

BY: JML  
 COMPANY: CAP Investment Properties, LLC  
 ITS: Authorized Signer  
 NOTARY PUBLIC: [Signature]  
 RESIDENCE: Los Angeles, CA  
 MY COMMISSION EXPIRES: February 15, 2023  
 Notary Name: Athena Flores  
 (See attached Acknowledgement)

**PART LOT 4**  
**CLINTON CORNERS COMMERCIAL SUBDIVISION - AMENDING LOT #4**  
 A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN CLINTON CITY, DAVIS COUNTY, UTAH

pt Lot 4 Clinton Corners Commercial sub. - Amending Lot 1

**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.

**ACKNOWLEDGEMENT OF CLINTON CITY OFFICIALS**  
 COUNTY OF DAVIS }  
 STATE OF UTAH }  
 ON THE 23 DAY OF March, 2021, I, Brandon Stanger, CLINTON CITY RECORDER, WHO BEING BY ME DULY SWORN OF 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.  
Davis County }  
 RESIDING AT }  
11/01/2024 }  
 COMMISSION EXPIRES }  
Commission # 214350 }

**DOMINION ENERGY**  
 DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY 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 DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8552.  
 APPROVED THIS 16 DAY OF FEBRUARY, 2021.  
 BY: [Signature]  
 TITLE: REG - CONSTRUCTION

**ROCKY MOUNTAIN POWER**  
 UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW THE GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT 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 OWNERS 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 PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.  
 APPROVED BY ROCKY MOUNTAIN POWER ON THE 16 DAY OF FEBRUARY, 2021.  
 BY: [Signature] TITLE: Estimator

**CENTURY LINK COMMUNICATIONS**  
 APPROVED BY CENTURY LINK COMMUNICATIONS ON THIS 16 DAY OF FEBRUARY, 2021.  
 CITY ENGINEER: [Signature]

**CITY ENGINEER'S APPROVAL**  
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.  
 THIS 16 DAY OF March, 2021.  
 CITY ENGINEER: [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-K, A MINOR SUBDIVISION.  
 THIS 23 DAY OF March, 2021.  
 ATTISTE: [Signature]  
 CLINTON CITY RECORDER  
 MAYOR: [Signature]

**CLINTON CITY COMMUNITY DEVELOPMENT**  
 APPROVED BY CLINTON CITY COMMUNITY DEVELOPMENT IN ACCORDANCE WITH ORDINANCE 97-K, A MINOR SUBDIVISION.  
 THIS 22 DAY OF March, 2021.  
 CHAIRMAN: [Signature]

**SURVEYOR'S CERTIFICATE**

I, MICHAEL L. WANGEMANN, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6431156 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND PURSUANT TO SAID TRACT OF LAND HEREAFTER TO BE KNOWN AS CLINTON CORNERS COMMERCIAL SUBDIVISION - AMENDING LOT 4, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.



[Signature]  
 Michael L. Wangemann, PLS  
 Date of Plat or Map: February 2, 2022  
 PLS# 6431156-2201

**LEGAL DESCRIPTION**

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1800 NORTH STREET, SAID POINT BEING NORTH 89°59'06" WEST ALONG THE SECTION LINE 267.38 FEET AND SOUTH 00°09'39" WEST 58.40 FEET FROM THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN (NAD83 ROTATION IS 00°20'39" CLOCKWISE); AND RUNNING THENCE SOUTH 89°59'06" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 178.96 FEET; THENCE SOUTH 44°59'03" EAST 37.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF 2000 WEST STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: SOUTH 00°09'39" WEST 128.74 FEET; THENCE SOUTH 89°59'06" EAST 10.50 FEET; THENCE SOUTH 00°09'39" WEST 428.54 FEET; THENCE NORTH 89°58'45" WEST 131.50 FEET; THENCE NORTH 00°09'39" EAST 432.00 FEET; THENCE NORTH 89°59'06" WEST 97.98 FEET; THENCE NORTH 00°09'39" EAST 77.01 FEET; THENCE SOUTH 89°59'06" EAST 13.62 FEET; THENCE NORTH 00°09'39" EAST 74.59 FEET TO THE POINT OF BEGINNING.  
 CONTAINS 88,605.95 SQ/FT OR 2.03 ACRES

**OWNERS DEDICATION**

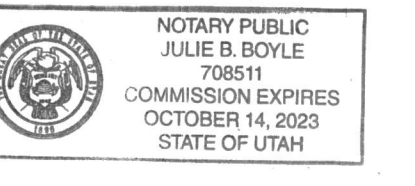
WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS CLINTON CORNERS COMMERCIAL SUBDIVISION - AMENDING LOT 4, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND, INCLUDING PUBLIC UTILITY AND CROSS ACCESS EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.  
 IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 1 DAY OF FEBRUARY, 2021.

BY: [Signature]  
 COMPANY: CLINTON CORNERS, LLC  
 ITS: MANAGER

**ACKNOWLEDGEMENT**

COUNTY OF DAVIS }  
 STATE OF UTAH }  
 ON THE 23 DAY OF February, 2021, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Spencer H. Waight, MEMBER OF Clinton Corners Commercial, LLC, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF Clinton Corners Commercial, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC, BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

NOTARY PUBLIC: [Signature]  
 RESIDENCE: Davis County, UT  
 MY COMMISSION EXPIRES: 10-14-2023



**DAVIS COUNTY RECORDER**

ENTRY NO. 3506387 FEE PAID \$106.00  
 FILED FOR RECORD AND RECORDED THIS 4<sup>th</sup> DAY OF November, 2021 AT 9:49 AM  
 IN BOOK 8128 AT PAGE 206  
 COUNTY RECORDER: [Signature]  
 BY: [Signature] DEPUTY

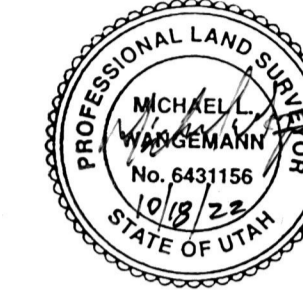
**UTAH LAND SURVEYING, LLC**  
 A PROFESSIONAL LICENSED LAND SURVEYING COMPANY  
 1359 FAIRWAY CIR  
 FARMINGTON, UT 84025  
 PHONE 801.725.8395  
 mikew@utahlandsurveying.com  
 www.utahlandsurveying.com

SHEET  
 1 OF 2

**CLINTON CORNERS COMMERCIAL SUBDIVISION -  
AMENDING LOT 4**

A SUBDIVISION OF A TRACT OF LAND LOCATED IN THE  
SOUTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 5 NORTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN  
CLINTON CITY, DAVIS COUNTY, UTAH

pt Lot 4 Clinton Corners Commercial  
sub - Amending Lot 1



**ACKNOWLEDGEMENT**

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

COUNTY OF Los Angeles }  
STATE OF CALIFORNIA }

ON THE 26<sup>th</sup> DAY OF October, 2022, BEFORE ME, Athena Flores, Notary Public  
(INSERT NAME AND TITLE OF THE OFFICER)

PERSONALLY APPEARED John McLaughlin, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Los Angeles, CA  
RESIDING AT

*[Signature]*  
NOTARY PUBLIC

2/15/2023  
COMMISSION EXPIRES

Athena Flores  
PRINT NAME

**OWNERS DEDCIATION**

WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS

**CLINTON CORNERS COMMERCIAL SUBDIVISION - AMENDING LOT 4.**

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 I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SIGNATURES ON SHEET 1 OF 1

**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.

**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND DAVIS COUNTY SURVEYOR MONUMENTS LOCATED AT THE SOUTH REFERENCE MONUMENT TO THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER, SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

**UTAH LAND SURVEYING, LLC**  
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

1359 FAIRWAY CIR  
FARMINGTON, UT 84025  
PHONE 801.725.8395  
mikew@utahlandsurveying.com  
www.utahlandsurveying.com

**SHEET  
2 OF 2**

**DAVIS COUNTY RECORDER**

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FILED FOR RECORD AND RECORDED THIS 4<sup>th</sup> DAY OF November 2021 AT 9:49 AM PM  
IN BOOK 8128 AT PAGE 206

COUNTY RECORDER *[Signature]*

BY: *[Signature]*  
DEPUTY