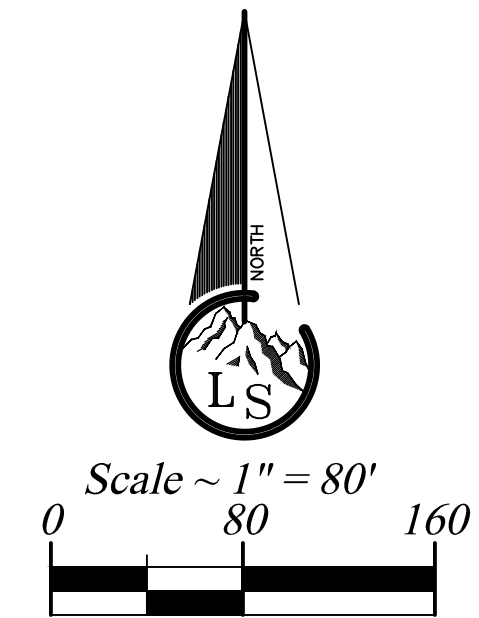


CLAWSON SUBDIVISION

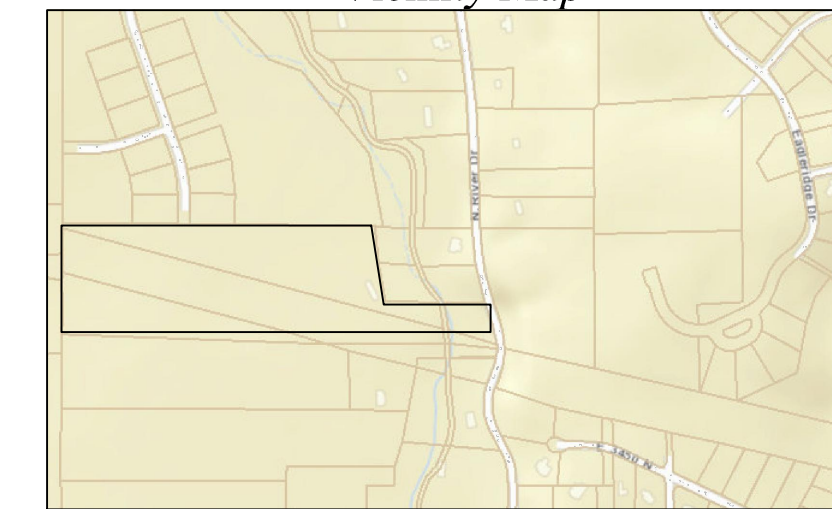
PART OF THE SW 1/4 OF SECTION 21 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
UNINCORPORATED WEBER COUNTY, UTAH - JULY 2020



Legend

- x---x---x--- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- ◆ FND SECTION CORNER
- FND STREET MONUMENT
- FND CURB NAIL
- FND REBAR AND CAP
- SET #5x24" REBAR AND CAP STAMPED LANDMARK
- ELEVATION BENCHMARK
- ▨ ROAD/STREET DEDICATION
- r RECORD DATA
- md MEASURED DATA

Vicinity Map



OWNER'S DEDICATION
We the undersigned owners of the herein described tract of land, do hereby set apart and subdivide the same into lots and streets as shown hereon and name said tract CLAWSON SUBDIVISION:
We hereby dedicate to the governing entity for the purpose of public use all those parts or portions of said tract of land designated as street(s) and/or road(s), the same to be used as public thoroughfares. And further dedicate grant and convey said street(s) or and/or road(s) as public utility corridors as may be authorized by the governing entity.
We hereby grant and dedicate a perpetual right and easement over, upon and under the lands designated hereon as public utility, storm water detention pond(s), drainage easement(s), and canal maintenance easement(s), the same to be used for the installation maintenance and operation of public utility service line(s), storm drainage facilities, irrigation canal(s) or for the perpetual preservation of water channels in their natural state whichever is applicable to the governing entity and as may be authorized by the governing entity, with no buildings or structures being erected within such easements.

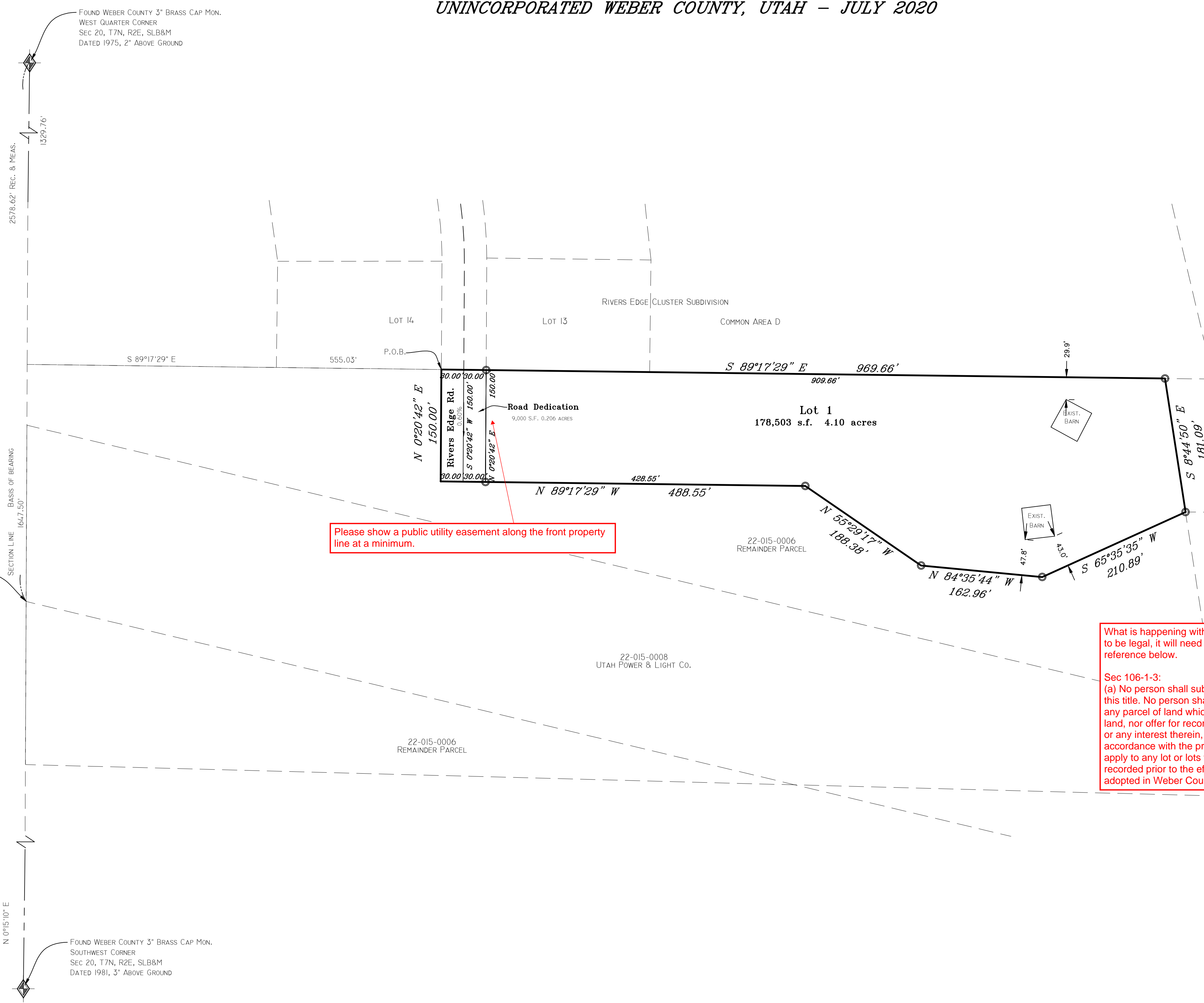
Individual Acknowledgement
IN WITNESS WHEREOF, the hand of said Grantor(s), this ____ day of _____, 20____.

NAME _____	NAME _____
STATE OF UTAH)	
COUNTY OF WEBER) SS	

On the date first above written personally appeared before me the above signer(s) of the within instrument, who duly acknowledged to me that they executed the same.
WITNESS my hand and official stamp the date in this certificate first above written:
As a Notary Public commissioned in Utah, Witness my hand and official seal.

Notary Signature: _____ My Commission Expires: _____
(print name below signature):

BOUNDARY DESCRIPTION
A part of the Southwest Quarter of Section 21, Township 7 North, Range 2 East, Salt Lake Base and Meridian, U.S. Survey:
Beginning at the Southwest corner of Rivers Edge Cluster Subdivision, a subdivision in Weber County, Utah, said point being 1329.76 feet South 0°15'10" West along the West Section line and 555.03 feet South 89°17'29" East along the South line of said Subdivision from the West Quarter Corner of said Section 21; and running thence South 89°17'29" East 969.66 feet; thence South 8°44'50" East 181.09 feet; thence South 65°35'35" West 210.89 feet; thence North 84°35'44" West 162.96 feet; thence North 55°29'17" West 188.38 feet; thence North 89°17'29" West 488.55 feet; thence North 0°20'42" East 150.00 feet to the point of beginning.
Contains 187,503 s.f. or 4.30 Acres



Please show a public utility easement along the front property line at a minimum.

What is happening with the remainder parcel? In order for the remainder to be legal, it will need to be included as part of the plat. See code reference below.
Sec 106-1-3:
(a) No person shall subdivide any tract of land except in compliance with this title. No person shall sell or exchange or offer to sell or exchange any parcel of land which is a part of a subdivision of a larger tract of land, nor offer for recording any deed conveying such a parcel of land, or any interest therein, unless such subdivision has been created in accordance with the provisions of this Land Use Code. This title shall not apply to any lot or lots forming a part of a subdivision created and recorded prior to the effective date of the subdivision regulations adopted in Weber County on January 11, 1952.

When remainder parcel is included in the plat, it should also show a stream corridor setback of 100 ft from the highwater mark of the North Fork River.

NARRATIVE
The purpose of this survey is to create a one (1) Lot Subdivision from a larger parcel.
Documents used to aide in this survey:
1. Weber County Tax Plat 2-015-3.
2. Deeds of record as found in the Weber County Recorders Office for parcels 22-015-0006, 22-015-0007, 22-015-0008, 22-015-0010, 22-015-0011.
3. Plats of Record: #37-035 River Ranch Estate Subdivision, #65-062 Rivers Edge Cluster Subdivision.
4. Record of Survey's: #629, #3212, #3776.
Boundary was established from neighboring Plats and Deeds and Owners decision for Lot 1.
Basis of bearing is state plane grid from monument as shown.

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 _____, 20____.

Director, Weber-Morgan Health Department

WEBER COUNTY PLANNING COMMISSION APPROVAL
This is to certify that this subdivision plot was duly approved by the Weber County Planning Commission on the ____ day of _____, 20____.

Chairman, Weber County Planning Commission

WEBER COUNTY ATTORNEY
I have examined the financial guarantee and other documents associated with this subdivision plot and in my opinion they conform with the County Ordinance applicable thereto and now in force and effect. Signed this ____ day of _____, 20____.

Signature _____

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 _____, 20____.

Signature _____

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 _____, 20____.

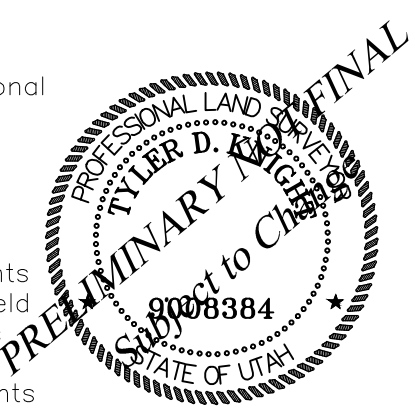
Chairman, Weber County Commission

Attest:
Title: Weber County Clerk

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 _____, 20____.

Signature _____

SURVEYOR'S CERTIFICATE
I, Tyler D. Knight, do hereby certify that I am a professional land surveyor in the State of Utah and hold license no. 9008384-2201 in accordance with Title 58, Chapter 22 known as the Professional Engineers and Professional Land Surveyor's Licensing Act, have made a survey of the property(s) shown hereon in accordance with UCA 17-23-17, verifying measurements, and placing monuments as represented. That this plat was prepared from the field notes of this survey and from documents and records as noted hereon. I further certify that, to the best of my knowledge and belief, all lots meet the current requirements of the Land Use Ordinance of Weber county.



Landmark Surveying, Inc. A Complete Land Surveying Service www.LandmarkSurveyUtah.com 4646 South 3500 West - #A-3 West Haven, UT 84401 801-731-4075		Weber County Recorder Entry no. _____ Fee paid _____ Filed for record and recorded _____ day of _____, 20____. at _____ in book _____ of official records, on page _____ County Recorder: Leann H Kilts By Deputy: _____	
DEVELOPER: Jack Clawson Address: 3641 N. River Dr. Eden UT 84310		1	
SW 1/4 of Section 21, Township 7 North, Range 1 East, Salt Lake Base and Meridian.		Subdivision	
Revisions	DRAWN BY: TK		
	CHECKED BY: TK		
	DATE: 7/6/2000		
	FILE: 3862v1		