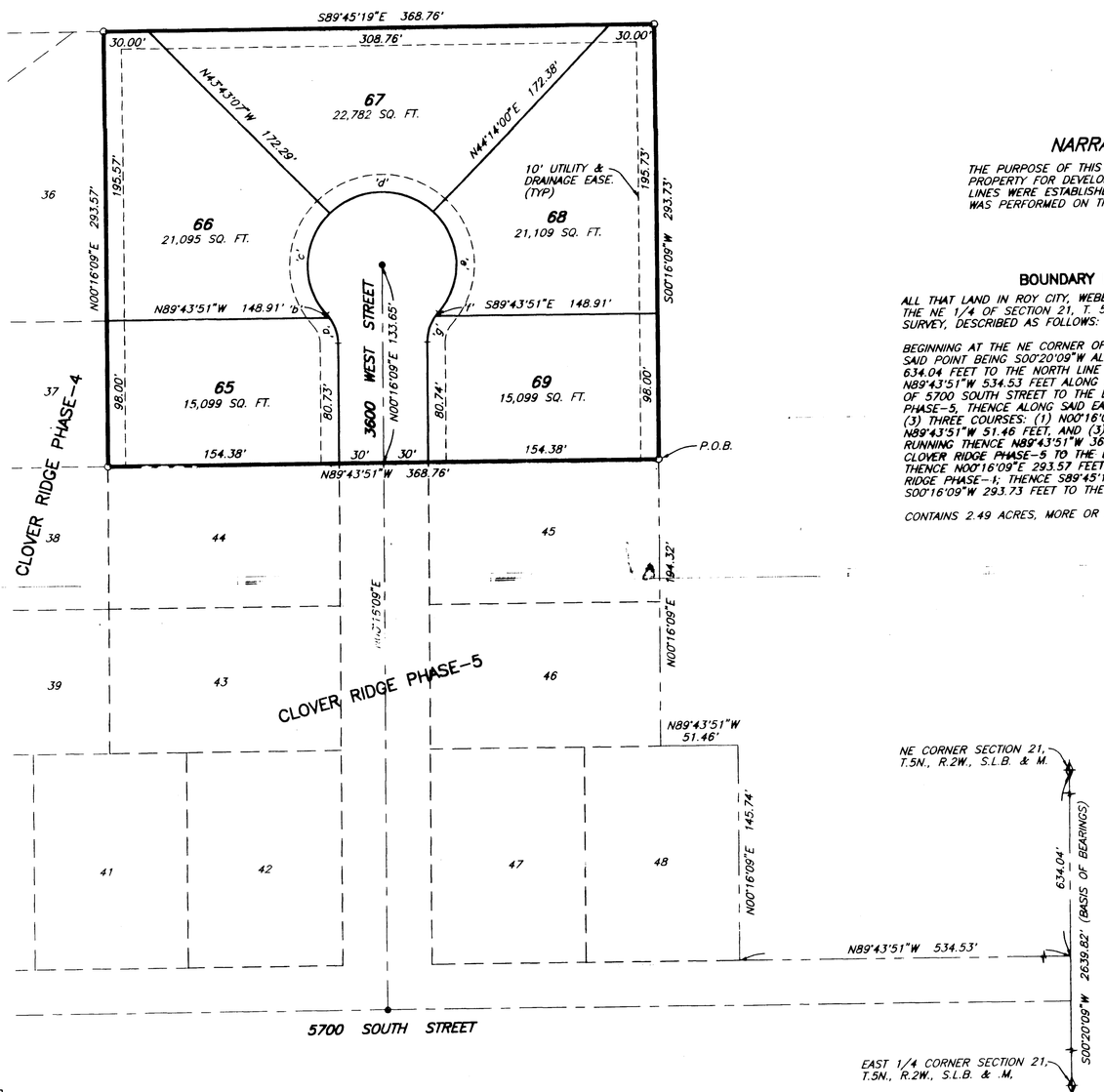
DRAWING NUMBER 001722

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA REORDER BY NUMBER 07548

42-48

CLOVER RIDGE – PHASE 7

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
JUNE, 1996



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY FOR DEVELOPEMENT. THE BOUNDARY LINES WERE ESTABLISHED BY A SURVEY THAT WAS PERFORMED ON THE GROUND.

BOUNDARY DESCRIPTION

ALL THAT LAND IN ROY CITY, WEBER COUNTY, UTAH, BEING A 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 THE NE CORNER OF LOT 45 OF CLOVER RIDGE PHASE 5, SAID POINT BEING S00°20'09"W ALONG THE SECTION LINE (BASIS OF BEARINGS) 634.04 FEET TO THE NORTH LINE OF 5700 SOUTH STREET EXTENDED; N89°43'51"W 534.53 FEET ALONG SAID EXTENSION AND NORTH LINE OF 5700 SOUTH STREET TO THE EAST BOUNDARY LINE OF CLOVER RIDGE PHASE-5, THENCE ALONG SAID EAST BOUNDARY LINE THROUGH THE NEXT (3) THREE COURSES: (1) N00°16'09"E 145.74 FEET (2) N89°43'51"W 51.46 FEET, AND (3) N00°16'09"E 194.32; AND RUNNING THENCE N89°43'51"W 368.76 FEET ALONG THE NORTH LINE OF CLOVER RIDGE PHASE-5 TO THE EAST LINE OF CLOVER RIDGE PHASE-4; THENCE N00°16'09"E 293.57 FEET ALONG SAID EAST LINE OF CLOVER RIDGE PHASE-4; THENCE S89°45'19"E 368.76 FEET; THENCE S00°16'09"W 293.73 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.49 ACRES, MORE OR LESS.

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 7 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 27 DAY OF JUNE, 1996.

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED LAND SURVEYOR 22-146666-2201 JOHN P. REEVE 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 7, 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 28 DAY OF June, 1996

Nelson & Hedon Development Co. LLC
By: Member

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Weber } ss.

ON THE 28th DAY OF June, 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Melissa E. Smith, Member (AND) of Nelson & Hedon Dev II SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME Melissa E. Smith SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

11-13-99
COMMISSION EXPIRES

Debra J Horesh
NOTARY PUBLIC

DEBRA J HORESH NOTARY PUBLIC • STATE of UTAH 9 ... BLVD ... 84403 COMM. EXP. 11-13-99

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 _____

* LEGEND *

● = CENTER LINE MONUMENT TO BE SET PER CITY STANDARDS UPON COMPLETION OF IMPROVEMENTS.

○ = SET 5/8" REBAR & CAP MARKED "REEVE & REEVE"

CURVE INFORMATION

SYM.	DELTA	RADIUS	LENGTH	TANGENT	CHORD INFORMATION
(a)	35°08'05"	30.00'	18.40'	9.50'	S17°17'54"E, 18.11'
(b)	06°16'30"	30.00'	3.29'	1.64'	S38°00'11"E, 3.28'
(c)	87°25'19"	50.00'	76.29'	47.80'	N02°34'14"E, 69.10'
(d)	87°57'07"	50.00'	76.75'	48.24'	S89°44'33"E, 69.44'
(e)	87°26'44"	50.00'	76.31'	47.82'	S02°02'38"E, 69.12'
(f)	06°16'30"	30.00'	3.29'	1.64'	N38°32'29"E, 3.28'
(g)	35°08'05"	30.00'	18.40'	9.50'	N17°50'12"E, 18.11'

RECEIVED
OCT 01 1997
Weber County Surveyor

PROJECT NO: 1451 DESIGNED: J REEVE
DATE: MARCH 4, 1996 DRAWN: C DIVE
SCALE: 1" = 50'

ROY CITY PLANNING COMMISSION

APPROVED BY THE ROY CITY PLANNING COMMISSION ON THE 9TH DAY OF July, 1996

Tommy Snoch
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 9TH DAY OF July, 1996.

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 8TH DAY OF July, 1996.

ATTEST: Joann H. Union
TITLE: City Recorder

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 12 DAY OF July, 1996.

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

WEBER COUNTY RECORDER

ENTRY NO. 1418278 FEE PAID $25.00
FILED FOR RECORD AND RECORDED 12 JUL 96 AT 9:45am
IN BOOK 42 OF THE OFFICIAL RECORDS, PAGE 48

RECORDED FOR: ROY CITY
DOUG CROFTS
WEBER COUNTY RECORDER
BY: Connie Warner DEPUTY.

42-48