Davis County GIS

Tax #13-374-0001 & #13-374-0002

VIA COMMERCIAL PARK

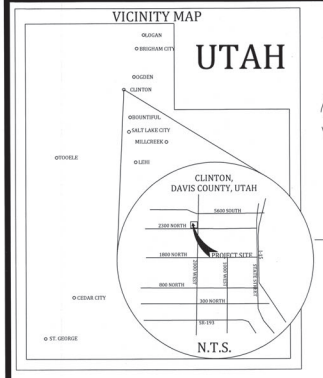
AMENDING MURDOCK SUBDIVISION

CLINTON CITY, DAVIS COUNTY, STATE OF UTAH 84015

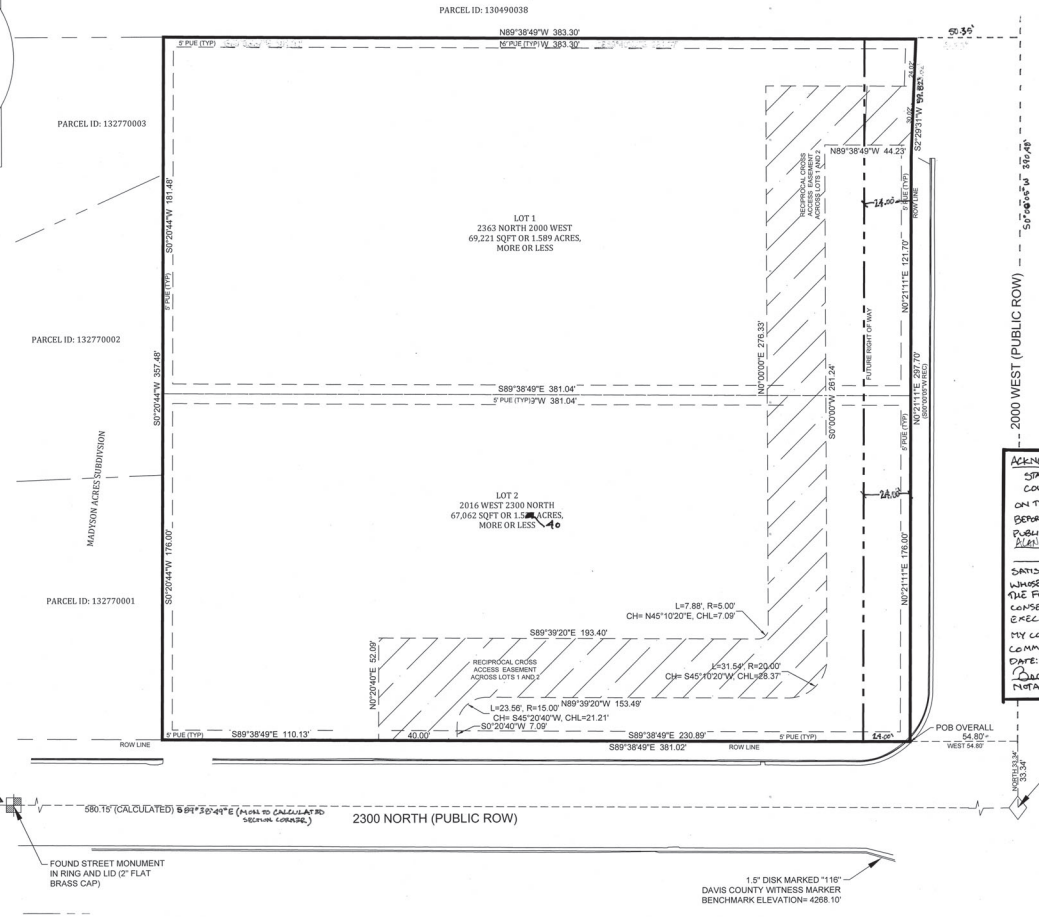
SITUATE IN THE SOUTHEAST QUARTER OF SECTION 21,

TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN.

OCTOBER 2022



SCALE: 1"=30'



LEGEND:

PARCEL BOUNDARY:
LOT LINES:
ADJACENT PARCEL:
PUE EASEMENT:
EXISTING FEATURES:
CROSS ACCESS EASEMENT:
MONUMENT LINE:
FOUND SECTION CORNER: NOT FOUND:
STREET MONUMENT:

NARRATIVE:

THIS PLAT IS INTENDED TO AMEND ALL LOTS WITHIN 'MURDOCK SUBDIVISON' AND CREATE TWO (2) NEW LOTS.

SURVEYOR'S CERTIFICATE

I, MATTHEW C STONES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 7176711 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND SURVEYORS ACT. 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 HEREON, AND HAVE SUBDIVIDED THE SAME INTO LOTS TOGETHER WITH EASEMENTS HEREAFTER TO BE KNOWN AS:

VIA COMMERCIAL PARK

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

DATE: OCTOBER 07, 2022

MATT STONES
UT PLS #7176711

PROFESSIONAL LAND SURVEYOR MATTHEW C STONES Number 7176711 STATE OF UTAH

SUBDIVISION BOUNDARY DESCRIPTION:

BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY LINE OF 2000 WEST, SAID POINT BEING 33.34 FEET NORTH AND 54.80 FEET WEST FROM THE SOUTH ~~WEST~~ EAST CORNER OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID RIGHT OF WAY LINE OF 2000 WEST NORTH 00°21'11" EAST297.70 FEET, THENCE NORTH 02°29'31" EAST 59.82 FEET, THENCE NORTH 89°38'49" WEST 383.30 FEET, MORE OR LESS, TO THE EAST LINE OF MADYSON ACRES SUBDIVISION; THENCE ALONG SAID EAST LINE SOUTH 00°20'44" WEST 357.48 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF 2300 NORTH; THENCE ALONG SAID RIGHT OF WAY LINE OF 2300 NORTH, SOUTH 89°38'49" ~~WEST~~ EAST 381.02 FEET TO T HE POINT OF BEGINNING.
CONTAINING 136,283 SQFT OR 3.129 ACRES

(NOTE: ALL BEARINGS SHOWN ARE NAD 83 BEARINGS PER DAVIS COUNTY SURVEYOR TOWNSHIP REFERENCE PLAT)

OWNERS DEDICATION AND CONSENT TO RECORD:

KNOWN ALL MEN BY THESE PRESENTS THAT IWE THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO ~~ONE~~ TWO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT AND NAME SAID PLAT:

VIA COMMERCIAL PARK

AND ALSO GRANT AND DEDICATE TO CLINTON CITY, UTAH: ALL THOSE PARTS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED B Y CLINTON CITY, UTAH, WITH NO BUILDINGS OS STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

N WITNESS WHEREOF, I/WE, TERESA PATERSON AND BECKY PATERSON THE OWNERS OF VIA COMMERCIAL PARK HAVE HEREUNTO SET MY/OUR HAND THIS ___ DAY OF ___, 2023

ALAN JACK PATERSON JAMES D PATERSON AKA JAMES DEE PATTERSON

MANAGING MEMBER: ALAN JACK PATERSON (OWNER) — MANAGING MEMBER: JAMES D. PATERSON (OWNER)

TERESA PATERSON (OWNER) — BECKY PATERSON (OWNER)

ACKNOWLEDGEMENT:

STATE OF ~~UTAH~~ Montana
COUNTY OF ~~DAVIS~~ Gallatin } S.S.

ON THIS 16 DAY OF June 2022, BEFORE ME Yessika Vega, A NOTARY PUBLIC, PERSONALLY APPEARED James Patterson AND Becky Patterson, MANAGING MEMBERS OF Patterson Formation, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT R[redacted] AND WAS SIGNED BY HIM/HER [redacted], AND ACKNOWLEDGED THAT HE\SHE\THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: March 13, 2025
COMMISSION NUMBER: 354561
DATE: June 16, 2023

NOTARY PUBLIC — PRINT NAME: Yessika Vega

YESSIKA VEGA
Notary Public
for the State of Montana
Residing at:
West Yellowstone, Montana
My Commission Expires:
March 13, 2025

ACKNOWLEDGEMENT:

STATE OF UTAH }
COUNTY OF DAVIS } S.S.

ON THIS 1 DAY OF September, 2023 BEFORE ME Becky Smith A NOTARY PUBLIC, PERSONALLY APPEARED Alan Jack Paterson AND Teresa Paterson, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT, ACKNOWLEDGE THAT THEY EXECUTED THE SAME.

MY COMMISION EXPIRES: 8-8-2026
COMMISSION NUMBER: 725995
DATE: 9-1-2023

NOTARY PUBLIC — PRINT NAME: Becky Smith

BECKY SMITH
Notary Public State of Utah
My Commission Expires on:
August 02, 2026
Comm. Number: 725995

CLINTON CITY:

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION ARE DULY APPROVED BY CLINTON CITY.

SIGNED THIS 18 DAY OF Sep 2023 AD, 20__

BRANDON STANGER, MAYOR

ATTEST: ~~USA TITENSOR~~ DEANNA W. CAMPBELL, City Manager

CLINTON CITY COMMUNITY DEVELOPMENT:

APPROVED BY CLINTON CITY COMMUNITY DEVELOPMENT.

SIGNED THIS 7th DAY OF SEPTEMBER AD, 2023

~~ATTEST~~ PETER MATSON

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 14 DAY OF September AD, 2023

BRYCE WILCOX, CITY ENGINEER

DAVIS COUNTY RECORDER

BOOK NUMBER 8347
PAGE NUMBER 442
ENTRY NUMBER 3545682
TIME RECORDED 1:45 pm
DATE RECORDED 9/28/2023
FEE PAID $54.00
DAVIS COUNTY RECORDER
BY: DEPUTY RECORDER

ROCKY MOUNTAIN POWER:

APPROVED 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 OBSTRUCTION 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 DAVIS AND WEBER COUNTIES CANAL COMPANY. SIGNED THIS 16th DAY OF May AD, 2022.

BY: 10258 TITLE: ESTIMATOR

DOMINION ENERGY COMPANY:

DOMINION ENERGY COMPANY 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 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 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 1-800-366-8532 SIGNED THIS 18 DAY OF May A.D. 2022.

BY: PRE-CONSTRUCTION TITLE

SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" -AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. 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

DEVELOPER:
7B BUILDING AND DEVELOPMENT
13105 DOVER AVENUE
LUBBOCK, TX 79424

SURVEYOR: MATT STONES, PLS
842 SOUTH 1150 WEST
CLEARFIELD, UT. 84015
801-201-5966