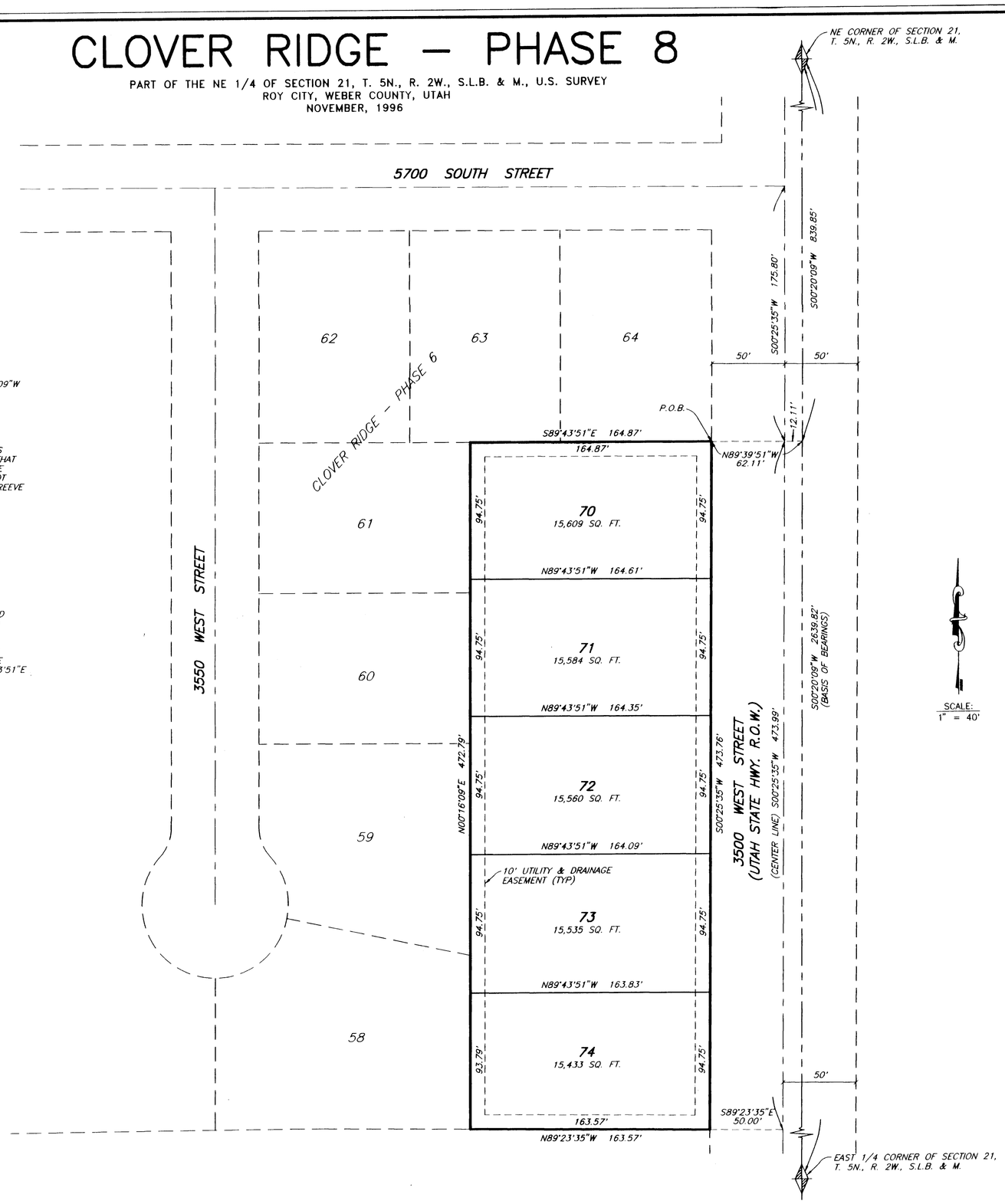
DRAWING NUMBER 001717
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07549

CLOVER RIDGE – PHASE 8

PART OF THE NE 1/4 OF SECTION 21, T. 5N., R. 2W., S.L.B. & M., U.S. SURVEY
ROY CITY, WEBER COUNTY, UTAH
NOVEMBER, 1996



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM 1927 NORTH ZONE, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE NE CORNER AND THE E 1/4 CORNER OF SECTION 21, T.5N., R.2W., S.L.B. & M., U.S. SURVEY, SHOWN HEREON AS: S00°20'09"W

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. ALL BOUNDARY CORNERS AND REAR LOT CORNERS ARE TO BE MARKED WITH A 5/8" REBAR AND CAP MARKED "REEVE & REEVE". ALL FRONT LOT CORNERS ARE TO BE MARKED WITH A "NAIL" SET IN THE TOP OF CURB ON THE EXTENSION OF THE LOT SIDELINES.

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT ON THE WEST LINE OF 3500 WEST STREET, SAID POINT BEING S00°20'09"W 839.85 FEET ALONG THE SECTION LINE, AND N89°39'51"W 62.11 FEET FROM THE NE CORNER OF SAID SECTION 21; THENCE S00°25'35"W 473.76 FEET ALONG SAID WEST LINE; THENCE N89°23'35"W 163.57 FEET TO THE SOUTHEASTERLY BOUNDARY LINE OF CLOVER RIDGE PHASE 6; THENCE ALONG SAID BOUNDARY THROUGH THE NEXT (2) TWOCOURSES: (1) N00°16'09"E 472.79 FEET, AND (2) S89°43'51"E 164.87 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.78 ACRES, MORE OR LESS.

RECEIVED
OCT 01 1997
Weber County Surveyor

R&R

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 8 IN ROY CITY, 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 24 DAY OF JAN, 19 97

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED LAND SURVEYOR 22-146666-2201 STATE OF UTAH

OWNERS 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 8, 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 UTILITIES 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, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 29 DAY OF April, 19 97

Dejiorgio Enterprise by Lena Dejiorgio Pres.

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Weber } ss.

ON THE 29th DAY OF April, 19 97, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Lena Dejiorgio (AND) _____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME he SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

March 30, 1998
COMMISSION EXPIRES

Bonnie J. Adair
NOTARY PUBLIC

BONNIE J. ADAIR
NOTARY PUBLIC • STATE of UTAH
4001 SOUTH 1900 WEST
ROY, UT 84067
COMM. EXP. 3-30-98

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss.

ON THE _____ DAY OF _____, 19__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ 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

JOB NO.: 2165-02	ENGINEER: J. REEVE P.E.		
DATE: NOVEMBER 1, 1996	DRAFTER: C. CAVE		
SCALE: 1"=40'	REVISED: 1/21/97 C. CAVE		

WEBER COUNTY RECORDER

ENTRY NO. 1413041 FEE PAID $20.00
FILED FOR RECORD AND RECORDED, 22 MAY 97 AT 2:20 PM
IN BOOK 44 OF THE OFFICIAL RECORDS, PAGE 65.

RECORDED FOR:
ROY CITY
DAVID CROFTS
WEBER COUNTY RECORDER
BY: Carrie Warner DEPUTY.

ROY CITY PLANNING COMMISSION

APPROVED BY THE ROY CITY PLANNING COMMISSION ON THE 21st DAY OF April, 19 97.

Tommy J. 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 19 DAY OF MAY, 1997.

ROY CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF ROY CITY, UTAH, THIS 19 DAY OF MAY 1997.
ATTEST:
TITLE: Acting City Manager

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 19th DAY OF May, 1997.

REEVE & REEVE ENGINEERING, INC.
ENGINEERS, PLANNERS, & SURVEYORS
3670 QUINCY AVE. SUITE NO. 1
OGDEN, UTAH 84403
(801) 621-3100 FAX (801) 621-2666