

Cloverside Acres Subdivision Phase No. 2

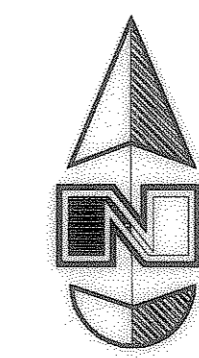
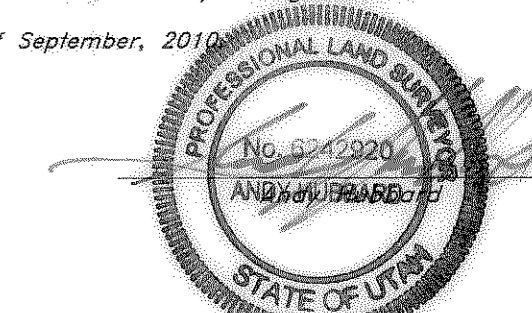
A part of the Southwest 1/4 of Section 32, T6N, R2W, SLB & M, U.S. Survey
Weber County, Utah
July 2010

SURVEYOR'S CERTIFICATE

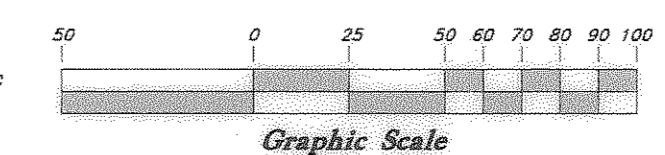
I, Andy Hubbard do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that this plat of Cloverside Acres Subdivision Phase 2 in Unincorporated Weber County, Utah, has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Weber County Recorder's Office, and of a survey made on the ground in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.
I also certify that all the lots within Cloverside Acres Subdivision Phase 2 meet the frontage and area requirements of the Weber County Zoning Ordinance.

Signed this 29th day of September, 2010

6242920

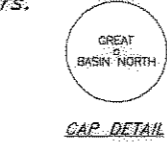


Scale: 1" = 50'



- ▲ Set Nail & Washer
- ⊙ Set Rebar & Cap w/ Fencepost
- Set Hub & Tack
- ⊕ Monument to be set
- (Rad.) Radial Line
- (N/R) Non-Radial Line

A 5/8" rebar 24" long with plastic cap (see detail below) was set at all properly corners.



Northwest Corner of Section 32, Township 6 South, Range 2 West, Salt Lake Base & Meridian (Not Found)

Carl M. Hansen & Certel H Hansen, Trustees
15-085-0027

Note:
This subdivision is located within an agricultural zone, which is the preferred use. Agricultural operations as specified in the Zoning Ordinance for a particular zone, are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision.

Carl M. Hansen et al Trustees
15-085-0016

Bearing Point Investments L.L.C.
15-085-0026

Remainder Parcel
Contains 8.5 Acres More or Less
NOT APPROVED FOR DEVELOPMENT

OWNER'S DEDICATION

I, the undersigned owner 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 Cloverside Acres Subdivision Phase No. 2, and hereby dedicate, grant and convey to Weber County all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also grant and dedicate a perpetual right and easement over, upon and under the lands designated hereof as public utility easements, the same to be used for the installation, maintenance, and operation of public utility service lines, or for the perpetual preservation of water channels in the natural state whichever is applicable as may be authorized by the governing authority, with no buildings or structures being erected within such easements.
I also hereby dedicate, grant and convey to Bearing Point Investments L.L.C. all those parts or portions of said tract of land designated as Private Access & Utility Easement, the same to be used as a private thoroughfare, and also dedicate, and grant a perpetual right and easement over, upon and under the lands designated hereon as Private Access & Utility Easement, the same to be used for the installation, maintenance, and operation of private utility service lines, as needed for the use and improvement of the remainder parcel shown hereon.

Signed this day of , 2010.

Bearing Point Investments L.L.C.

Duane L. Hansen - Partner
3151 So. 4700 W.
Taylor Utah 84401

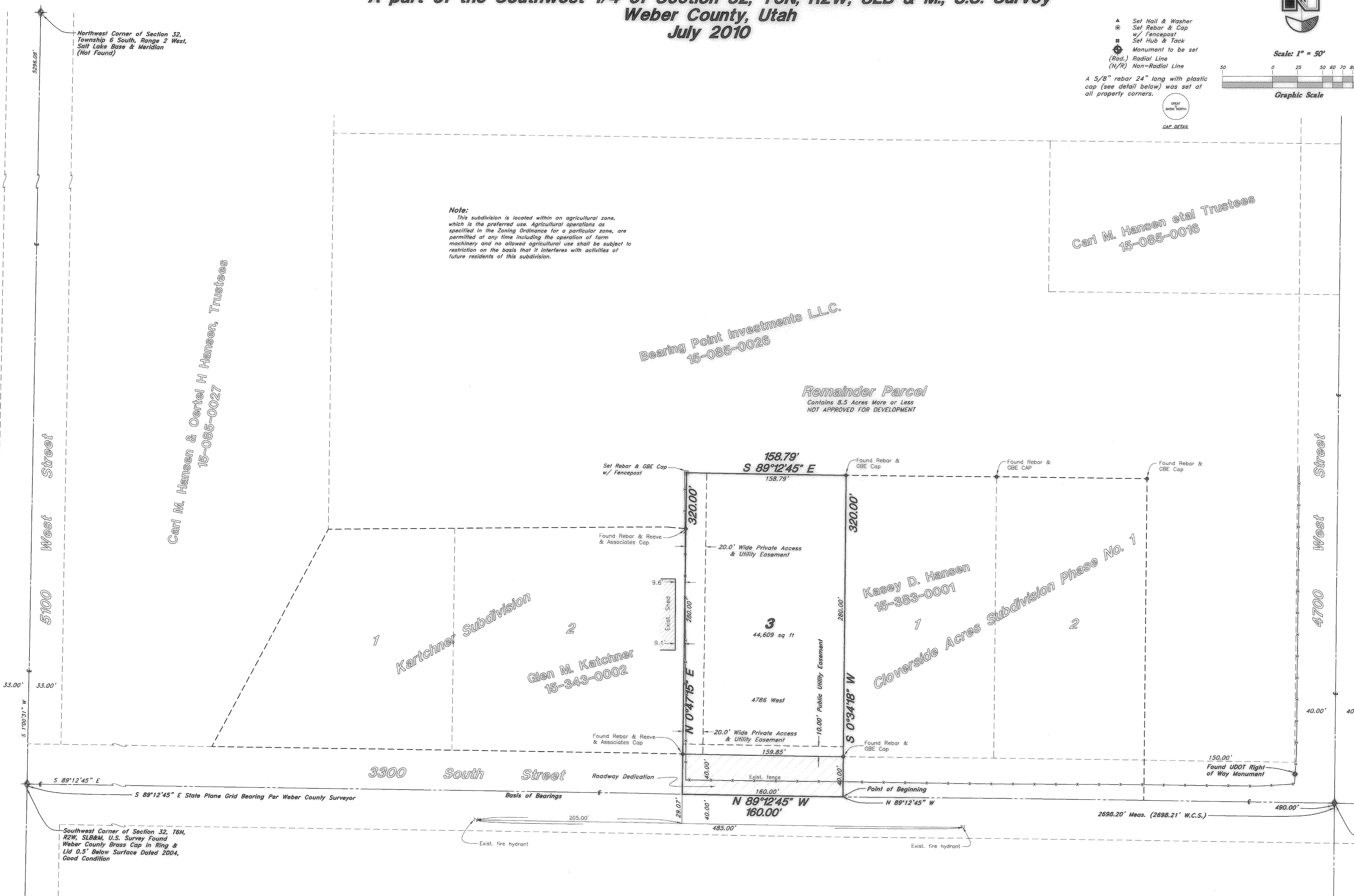
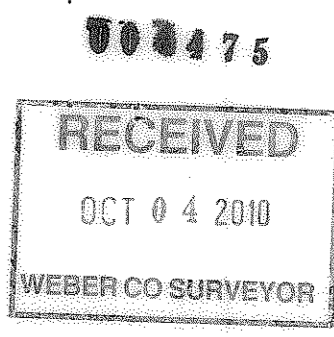
ACKNOWLEDGMENT

County of } ss
State of }
On the day of , 2010, personally appeared before me Duane L. Hansen, who being by me duly sworn did say that he is a partner in the Bearing Point Investments L.L.C. and that said instrument was signed in behalf of said L.L.C. by a resolution of its partners and Duane L. Hansen acknowledged to me that said L.L.C. executed the same.

Residing at: _____ A Notary Public commissioned in Utah
Commission Expires: _____ Print Name

BOUNDARY DESCRIPTION

A part of the Southwest corner of Section 32, Township 6 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey.
Beginning of the Southwest corner of Lot 1, Cloverside Acres Subdivision Phase 1 in Weber County, Utah, said point is 490.00 feet North 89°12'45" West along the section line from the South Quarter corner of said Section 32 and running; thence North 89°12'45" West 160.00 feet along the section line to the East line of Kartchner Subdivision, in Weber County, Utah; thence North 0°47'15" East 320.00 feet along said East line and said East line Extended; thence South 89°12'45" East 158.79 feet to the Northwest of Lot 1, of said Cloverside Acres Subdivision Phase 1; thence South 0°34'18" West 320.00 feet along the West line of said Cloverside Acres Subdivision Phase No. 1 to the point of beginning.
Contains 57,000 sq. ft. or 1.171 acres



Southwest Corner of Section 32, T6N, R2W, SLB&M, U.S. Survey Found Weber County Brass Cap in Ring & Lid 0.5' Below Surface Dated 2004, Good Condition

South Quarter Corner of Section 32, T6N, R2W, SLB&M, U.S. Survey Found Weber County Brass Cap in Ring & Lid 0.5' Below Surface Dated 2004, Good Condition (Road Has Recently been overlaid)

NARRATIVE

This subdivision plat was requested by Mr. Gary Tolman for the purpose of subdividing (1) one residential lot.
A line bearing South 89°12'45" East (State Plane Grid) between the Southwest Corner and South Quarter Corner was used as the basis of bearings.
Lot corners were monumented as depicted on this drawing.

WEBER-MORGAN HEALTH DEPARTMENT

I hereby certify that the soils, percolation rates, and site conditions for this subdivision have been investigated by this office and are approved for on site wastewater disposal systems.
Signed this day of , 2010.

Director, Weber-Morgan Health Department

WEBER COUNTY SURVEYOR

I hereby certify that the Weber County Surveyor's office has reviewed this plat for mathematical correctness, section corner data, and for harmony with lines and monuments on record in county offices. The approval of this plat by the Weber County Surveyor does not relieve the Licensed Land Surveyor who executed this plat from the responsibilities and/or liabilities associated therewith.
Signed this day of , 2010.

Signature

WEBER COUNTY ENGINEER

I hereby certify that the required public improvement standards and drawings for this subdivision conform with County standards and the amount of the financial guarantee is sufficient for the installation of these improvements.
Signed this day of , 2010.

Signature

WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Ogden Valley Township Planning Commission on the day of , 2010.

Chair, Ogden Valley Township Planning Commission

WEBER COUNTY COMMISSION ACCEPTANCE

This is to certify that this subdivision plat, the dedication of streets and other public ways and financial guarantee of public improvements associated with this subdivision, thereon are hereby approved and accepted by the Commissioners of Weber County, Utah this day of , 2010.

Title _____ Attest _____
Chair, Weber County Commission

WEBER COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____ RECORDED
FOR _____
WEBER COUNTY RECORDER
BY: _____ DEPUTY