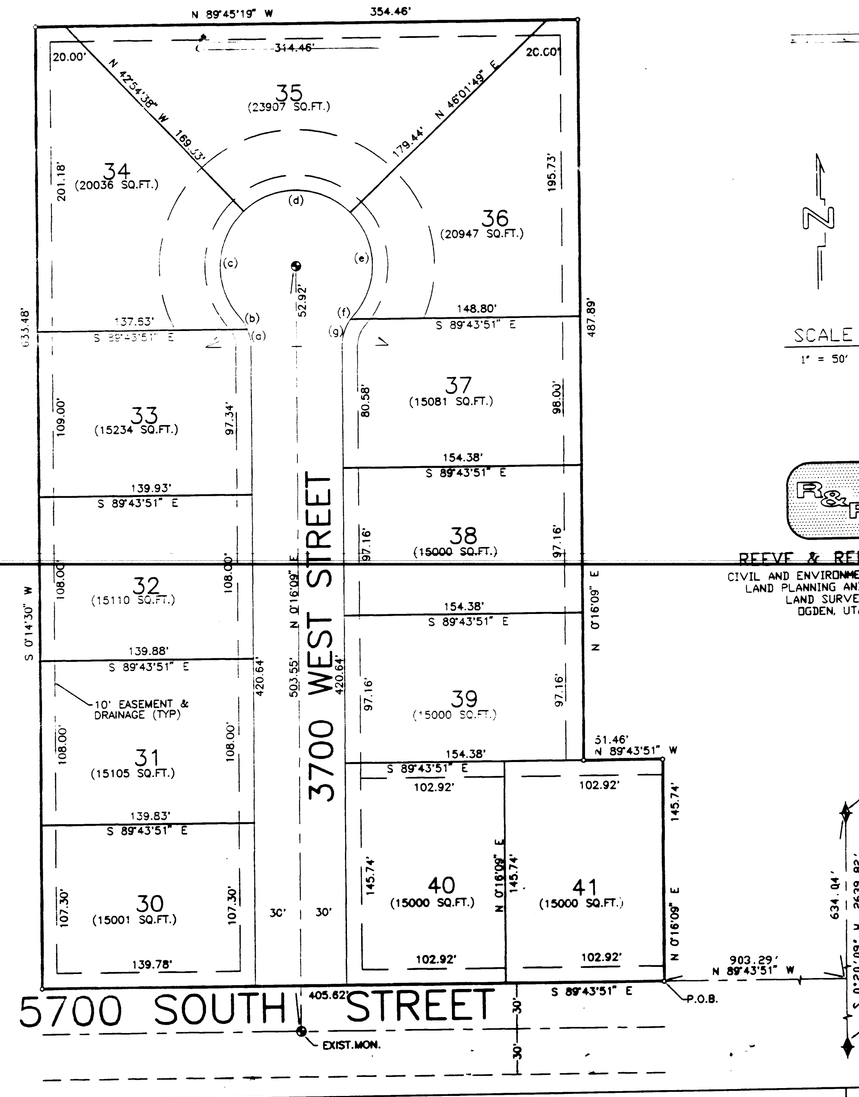
# CLOVER RIDGE—PHASE 4

A PART OF THE NE 1/4 OF SEC. 21, T. 5N., R. 2W., S.L.B. & M.
ROY CITY, WEBER COUNTY, UTAH
SEPTEMBER, 1993




## BOUNDARY DESCRIPTION

A PART OF THE NE 1/4 OF SEC. 21, T. 5N., R. 2W., S.L.B. & M.
DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT S 0°20'09" W ALONG SECTION LINE (BASIS OF BEARING) 634.04FEET AND N 89°43'51" W, 903.29 FEET FROM THE NE CORNER OF SAID SEC. 21, AND RUNNING THENCE N 0°16'09" E, 145.74 FEET; THENCE N 89°43'51" W, 51.46 FEET; THENCE N 0°16'09" E, 487.89 FEET; THENCE N 89°45'19" W, 354.46 FEET; THENCE S 0°14'30" W, 633.48 FEET; THENCE S 89°43'51" E, 405.62 FEET TO THE POINT OF BEGINNING.
CLOVER RIDGE PHASE 4 SUBDIVISION CONTAINS 5.33 ACRES TOTAL.

NARRATIVE

THIS SURVEY WAS REQUESTED BY NELSON & NELSON FOR SUBDIVISION OF THIS PROPERTY. THE NE 1/4 SEC. 21 AND E 1/4 SEC. 21 T. 5N., R. 2W., S.L.B. & M. WERE FOUND AND A LINE BEARING S 0°20'09" W BETWEEN THEM WAS UTILIZED AS A BASIS OF BEARING.

| | Δ | R. | L. | CH.L | CH. BRNG |
|---|---|---|---|---|---|
| (a) | 22°52'37" | 30.00' | 11.98' | 11.90' | N11°10'09"W |
| (b) | 18°31'58" | 30.00' | 9.70' | 9.66' | N31°52'27"W |
| (c) | 88°13'47" | 50.00' | 76.99' | 69.61' | N2°58'28"E |
| (d) | 88°56'27" | 50.00' | 77.62' | 70.05' | S88°28'25"E |
| (e) | 85°38'55" | 50.00' | 74.74' | 67.98' | S1°08'44"E |
| (f) | 5°54'22" | 30.00' | 3.092' | 3.0908' | S38°-3'32"W |
| (g) | 35°30'12" | 30.00' | 18.59' | 18.29' | S18°01'15"W |

NOTES:
- SHALLOW SEWER IN THIS SUBDIVISION MAY RESTRICT DEPTH OF BASEMENTS. REFER TO THE IMPROVEMENT PLANS FOR DEPTH OF SEWER.
- 10' UTILITY AND DRAINAGE EASEMENTS EACH SIDE OF PROPERTY LINE AS INDICATED BY DASHED LINE, EXCEPT AS OTHERWISE SHOWN.

⊙ INDICATES SURVEY MONUMENT TO BE SET UNLESS OTHERWISE NOTED

N

SCALE
1" = 50'

R&R
REEVE & REEVE, INC.
CIVIL AND ENVIRONMENTAL ENGINEERING
LAND PLANNING AND SITE DESIGN
LAND SURVEYING
OGDEN, UTAH

## SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF CLOVER RIDGE-PHASE 4 SUBDIVISION IN ROY CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN-DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF ROY CITY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPILIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 22 DAY OF Dec, 19 92

3492
UTAH LICENSE NUMBER

SIGNATURE

JOHN P. REEVE

## OWNER'S DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS 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 CLOVER RIDGE-PHASE 4 AND HEREBY DEDICATE, GRANT, AND CONVEY TO ROY CITY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO ROY 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 ROY CITY

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF ROY CITY ORDINANCES.

SIGNED THIS 7 DAY OF Jan, 19 94

NELSON & NELSON DEVELOPMENT CO., L.L.C.

DENNIS C. NELSON

MELVIN E. SMITH

## ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Weber } ss.

ON THE 7 DAY OF January, 1994, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DENNIS C. NELSON (AND) MELVIN E. SMITH, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING ME DULY SWORN, DID ACKNOWLEDGE EACH FOR HIMSELF, THAT HE, THE SAID MELVIN E. SMITH IS A MEMBER OF NELSON & NELSON DEVELOPMENT CO. L.L.C. AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF THE ARTICLES OF SAID LIMITED LIABILITY COMPANY AND SAID MELVIN E. SMITH DULY ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC — DATE 7/22/96

MICHELLE DRAGO
COMM. EXP. 7-22-96

## ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss.

ON THE _____ DAY OF _____, 19__, PERSONALLY APPEARED BEFORE ME _____ AND, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES — NOTARY PUBLIC

## WEBER COUNTY RECORDER

ENTRY NO. 1270121 FEE PAID $48.00
FILED FOR RECORD AND RECORDED
Jan 21, 1994 AT 2:28 PM.
IN BOOK 53 OF THE OFFICIAL RECORDS, PAGE 37.

RECORDED FOR: ROY CITY

DOUG CROFTS
WEBER COUNTY RECORDER
BY Julie Quinney DEPUTY.

## ROY CITY PLANNING COMMISSION

APPROVED BY THE ROY CITY PLANNING COMMISSION ON THE 14 DAY OF September, 1993.

Tommy Smith
CHAIRMAN

## ROY CITY ENGINEER

I HERE CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SURVEY OF THE FOREGOING PLAT AND LEGAL DESCRIPTION OF THE LANDS EMBRACED THEREIN AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS OFFICE IN COMPLIANCE WITH THE REQUIREMENTS OF ROY CITY ORDINANCES
SIGNED THIS 20 DAY OF JAN, 19 94

## ROY CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE COMMISSION OF ROY CITY, UTAH, THIS [illegible] DAY OF [illegible] 19[illegible]
ATTEST: [illegible]
TITLE: [illegible]

## ROY CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH DATED THIS ____ DAY OF _____, 19__.

RECEIVED
JUL 16 1996
Weber County Surveyor

RECEIVED
JUL 16 1996
Weber County Surveyor

DRAWING NUMBER 001380