

HEPWORTH HOMESTEAD

PART OF THE SE 1/4 OF SECTION 28 TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
CLINTON CITY, UTAH - MARCH 2019

Legend

- - - - - EXISTING FENCE
- - - - - EASEMENTS
- - - - - STREET CENTERLINE
- ◆ FND SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- SET STREET MONUMENT

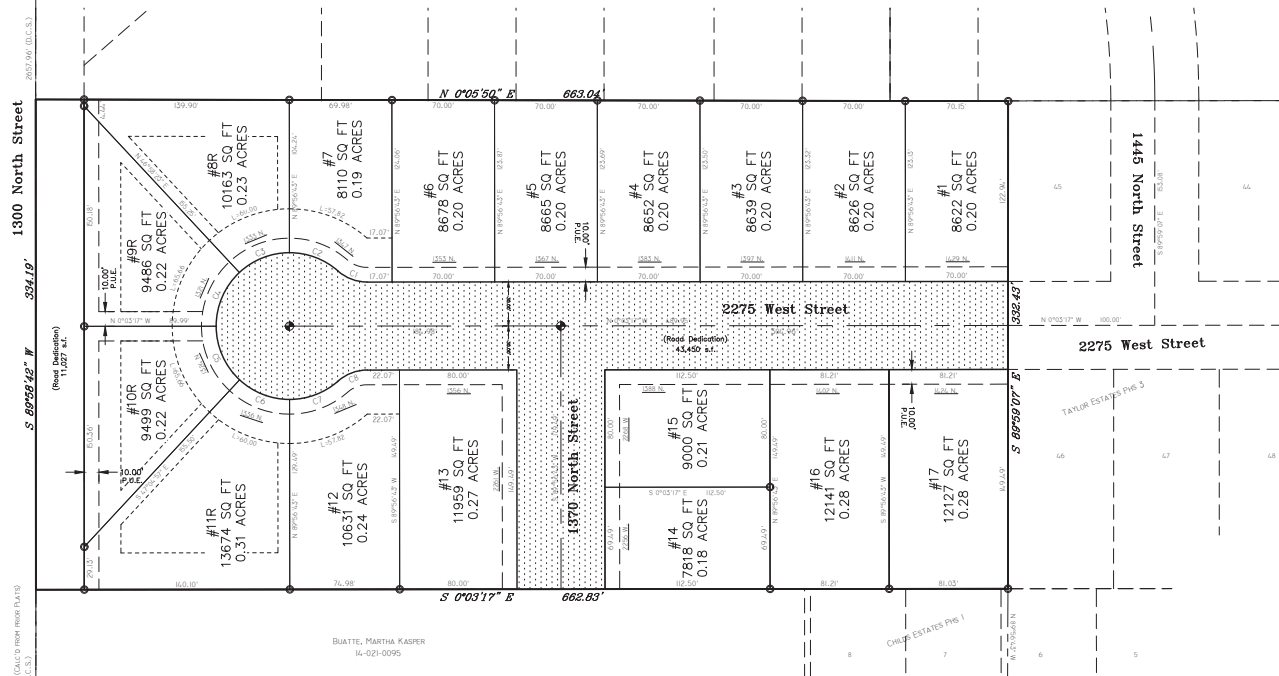
RECORD DATA
MEASURED DATA
VICINITY MAP N.T.S.



PROJECT LOCATION

Curve #	Delta	Length	Radius	Chord Direction	Chord Length
C1	41°24'35"	21.68	30.00	S20°39'00"W	21.21
C2	41°24'35"	36.14	50.00	S20°39'00"W	35.36
C3	42°58'20"	37.50	50.00	S21°32'27"E	36.63
C4	47°01'40"	41.04	50.00	S66°32'27"E	39.90
C5	47°01'40"	41.04	50.00	N66°25'53"E	39.90
C6	42°58'20"	37.50	50.00	N21°25'53"E	36.63
C7	41°24'35"	36.14	50.00	S20°45'34"E	35.36
C8	41°24'35"	21.68	30.00	S20°45'34"E	21.21

- Note:
- Many areas in Clinton City have water problems due to 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.
 - "R" = Restricted Lots: Lots 8R, 9R, 10R and 11R will not have access from 1300 North Street.
 - Public Utility Easements are 10' Wide unless otherwise noted.



QUATTE, MARTHA KASSER
14-021-0095

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. 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.

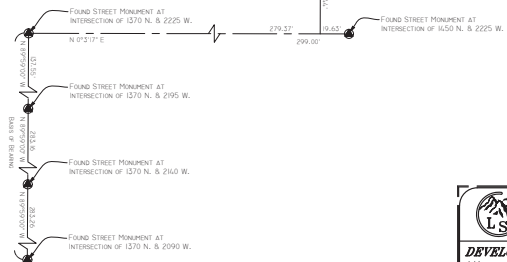
Approved by Rocky Mountain Power on this _____ day of _____, 20____.

By: _____ Title: _____
DOMINION ENERGY COMPANY

Dominion approves this plat solely for the purpose of approximating the location, boundaries, course and dimensions of its rights-of-way and easements and its existing facilities. This approval shall not be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s) or by prescription. Dominion may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the owners dedication or the notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information, including information related to allowed activities within rights-of-way, please contact Dominion's right-of-way department at 1-800-366-8532.

Approved by Rocky Mountain Power on this _____ day of _____, 20____.

By: _____ Title: _____



OWNER'S DEDICATION
The undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract HEPWORTH HOMESTEAD.
We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) and/or road(s) as public utility corridors as may be authorized by the governing entity.
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.
We hereby grant and dedicate unto all owners of lots upon which private land drains are constructed or which are otherwise dependent upon such land drains, a perpetual easement over such land drains for the purpose of maintenance and operation.

Limited Liability Company Acknowledgment
IN WITNESS WHEREOF, said Limited Liability Company hereinafter named has caused this instrument to be executed by its proper officers hereunto duly authorized, this _____ day of _____, 20____.
a Utah Limited Liability Company

By: _____ Title: _____
STATE OF UTAH)
COUNTY OF WEBER) SS
On the date first above written personally appeared before me the above named signer(s), who, being by me duly sworn said [he/she/they] is/are the Manager of said Limited Liability Company, and that the within and foregoing instrument was signed in behalf of said company by authority of its Articles of Organization, and the said signer(s) acknowledged to me that said company executed the same.
As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: _____ My Commission Expires: _____
(print name below signature)

BOUNDARY DESCRIPTION
A part of the Southeast Quarter of Section 28, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey
Beginning at the Southeast corner of the West half of the Southeast Quarter of said Section 28, being 1390.75 feet North 89°58'52" East along the South Section line from the South Quarter of said Section 28, and running thence South 89°58'42" West 334.19 feet to the Southeast corner of Lexington Estates Phase 3, thence along the East line of said Lexington Estates Phase 3 & Lexington Estates Phase 3 North 89°58'42" East 663.04 feet to the Southeast corner of Taylor Estates Subdivision Phase No. 3, thence along the South line of said Taylor Estates South 89°59'07" East 532.23 feet to the West line of Childe Estates Subdivision Phase 1, thence along the West line of said Childe Estates and extended South 0°03'17" East 662.83 feet to the point of beginning.
Contains 5.07 acres

NARRATIVE
This survey was requested by Josh Lynch of Woodmere Homes to create a seventeen (17) lot subdivision in Clinton City.
Documents used to aid in this survey:
1. Davis County Tax Plat 14-021, 14-309.
2. Books of records as found in the Davis County Records Office for parcels 14-21-0019, 14-021-0095, 14-309-0030
3. Record of Survey: #3541, #4273, #4588, #4712, #5006.
4. Plats of Records: #3129 Taylor Estates Subdivision - Phase No. 3, #3492 Childe Estates Subdivision Phase 1, #3953 Regency Park No. 1, #4111 Lexington Estates Phase 2, #4382 Lexington Estates Phase 3.

Books of bearing is a line between street monuments found in 1370 South Street at the intersections of 2090 West and 2225 West, which is North 89°59'07" West.
Bearings from the subdivision's created by Great Basin Engineering (#3953, #4111, #4382) have been held to remain consistent with the work in this area.

SURVEYOR'S CERTIFICATE
I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold certificate no. 900884-2201 as prescribed by the laws of this State. That I have made a survey of the property(s) shown hereon in accordance with UCA 17-2-1-17. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon.



ACKNOWLEDGEMENT OF CLINTON CITY OFFICIALS

STATE OF UTAH)
COUNTY OF) SS
On the _____ day of _____, 20____, personally appeared before me _____ Mayor of Clinton City and Clinton City Recorder, who being duly sworn or 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.

By: _____ Title: _____
CENTURY LINK COMMUNICATIONS
Approved by Century Link Communications on this _____ day of _____, 20____.

By: _____ Title: _____
DAVIS AND WEBER COUNTIES CANAL COMPANY
Approved by the Davis and Weber Counties Canal Company on this _____ day of _____, 20____.

By: _____ Title: _____
CITY COUNCIL APPROVAL
Approved this _____ day of _____, 20____, by the Clinton City Council.

Attest:
DENNIS W. CLUFF CLINTON CITY RECORDER L. MITCH ADAMS CLINTON CITY MAYOR

Residing at _____ A Notary Public commissioned in Utah
Commission Expires _____ Print Name _____
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 _____ day of _____, 20____.
Clinton City Engineer

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveying.com
4646 South 2500 West - #4-3
West Haven, UT 84401
801-731-4075

DEVELOPER: Woodmere Homes
Address: Josh Lynch

Davis County Recorder
Entry no. _____
Fee paid _____
Filed for record and recorded _____ day of _____, 2018.
at _____
In book _____ of official records, on page _____
County Recorder: Richard T. Maughon
By Deputy: _____

SE 1/4 of Section 28,
Township 5 North, Range 2 West, Salt Lake Base and Meridian.

Revisions
DRAWN BY: TK
CHECKED BY: TK
DATE: 3/14/2019
FILE: 3842

RECEIVED
By Valerie Claussen at 3:21 pm, May 04, 2019