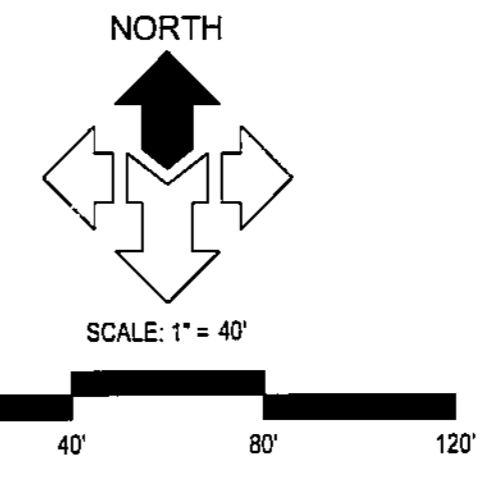


# CLINTON ALZHEIMER SPECIAL CARE CENTER

PART OF THE SOUTHWEST QUARTER OF SECTION 27  
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
CLINTON CITY, UTAH  
DAVIS COUNTY

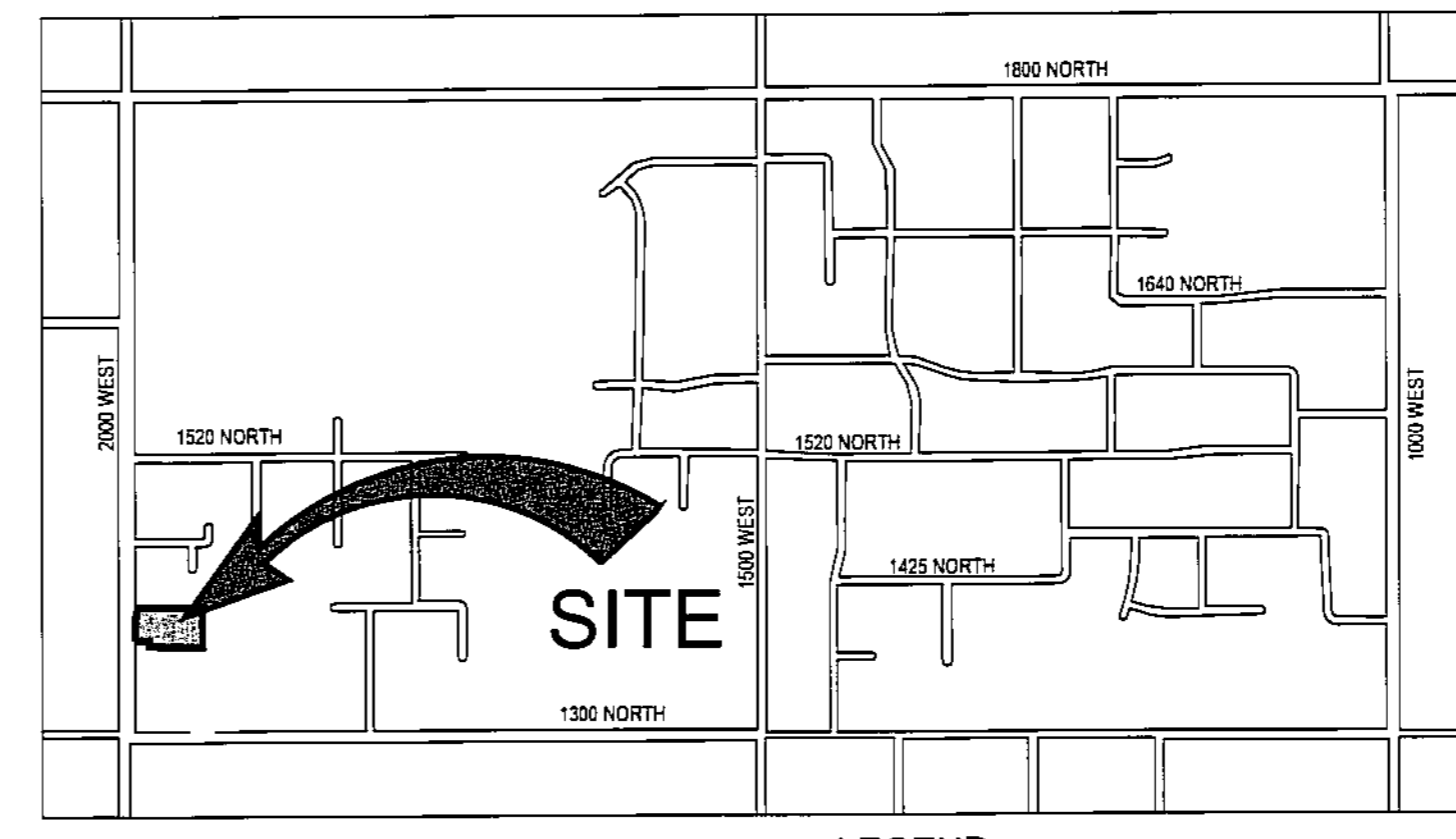


FOUND REFERENCE MONUMENT PER DAVIS COUNTY SURVEYOR TIE SHEET  
N 23°19'25" W 118.32' (N 23°18'34" W)  
WEST QUARTER CORNER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, NOT SET PER DAVIS COUNTY SURVEYOR. LOCATION PER DAVIS COUNTY SURVEYOR REFERENCE MONUMENTS

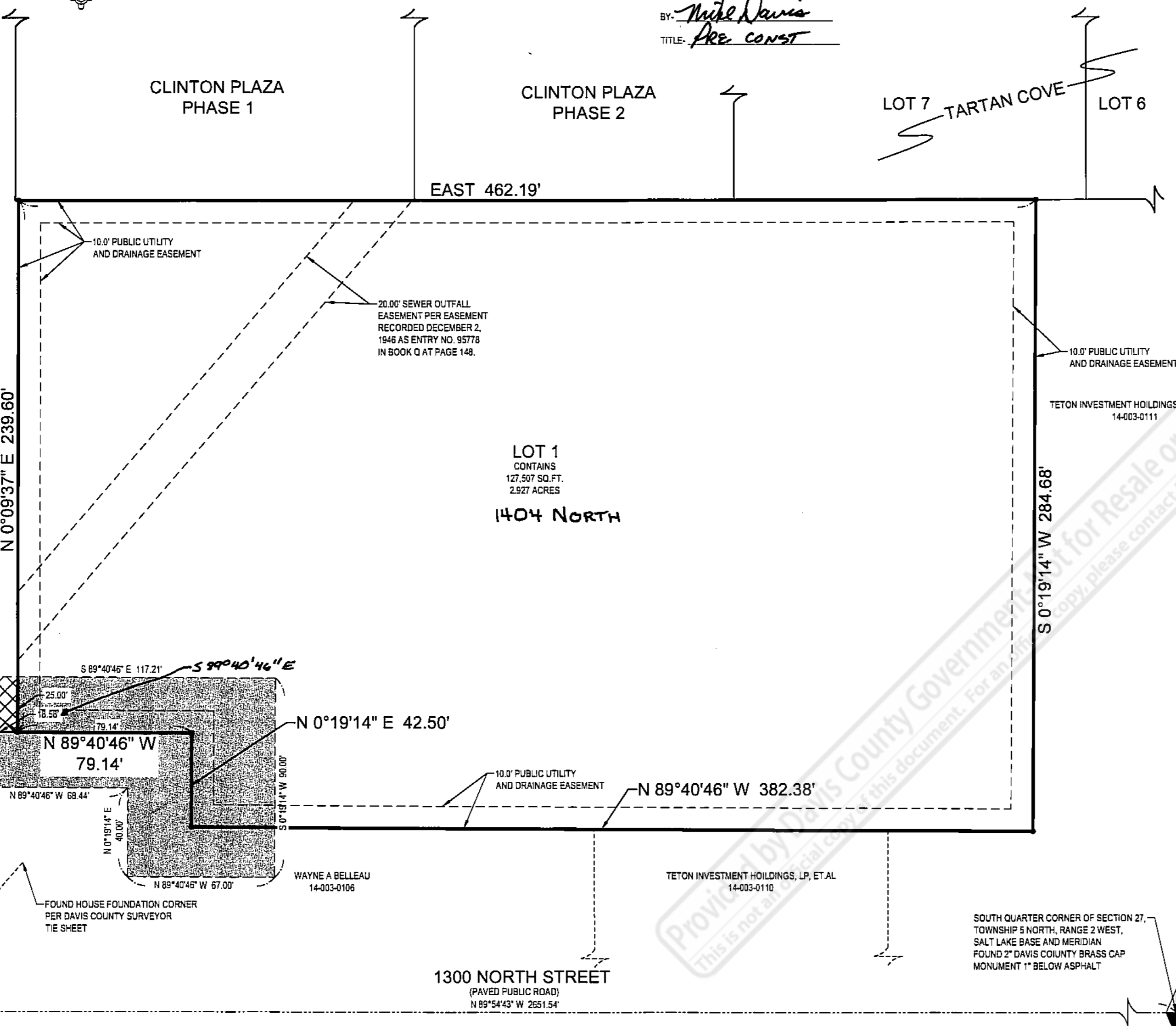
### QUESTAR GAS COMPANY

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 ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH 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 22 DAY OF July 20 15  
BY: *Nigel Davis*  
TITLE: *REC. CONST.*



- ### LEGEND
- SUBDIVISION BOUNDARY
  - SECTION LINE
  - MONUMENT LINE/CENTER LINE OF ROAD
  - LOT LINE
  - ADJOINING PROPERTY LINE
  - EASEMENT LINE
  - SUBDIVISION BOUNDARY CORNER, COPPER PLUG OR REBAR & CAP OR NAIL & WASHER STAMPED "MCNEIL ENGR"
  - EXISTING FIRE HYDRANT
  - P.U.S.E. PUBLIC UTILITIES & DRAINAGE EASEMENT
  - (1) DENOTES RECORD INFORMATION
  - ACCESS EASEMENT
  - AREA SUBJECT TO AEG EASEMENTS CITED IN THAT CERTAIN OUT CLAIM RECORDED JULY 17, 2015 AS ENTRY NO. 20150717 IN BOOK 8511, AT PAGE 482 IN THE OFFICE OF THE DAVIS COUNTY RECORDER



This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.

### 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 SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS. SOLUTION OF THESE PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.
- MAIN SEWER LINE IS THE RESPONSIBILITY OF NORTH DAVIS SEWER DISTRICT.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH THE FACILITIES IN THE PUE.

### ACCESS EASEMENT

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2000 WEST STREET SAID POINT BEING NORTH 00°09'39" EAST ALONG THE SECTION LINE 438.96 FEET AND SOUTH 89°40'46" EAST 18.58 FEET FROM THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO COURSES: 1) SOUTH 89°40'46" EAST 18.58 FEET 2) NORTH 0°09'37" EAST 25.00 FEET; THENCE SOUTH 89°40'46" EAST 117.21 FEET; THENCE SOUTH 0°19'14" WEST 90.00 FEET; THENCE NORTH 89°40'46" WEST 67.00 FEET; THENCE NORTH 0°19'14" EAST 40.00 FEET; THENCE NORTH 89°40'46" WEST 68.44 FEET TO SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 0°19'38" WEST ALONG SAID RIGHT OF WAY LINE 25.00 FEET TO THE POINT OF BEGINNING.

### SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6861599, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS:

CLINTON ALZHEIMER SPECIAL CARE CENTER

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

### BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 2000 WEST STREET SAID POINT BEING NORTH 00°09'39" EAST ALONG THE SECTION LINE 438.96 FEET AND SOUTH 89°40'46" EAST 18.58 FEET FROM THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AND RUNNING THENCE NORTH 0°09'37" EAST ALONG SAID RIGHT OF WAY LINE 239.20 FEET TO POINT ON THE SOUTHERLY LINE OF CLINTON PLAZA PHASE 1, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE EAST ALONG SAID SOUTHERLY LINE AND LINE EXTENDED 422.19 FEET TO A POINT ON THE SOUTHERLY LINE OF TARTAN COVE SUBDIVISION, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE SOUTH 00°19'14" WEST 284.68 FEET; THENCE NORTH 89°40'46" WEST 382.38 FEET; THENCE NORTH 00°19'14" EAST 42.50 FEET; THENCE NORTH 89°40'46" WEST 79.14 FEET TO THE POINT OF BEGINNING.

CONTAINS 127,507 SQ. FT. OR 2.927 ACRES (1 LOT)

### 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 NAME SAID TRACT CLINTON ALZHEIMER SPECIAL CARE CENTER, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO CLINTON CITY, DAVIS COUNTY, UTAH, ALL THOSE THROUGHFARES FOR EVER, 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 22 DAY OF June 20 15

TETON INVESTMENT HOLDINGS, LP, ET AL  
A UTAH LIMITED LIABILITY COMPANY

WAYNE BELLEAU  
AKA WAYNE A BELLEAU

### ACKNOWLEDGEMENT

STATE OF UTAH: COUNTY OF DAVIS: ON THE 22 DAY OF June 20 15, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Spencer H. Wright (AND) SPENCER H. WRIGHT, DID ACKNOWLEDGE TO ME, SPENCER H. WRIGHT, SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC: Spencer H. Wright, Commission Expires Feb 16, 2019

### ACKNOWLEDGEMENT

STATE OF UTAH: COUNTY OF DAVIS: ON THE 22 DAY OF June 20 15, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Wayne Belleau (AND) WAYNE BELLEAU, DID ACKNOWLEDGE TO ME, WAYNE BELLEAU, SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC: Wayne Belleau, Commission Expires 6/21/15

### ACKNOWLEDGEMENT OF CLINTON CITY OFFICIALS

STATE OF UTAH: COUNTY OF DAVIS: ON THE 23 DAY OF July 20 15, PERSONALLY APPEARED BEFORE ME, L. MITCH ADAMS, MAYOR OF CLINTON CITY AND DENNIS W. CLIFF, 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.

NOTARY PUBLIC: Lisa K. Titensor, Commission Expires 10/01/16, Residing at Davis County

### CLINTON ALZHEIMER SPECIAL CARE CENTER

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TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN  
CLINTON CITY, UTAH  
DAVIS COUNTY

### DAVIS COUNTY RECORDER

ENTRY NO. 2883892 PAID \$ 31.00  
FILED FOR RECORD AND RECORDED THIS 31st DAY OF July 20 15 AT 9:31 AM IN BOOK 6320 OF OFFICIAL RECORDS PAGE 123

RECORDED BY: *Richard T. Maughan*  
DAVIS COUNTY RECORDER

PREPARED BY:

**McNEIL ENGINEERING**  
Economic and Sustainable Designs, Professionals You Know and Trust  
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

Civil Engineering • Consulting & Landscape Architecture  
Structural Engineering • Land Surveying & HDS

ROCKY MOUNTAIN POWER  
I, *Greg Miller* ON BEHALF OF ROCKY MOUNTAIN POWER AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF ROCKY MOUNTAIN POWER.  
SIGNED *June 21* THIS DAY *21* 20 *15*

CENTURY LINK COMMUNICATIONS  
I, *Greg Miller* ON BEHALF OF CENTURYLINK AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF CENTURYLINK.  
SIGNED *July 22* THIS DAY *22* 20 *15*

### CLINTON CITY COMMUNITY DEVELOPMENT

APPROVED BY CLINTON CITY COMMUNITY DEVELOPMENT IN ACCORDANCE WITH ORDINANCE 97-15, A MINOR SUBDIVISION THIS 23rd DAY OF July 20 15

*Richard T. Maughan*  
SIGNATURE

### CLINTON CITY

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION ON THIS PLAT ARE DULY APPROVED BY CLINTON CITY IN ACCORDANCE WITH ORDINANCE 97-15, A MINOR SUBDIVISION THIS 23rd DAY OF July 20 15

*Richard T. Maughan*  
CLINTON CITY RECORDER

*L. Mitch Adams*  
CLINTON CITY MAYOR

### DAVIS & WEBER COUNTY CANAL COMPANY

I, *Greg Miller* ON BEHALF OF DAVIS WEBER COUNTIES CANAL COMPANY AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF DAVIS WEBER COUNTY CANAL CO.  
SIGNED *July 22* THIS DAY *22* 20 *15*

*Greg Miller*  
DAVIS AND WEBER COUNTY CANAL COMPANY

### NORTH DAVIS SEWER DISTRICT

I, *Kevin Cannon* ON BEHALF OF DAVIS COUNTY SEWER DISTRICT AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF NORTH DAVIS SEWER DISTRICT.  
SIGNED *July 22* THIS DAY *22* 20 *15*

*Kevin Cannon*  
NORTH DAVIS SEWER DISTRICT

### COMCAST

I, *Greg Miller* ON BEHALF OF COMCAST AM AN AUTHORIZED AGENT AND HAVE AUTHORITY TO SIGN ON AND IN BEHALF OF COMCAST.  
SIGNED *June 22nd* THIS DAY *22nd* 20 *15*

*Greg Miller*  
COMCAST

### CLINTON CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT AND IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

*Greg Miller*  
CLINTON CITY ENGINEER

*7/23/2015*  
DATE

### CLINTON CITY COUNCIL APPROVAL

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_ BY THE CLINTON CITY COUNCIL.

*Richard T. Maughan*  
CHAIRMAN, CLINTON CITY PLANNING COMMISSION

S:\2015\files\15024\Survey\Prod\fig\15024SP.dwg Jun 18, 2015 - 1:01pm

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