DRAWING NUMBER 001611

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA

CLOVER RIDGE–PHASE 6

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

BOUNDARY DESCRIPTION

A PART OF THE N 1/4 OF SECTION 21, T. 5N., R. 2W., S.L.B. & M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT S00°20'09"W 488.30 FEET AND N89°43'51"W 45.00 FEET FROM THE NE CORNER OF SAID SECTION 21, (BASIS OF BEARINGS BEING S00°20'09"W BETWEEN THE NW COR. AND THE EAST 1/4 COR. OF SAID SEC. 21), AND RUNNING THENCE S00°20'09"W 145.74 FEET; THENCE S89°43'51"E 45.00 FEET; THENCE S00°20'09"W 60.00 FEET; THENCE N89°43'51"W 61.88 FEET; THENCE S00°25'55"W 145.74 FEET; THENCE N89°43'51"W 164.87 FEET; THENCE S00°16'09"W 472.79 FEET; THENCE N89°23'35"W 102.39 FEET; THENCE S89°45'31"W 211.75 FEET; THENCE S89°14'07"W 44.66 FEET TO THE EASTERLY BOUNDARY LINE OF CLOVER RIDGE PHASE 3 SUBDIVISION; THENCE ALONG SAID BOUNDARY LINE OF CLOVER RIDGE PHASE 3 SUBDIVISION THE FOLLOWING THREE (3) COURSES: (1) N00°16'09"E 474.88 FEET, (2) S89°43'51"E 51.46 FEET, (3) N00°16'09"E 351.48 FEET; THENCE S89°43'51"E 489.72 FEET TO THE POINT OF BEGINNING. CONTAINS 7.85 ACRES, MORE OR LESS.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY LINES WERE ESTABLISHED BY A SURVEY THAT WAS PERFORMED ON THE GROUND. MONUMENTS USED TO ESTABLISH THE BOUNDARY ARE SHOWN HEREON.

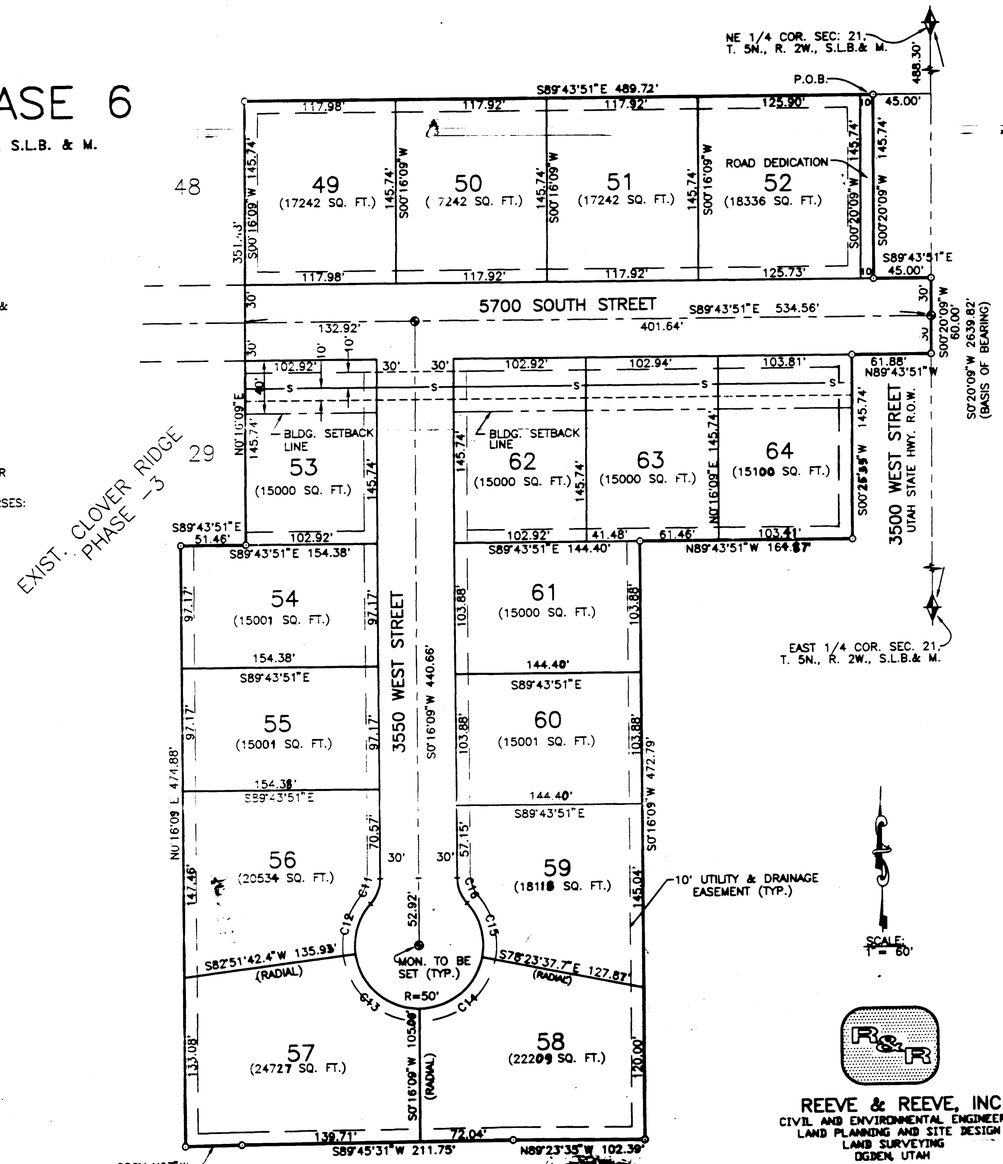
CURVE DATA

CURVE	LENGTH	DELTA	RADIUS	CHORD	
C11	21.68'	41°24'35"	30.00'	N20°58'26"E	21.21'
C12	42.60'	48°49'01"	50.00'	N17°16'13"E	41.32'
C13	72.08'	82°35'03"	50.00'	S42°58'24"E	66.06'
C14	68.65'	78°39'47"	50.00'	N52°56'16"E	63.38'
C15	46.03'	52°44'48"	50.00'	N14°46'02"W	44.42'
C16	21.68'	41°24'35"	30.00'	N20°26'08"W	21.21'

NOTE: SHALLOW SEWER IN THIS SUBDIVISION MAY RESTRICT DEPTH OF BASEMENTS. REFER TO IMPROVEMENT PLANS FOR DEPTH OF SEWER.

NOTE: UTILITY EASEMENTS SHOWN ARE 10 FEET WIDE FOR UTILITIES AND DRAINAGE UNLESS OTHERWISE SHOWN.

—S— EXISTING NORTH DAVIS SEWER DISTRICT 12" SEWER LINE.



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 6 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 COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 1 DAY OF JUNE, 1995

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED LAND SURVEYOR 22-146666-2201 JOHN P. REEVE STATE OF UTAH

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 6, 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 20th DAY OF July, 1995

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

DENNIS C. NELSON — MELVIN E. SMITH

ROY CITY

MAYOR — CITY CLERK

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Weber } ss.

ON THE 7th DAY OF June, 1995, 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 ACKNOWLEDGE TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED TE SAME.

NOTARY PUBLIC — DATE 6-7-95

NOTARY PUBLIC STATE OF UTAH

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WEBER } ss.

ON THE 4th DAY OF August, 1995, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE Mayor AND City Clerk 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.

9-24-95 — COMMISSION EXPIRES

NOTARY PUBLIC

NOTARY PUBLIC LAUREL S. DALTON 5051 South 5500 West Roy, Utah 84067 My Commission Expires June 24, 1995 STATE OF UTAH

WEBER COUNTY RECORDER

ENTRY NO. 1357560 FEE PAID $46.00
FILED FOR RECORD AND RECORDED, AUG. 8, 1995
AT 4:00pm
IN BOOK 40 OF THE OFFICIAL RECORDS, PAGE 39

RECORDED FOR: ROY CITY

DOUG CROFTS
WEBER COUNTY RECORDER
BY: Kathy Vanzuiver DEPUTY.

ROY CITY PLANNING COMMISSION

APPROVED BY THE ROY CITY PLANNING COMMISSION ON THE 18TH DAY OF July, 1995.

Tommy Smith
CHAIRMAN

ROY CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH DATED THIS 17 DAY OF July, 1995.

ROY CITY COUNCIL

THIS IS TO CERTIFY THAT THE DEDICATION OF THIS PLAT WERE DULY APPROVED BY THE CITY COUNCIL OF ROY CITY ON THE 19 DAY OF July, 1995.
ATTEST:
TITLE:

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 19 DAY OF July, 1995.

RECEIVED
FEB 12 1997
Weber County Surveyor

40-39

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