

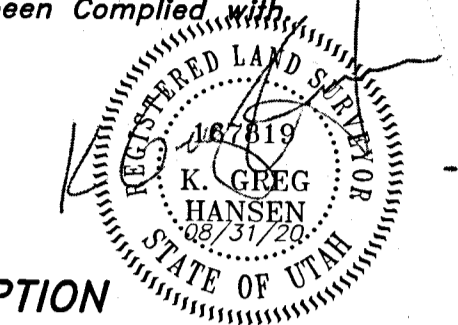
# Clara's Corner Subdivision First Amendment

Amending Lots 1 & 2  
Plain City, Weber County, Utah

A Part of the Southwest Quarter of Section 32,  
Township 7 North, Range 2 West, Salt Lake Base & Meridian

## SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a Survey of the property described on this plat in accordance with Section 17-23-17 and have Verified all Measurements, and have placed monuments as represented on this plat, and have hereby amended and subdivided said tract into two (2) Lots, know hereafter as Clara's Corner Subdivision First Amendment in Plain City, Weber County, Utah, and has been correctly drawn 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 said Survey made by me on the ground, I further hereby Certify that the requirements of all applicable statutes and ordinances of Plain City concerning Zoning Requirements regarding Lot measurements have been Complied with.



Signed this 31st day of August, 2020.  
K. Greg Hansen P.L.S.  
Utah Land Surveyor Licence No. 167819.

## BOUNDARY DESCRIPTION

LOT 1 AND LOT 2, CLARA'S CORNER SUBDIVISION, PLAIN CITY, WEBER COUNTY, UTAH, FILED AS ENTRY NO. 2382215 IN THE FILES OF THE WEBER COUNTY RECORDER BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF CROSS STREEET, SAID POINT ALSO LOCATED ON THE NORTH BOUNDARY LINE OF CROSS ROADS EAST ESTATES, LOCATED 297.33 FEET NORTH 00°53'18" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND 33.03 FEET SOUTH 86°51'40" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION;

RUNNING THENCE NORTH 00°53'18" EAST 200.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 89°06'42" WEST 33.00 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00°53'18" EAST 44.41 FEET ALONG SAID WEST LINE; THENCE NORTH 89°54'03" EAST 250.84 FEET; THENCE SOUTH 00°53'18" WEST 257.30 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BEING A POINT ON THE NORTH LINE OF SAID CROSS ROADS EAST ESTATES; THENCE NORTH 86°51'40" WEST 217.97 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINING 1.290 ACRES.

## OWNER'S DEDICATION AND CERTIFICATION

Know all men by these presents that we, the undersigned Owners of the above described tract of land having caused the same to be Amended and Subdivided into lots as shown on this plat and name said tract Clara's Corner Subdivision First Amendment and hereby dedicate, grant and convey, in perpetuity, pursuant to the provisions of 17-27a-607, Utah code, without condition, restriction or reservation to Plain City, Weber County, 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 Plain City those certain strips designated as public utility easements and easements for public utilities including provision for drainage and utility purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines, drainage and irrigation as may be authorized by Plain City. The plat notes shown hereon are hereby declared effective and binding. In witness we have here unto set our signature this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Dean C. Olsen  
Trustees of the Dean C. & Katherine M. Olsen Revocable Living Trust

Katherine M. Olsen  
Jaime P. Byington

## TRUST ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, Dean C. Olsen & Katherine M. Olsen, Trustees of the Dean C. & Katherine M. Olsen Revocable Living Trust, personally appeared before me, the undersigned notary public in and for said county of Weber, in the state of Utah, the signers of the attached owners dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned on behalf of said trust.

## ACKNOWLEDGMENT

STATE OF UTAH )  
COUNTY OF WEBER )

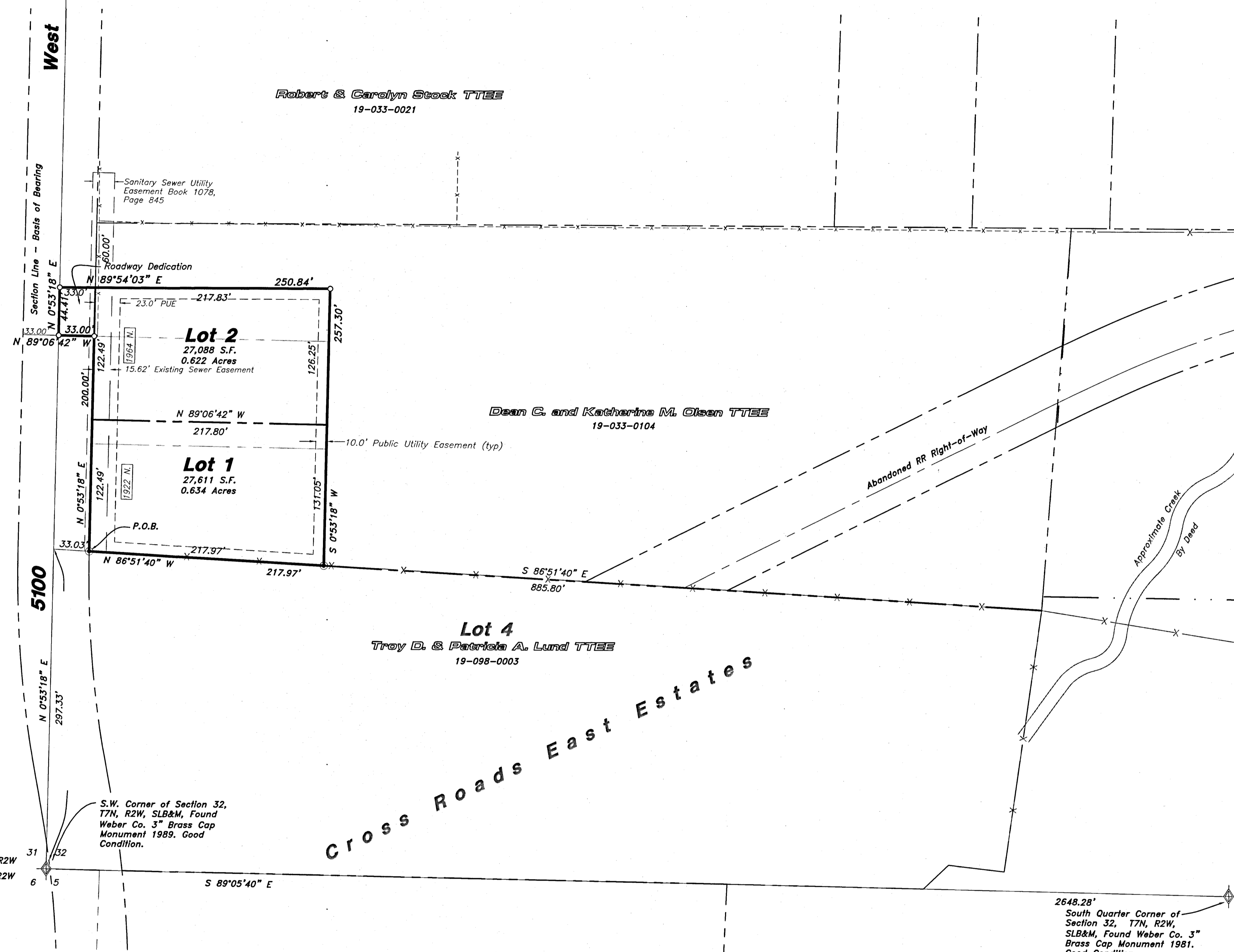
On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, Tyler K. Byington and Jaime P. Byington, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned Notary Public in and for said County of \_\_\_\_\_, in the State of Utah, the signers of the attached Owners Dedication, two in numbers, who duly acknowledged to me they signed it freely and voluntarily and for the purpose therein mentioned.

Notary Public

Notary Public

## WEBER COUNTY RECORDER

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



## NARRATIVE

The purpose of this survey was to amend Lots 1 and 2, Clara's Corner Subdivision and set the property corners of the two lot subdivision as shown and described hereon. This survey was ordered by Dean Olsen. The Control used to Establish the Property Corners was Clara's Corner Subdivision along with the existing Weber County Surveyor Monumentation Surrounding Section 32, Township 7 North, Range 2 West, S.L.B.&M. The basis of bearing is the west line of the southwest quarter of Section 32, T. 7 N., R. 2 W., S.L.B.&M which bears North 0°53'18" East, Utah North, State Plane, Calculated N.A.D.83 Bearing.

## Notes:

- 1- All public utility easements (PUE) are 10.00 feet wide unless noted otherwise.
- 2- Rebar will be set on all lot corners.

## PLAIN CITY PLANNING COMMISSION

This is to Certify Plain City Planning Commission.  
Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2020.

Chairman, Plain Planning Commission

## PLAIN CITY ACCEPTANCE

This is to certify that this plat and dedication of this plat were duly approved and accepted by the Plain City Council.  
Signed this \_\_\_\_\_ Day of \_\_\_\_\_, 2020.

Mayor:

Affest:

## PLAIN CITY ENGINEER

I hereby certify that this office has examined the plat and it is correct in accordance with the information on file in this office.  
Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

City Engineer

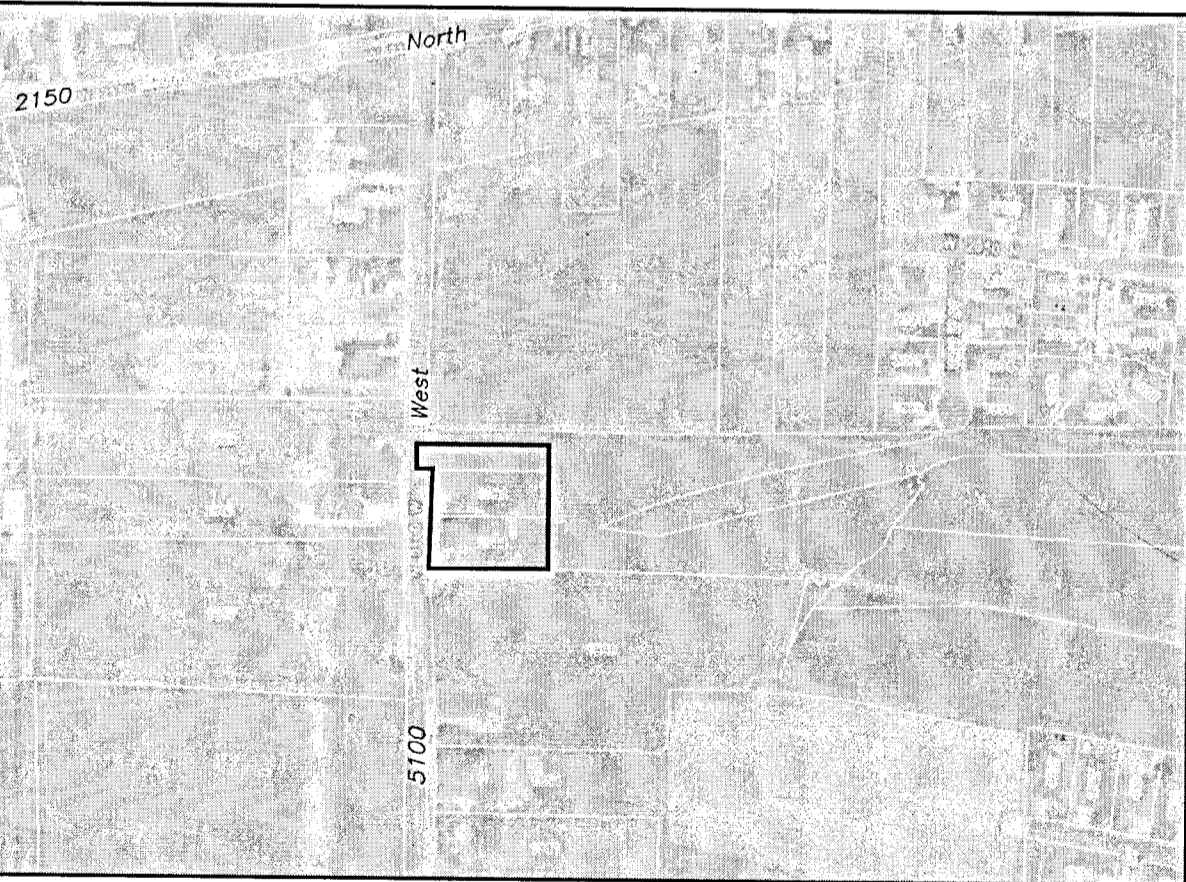
## PLAIN CITY ATTORNEY

I certify that the requirements of all applicable statutes and ordinances prerequisite to the approval by the Attorney of the foregoing plat and dedications have been complied with.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Signature

## PLAIN CITY SETBACKS

RE-15 ZONE: FRONT:  
FRONT SETBACK 30 FEET  
SIDES: 10' MIN.  
REAR: 30 FEET



RECEIVED  
OCT 26 2020  
BY: C668

Developer:  
Dean Olsen  
847 East 2800 North  
North Ogden, Utah 84417  
(801)782-3146

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