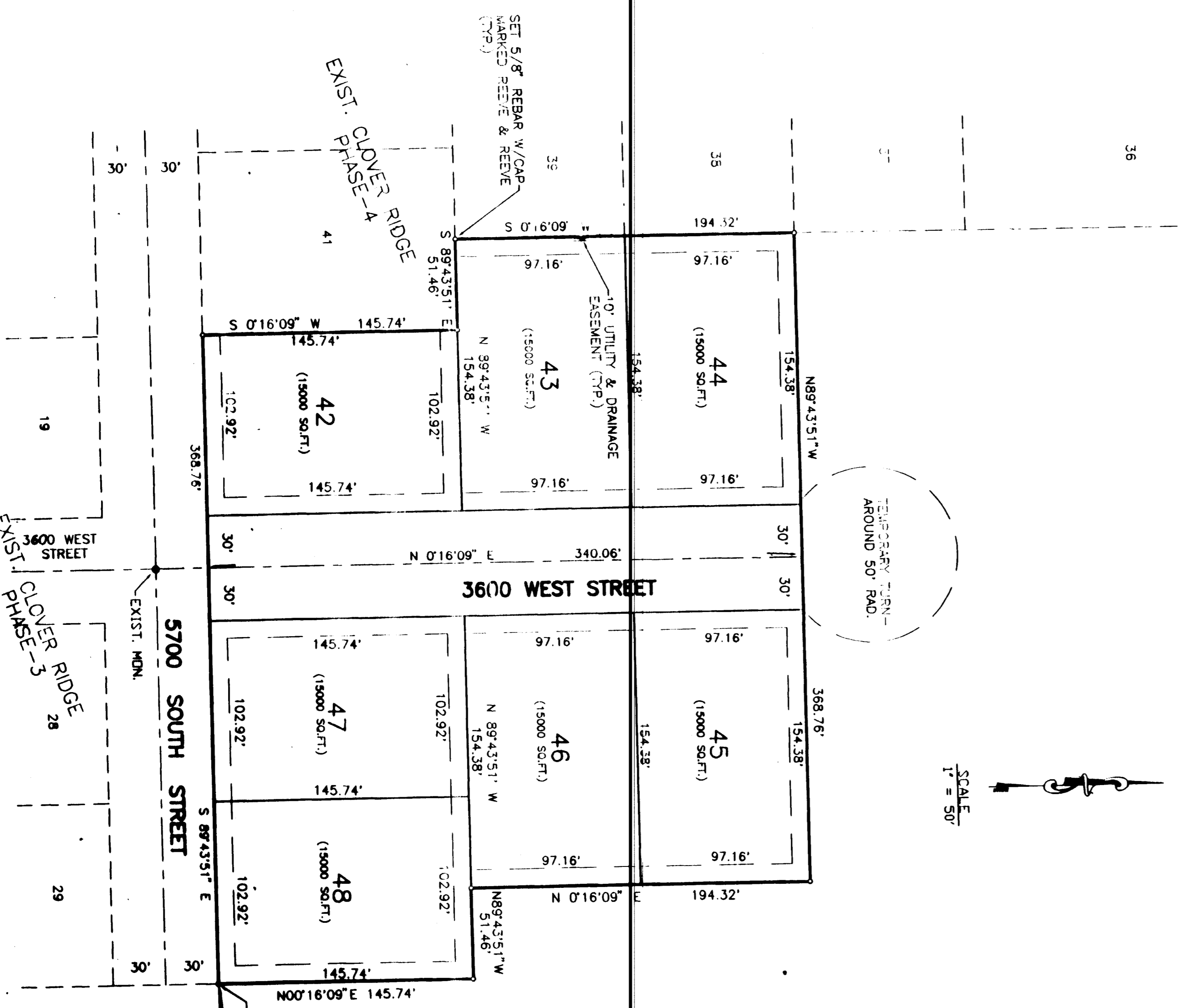


21-53

# CLOVER RIDGE - PHASE 5

PART OF THE NE 1/4 OF SEC. 21, T. 5N., R. 2W., S.L.B. & M.  
ROY CITY, WEBER COUNTY, UTAH  
MARCH, 1994



### 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 5070.09' W ALONG THE SECTION LINE (BASIS OF BEARINGS) 634.04' FEET AND MEASURING THENCE N07°16'09\" E, 145.74' TO THE NE COR. OF SMO SEC. 21, T. 5N., R. 2W., S.L.B. & M. THENCE N07°16'09\" E, 194.32' FEET; THENCE N89°43'51\" W, 368.76' FEET TO THE NE COR. LOT 38 OF CLOVER RIDGE PHASE-4; THENCE ALONG THE EXIST. BOUNDARY OF SMO CLOVER RIDGE PHASE-4 SUBD. THE FOLLOWING (3) THREE COURSES: (1) S07°18'09\" W, 194.32' FEET; (2) S89°43'51\" E, 51.46' FEET; (3) N07°16'09\" E, 145.74' FEET TO THE NORTH R/W OF 5700 SOUTH STREET; THENCE S89°43'51\" E, 368.76' FEET ALONG SMO 1/4 M TO THE POINT OF BEGINNING. CONTAINS 288 ACRES.

### NARRATIVE

THIS SURVEY WAS REQUESTED BY NELSON & NELSON FOR SUBDIVISION OF THIS PROJECT. A.M. WERE FOUND AND A LINE BEARING S 07°20'09\" W BETWEEN THEM WAS UTILIZED AS A BASIS OF BEARINGS.

### NOTES

- SHALLOW SEWER IN THIS SUBDIVISION MAY RESTRICT DEPTH OF ROADS. REFER TO THE IMPROVEMENT PLANS FOR DEPTH OF ROADS.
- 10' UTILITY AND DRAINAGE DEPTHS ARE SHOWN AS OTHERWISE SHOWN.

### SURVEYOR'S CERTIFICATE

I, DAN A. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF CLOVER RIDGE PHASE 5 SUBDIVISION IS CORRECTLY TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREBY DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION. I HAVE PERSONALLY CONDUCTED A SURVEY MADE BY ME ON THE GROUND, I FURNISH AND FORWARD TO THE COUNTY CLERK OF SAID COUNTY, THE ORIGINAL AND COPIES OF ALL APPROPRIATE SURVEY STATUTES AND ORDINANCES OF MEASUREMENTS HAVE BEEN COMPILED WITHIN AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 19th DAY OF MARCH, 1994  
3498 UTAH LICENSE NUMBER  
DAN A. REEVE SIGNATURE

### OWNERS' DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREBY DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS DEED, DEDICATE, GRANT, AND CONVEY TO THE PUBLIC OF THE STATE OF UTAH, ALL THOSE PARTS OF SAID TRACT OF LAND DESIGNATED AS STREETS AND ALSO DEDICATE TO THE PUBLIC THROUGH CERTAIN STRIPS AS ESSENTIALS FOR PUBLIC UTILITY AND DRAINAGE PURPOSES, AS SHOWN AND DESIGNATED ON THIS DEED, AND WE HEREBY CERTIFY THAT THE REQUIREMENTS OF PUBLIC UTILITY AND DRAINAGE PURPOSES AS SHOWN AND DESIGNATED ON THIS DEED, HAVE BEEN COMPILED WITHIN AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 19th DAY OF MARCH, 1994  
NELSON & NELSON DEVELOPMENT CO., INC.  
DANIEL S. NELSON  
DANIEL S. NELSON SIGNATURE

### ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF WEBER, ss.  
ON the 19th DAY OF MARCH, 1994, PERSONALLY APPEARED before me, the undersigned Notary Public, DANIEL S. NELSON, and he acknowledged to me that he executed the foregoing deed and certification and that he is the owner of the land therein mentioned. I have read the deed and certification and certify that the persons herein mentioned are the owners of the land therein mentioned.

COMMISSION EXPIRES 11-30-99  
DANIEL S. NELSON  
NOTARY PUBLIC

ROY CITY PLANNING COMMISSION  
APPROVED BY THE ROY CITY PLANNING COMMISSION ON THE DAY OF MARCH 19, 1994  
CHAIRMAN

ROY CITY ENGINEER  
I HEREBY CERTIFY THAT I HAVE CAREFULLY INVESTIGATED THE LINES OF SAID SUBDIVISION AND FIND THEM TO BE CORRECT AND TO AGREE WITH THE LINES AND MONUMENTS ON RECORD IN THIS DIVISIONS RECORD BOOKS.

ROY CITY ATTORNEY  
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREVIOUSLY TO APPROVAL OF THIS PLAT AND BEHAVING BEEN COMPILED WITHIN SAID PLAT.

RECEIVED  
JUL 18 1994  
Weber County Clerk  
RECEIVED  
BY: [Signature]  
73 15