

# CLINTON PINES PHASE 4 AMENDED SUBDIVISION

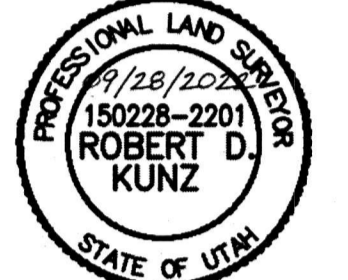
## AMENDING LOT 10 CLINTON PINES SUBDIVISION PHASE 4

PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
CLINTON CITY, DAVIS COUNTY, UTAH  
APRIL 2022

### SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 150228-2202 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION BELOW CORRECTLY DESCRIBES THE LAND SURVEYED UPON WHICH WILL BE CONSTRUCTED CLINTON PINES PHASE 4 AMENDED SUBDIVISION, IN ACCORDANCE WITH THE PLEASANT GROVE CITY SUBDIVISION ORDINANCE. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THE PLAT ARE LOCATED AS SHOWN AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY.

SIGNED Robert Kunz DATE: 09/28/2022  
ROBERT D. KUNZ, P.E. PLS  
150228-2201



### BOUNDARY DESCRIPTION

ALL OF CLINTON PINES PHASE 4 SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, AS RECORDED IN THE DAVIS COUNTY RECORDS AS ENTRY NUMBER 2140386 IN BOOK 3958 ON PAGE 118, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE SOUTHERLY RIGHT OF WAY LINE IF 1800 NORTH STREET IN CLINTON, UTAH, SAID POINT LIES N89°56'21"E, 785.18 FEET AND S00°00'39"E, 42.00 FEET FROM THE W 1/4 CORNER OF SAID SECTION 27 THENCE N89°56'21"E, 530.17; THENCE S00°00'00"E, 371.73 FEET; THENCE EAST, 6.97 FEET; THENCE S00°06'50"W, 112.27 FEET; THENCE S89°56'55"W, 536.92 FEET; THENCE N00°00'01"E, 483.92 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 257351.2 S.F., 5.90 ACRES

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO DIVIDE THE CLINTON PINES PHASE 4 SUBDIVISION INTO TWO LOTS. THE NW CORNER OF THE PROPERTY CURRENTLY OCCUPIED BY STARBUCKS WILL BECOME AN INDEPENDENT PARCEL FROM THE REMAINDER OF THE DEVELOPMENT. ALSO AN EASEMENT FOR INGRESS AND EGRESS COMMON TO LOTS 1 AND 2 WILL BE ESTABLISHED. ALL BOUNDARY CORNERS AND REAR LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "KUNZ ENGINEERING". ALL LOT CORNERS WHERE REBAR CANNOT BE SET WERE SET WITH A LEAD PLUG OR NAIL AND WASHER.

### BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN THE W 1/4 CORNER AND THE CENTER 1/4 OF SAID SECTION 27, SHOWN HERE ON AS N89°59'21"E 2646.24' (NAD 83) BEARING S 89°40'08" W WITH ROTATION OF 0°20'31" CLOCKWISE

### LEGEND

- = SECTION CORNER
- = FOUND REF MONUMENT
- 
- = BOUNDARY LINE
- = LOT LINE
- = EXCEPTION BOUNDARIES
- = EASEMENTS
- = SECTION TIE LINE
- = RIGHT OF WAY LINE
- = ROAD CENTER LINE
- = PUBLIC UTILITY EASEMENT
- = EXISTING BUILDINGS
- = ACCESS EASEMENT



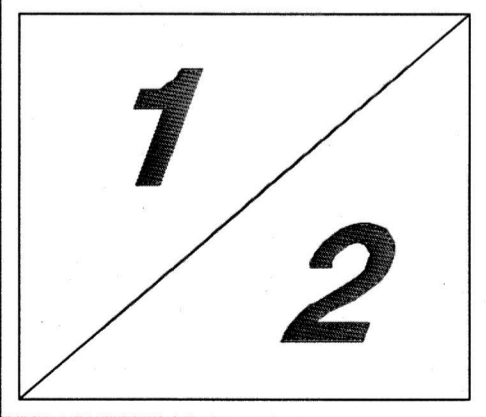
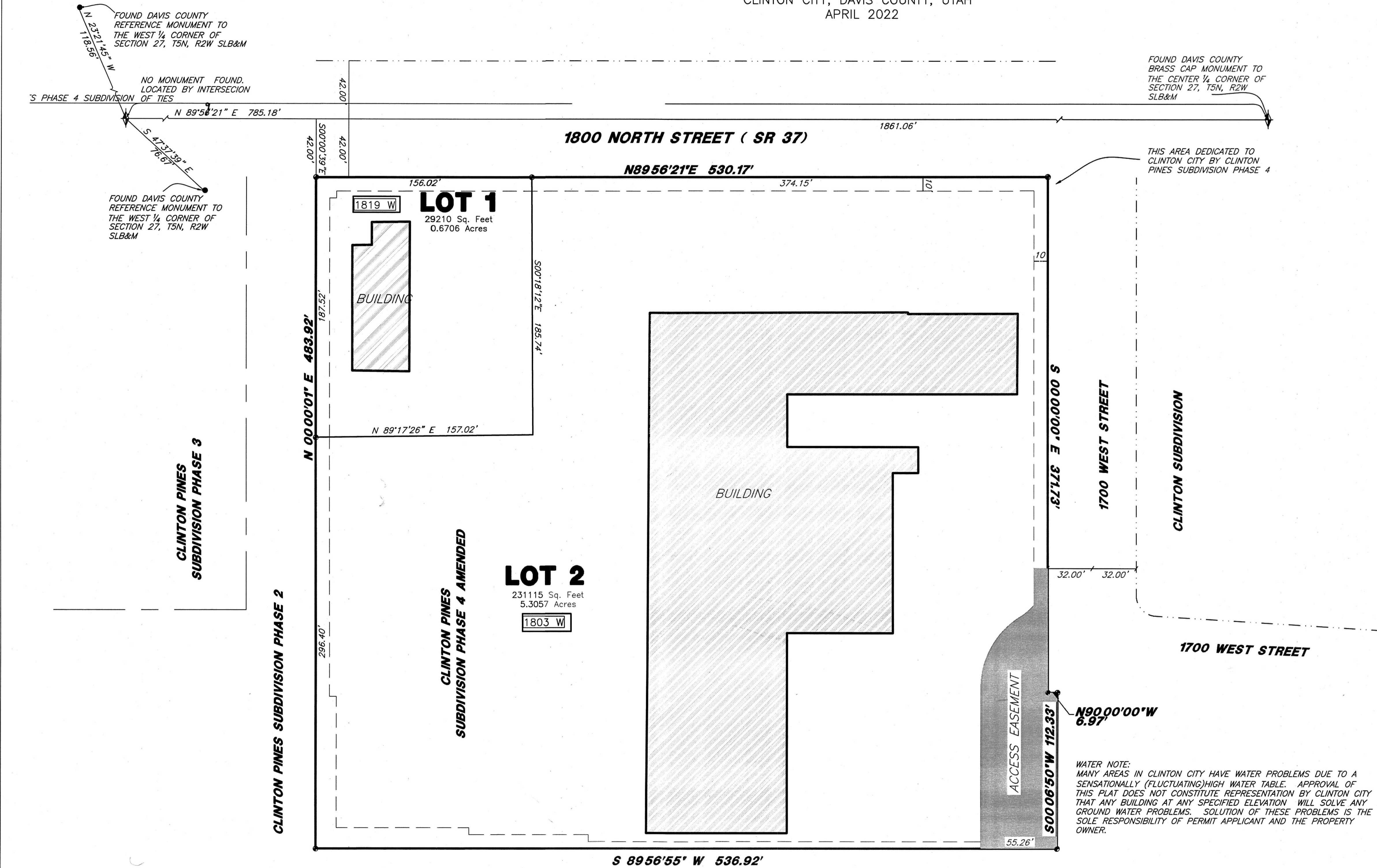
FOUND DAVIS COUNTY REFERENCE MONUMENT TO THE WEST 1/4 CORNER OF SECTION 27, T5N, R2W SLB&M

FOUND DAVIS COUNTY REFERENCE MONUMENT TO THE WEST 1/4 CORNER OF SECTION 27, T5N, R2W SLB&M

FOUND DAVIS COUNTY BRASS CAP MONUMENT TO THE CENTER 1/4 CORNER OF SECTION 27, T5N, R2W SLB&M

THIS AREA DEDICATED TO CLINTON CITY BY CLINTON PINES SUBDIVISION PHASE 4

WATER NOTE:  
MANY AREAS IN CLINTON CITY HAVE WATER PROBLEMS DUE TO A SENSATIONALLY (FLUCTUATING) HIGH WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY CLINTON CITY THAT ANY BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE ANY GROUND WATER PROBLEMS. SOLUTION OF THESE PROBLEMS IS THE SOLE RESPONSIBILITY OF PERMIT APPLICANT AND THE PROPERTY OWNER.

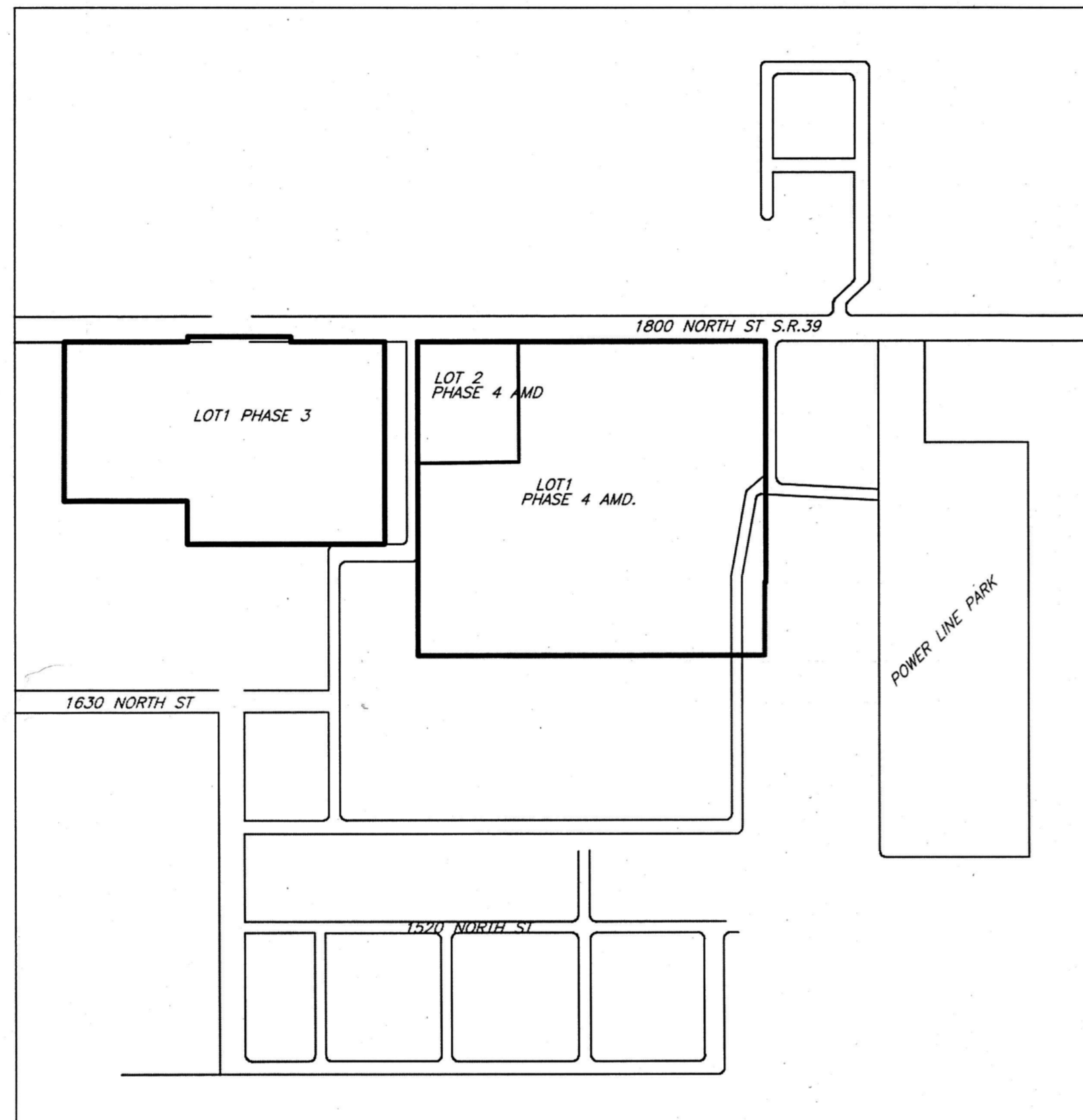


<p><b>OWNER/DEVELOPER</b> WRIGHT DEVELOPMENT GROUP 1178 W. LEGACY CROSSING BLVD, SUITE 100 CENTERVILLE, UTAH 84014 OFFICE 801.773.7339</p>	<p><b>DAVIS COUNTY RECORDER</b> ENTRY NO. <u>3510444</u> FEE PAID <u>\$104.00</u> FILED FOR RECORD AND RECORDED, <u>10/12/2022</u> AT <u>9:41</u> IN BOOK <u>3149</u> OF THE OFFICIAL RECORDS, PAGE <u>172</u> RECORDED FOR:</p>
<p><b>KUNZ ENGINEERING</b> ENGINEERING * SURVEYING * LAND PLANNING 280 EAST 260 SOUTH, OREM, UTAH 84058 CELL NUMBER (801)-830-9896 PHONE: (801) 225-8232 EMAIL: ROBERTDKUNZ@GMAIL.COM</p> <p><u>Richard T. Mansueti</u> DAVIS COUNTY RECORDER <u>Spencer Spay</u> DEPUTY</p>	

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## AMENDING LOT 10 CLINTON PINES SUBDIVISION PHASE 4

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CLINTON CITY, DAVIS COUNTY, UTAH  
APRIL 2022



VICINITY MAP

**CLINTON CITY PLANNING COMMISSION**  
APPROVED BY THE CLINTON CITY PLANNING COMMISSION  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
\_\_\_\_\_  
CHAIRMAN, CLINTON CITY PLANNING COMMISSION

**CITY COUNCIL APPROVAL**  
APPROVED BY THE CLINTON CITY COUNCIL  
THIS 22 DAY OF November, 2022  
Lisa Titensor Brandon Stanger  
LISA TITENSOR BRANDON STANGER  
CLINTON CITY RECORDER CLINTON CITY MAYOR

**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 28<sup>th</sup> DAY OF October, 2022  
Bar Nils  
CLINTON CITY ENGINEER

**ACKNOWLEDGEMENT OF CITY OFFICIALS**  
STATE OF UTAH )  
COUNTY OF Davis )  
ON THE 22 DAY OF November, 2022  
PERSONALLY APPEARED BEFORE ME BRANDON STANGER, MAYOR OF CLINTON CITY AND LISA TITENSOR, CLINTON CITY RECORDER, WHO BEING DULY SWORN OF AFFIRMED, DID SAY THAT THEY ARE THE MAYOR AND THE 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.  
#714750  
2267 N 1500 W Clinton Tammy Anderson  
RESIDING AT A NOTARY PUBLIC COMMISSIONED IN UTAH  
11/01/2024 Tammy Anderson  
COMMISSION EXPIRES PRINT NAME

**OWNER'S CERTIFICATE AND DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AS CLINTON PINES PHASE 4 AMENDED SUBDIVISION, HAVE CAUSED A SURVEY TO BE MADE AND THIS AMENDMENT SURVEY MAP CONSISTING TWO SHEETS TO BE PREPARED. DO HEREBY GIVE OUR CONSENT TO THE RECORDING OF THIS RECORD OF THIS AMENDED PLAT. FURTHER MORE, WE DEDICATE THOSE PUBLIC UTILITY EASEMENTS SHOWN TO ALL PUBLIC UTILITY COMPANIES, OVER, UNDER AND ACROSS ALL SUCH SHOWN EASEMENTS AND ALSO ALL AREA NOT COVERED BY BUILDINGS, PATIOS, OR AMENITIES FOR THE INSTALLING, OPERATING, MAINTAINING, AND REPLACING CULINARY WATER LINES, ELECTRICAL LINES, GAS LINES, COMMUNICATION LINES, CABLE LINES, ETC. TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS THERETO. THE PUBLIC ACCESS EASEMENT SHOWN FOR INGRESS AND EGRESS TO THE PARKING AND BUILDINGS WILL BE SHARED BY BOTH LOTS.  
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS  
THIS 16<sup>th</sup> DAY OF Oct, 2022  
FOR: CLINTON PINES LLC FOR: IC1 CLINTON PINES LLC  
Stenica H. Wright Keith Anderson  
PRINTED NAME PRINTED NAME

**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 OF EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE OWNERS DEDICATION, AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS IF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.  
THIS 4 DAY OF October, 2022  
Chad B Pre-Construction  
BY TITLE

**ACKNOWLEDGEMENT**  
STATE OF UTAH  
COUNTY OF UTAH  
ON THE 16<sup>th</sup> DAY OF Oct, A.D. 2022,  
PERSONALLY APPEARED BEFORE ME Keith Anderson  
THAT HE/SHE/they IS ARE THE OWNER OF  
IC1 CLINTON PINES LLC AND THAT HE/SHE/THEY  
DID EXECUTE THIS IN BEHALF OF SAID LLC.  
MY COMMISSION EXPIRES 8/25/24  
Madison Grace Myers  
NOTARY PUBLIC (SEE SEAL BELOW)  
Jadelyn Grace Myers  
Notary Public, State of Utah  
Commission #728302  
My Commission Expires  
08/25/2028  
PROFESSIONAL LAND SURVEYOR  
11/18/2022  
150228-2201  
ROBERT D. KUNZ  
STATE OF UTAH

**ACKNOWLEDGEMENT**  
STATE OF UTAH  
COUNTY OF UTAH  
ON THE 16<sup>th</sup> DAY OF Oct, A.D. 2022, PERSONALLY APPEARED BEFORE ME  
Stenica H. Wright THAT HE/SHE/they IS ARE THE OWNER OF CLINTON  
PINES LLC GROUP AND THAT HE/SHE/THEY DID EXECUTE THIS IN BEHALF OF SAID  
GROUP.  
MY COMMISSION EXPIRES 9/25/24 Madison Grace Myers  
NOTARY PUBLIC (SEE SEAL BELOW)

**ROCKY MOUNTAIN POWER**  
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 EASEMENT 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 P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.  
THIS 3 DAY OF October, 2022  
Lawrence H. Estimator  
BY TITLE

**3rd COMCAST**  
APPROVED THIS 16<sup>th</sup> DAY OF October,  
2022 BY COMCAST  
Mark Creason  
BY TITLE

**OWNER/DEVELOPER**  
WRIGHT DEVELOPMENT GROUP  
1178 W. LEGACY CROSSING BLVD, SUITE 100  
CENTERVILLE, UTAH 84014  
OFFICE: 801.773.7339

**DAVIS COUNTY RECORDER**  
ENTRY NO. 3510447 FEE PAID  
1104 FILED FOR RECORD  
AND RECORDED, 11/1/2022 AT  
9:34 IN BOOK 8143 OF  
THE OFFICIAL RECORDS, PAGE  
172  
RECORDED FOR:  
Richard T. Mendenhall  
DAVIS COUNTY RECORDER  
Spide G. Smith  
DEPUTY.

**2**  
**2**

**KUNZ ENGINEERING**  
ENGINEERING \* SURVEYING \* LAND PLANNING  
280 EAST 260 SOUTH, OREM, UTAH 84058 CELL NUMBER (801)-830-9896  
PHONE: (801) 225-8232 EMAIL: ROBERTDKUNZ@GMAIL.COM

**CENTURY LINK COMMUNICATIONS**  
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 5<sup>th</sup> DAY OF October, 2022  
Paul Bieging  
CENTURY LINK COMMUNICATIONS

**DAVIS AND WEBER COUNTIES CANAL COMPANY**  
APPROVED THIS 3<sup>rd</sup> DAY OF October, 2023  
BY THE DAVIS AND WEBER COUNTIES CANAL COMPANY.  
Robert D Smith GM/Manager  
BY TITLE

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