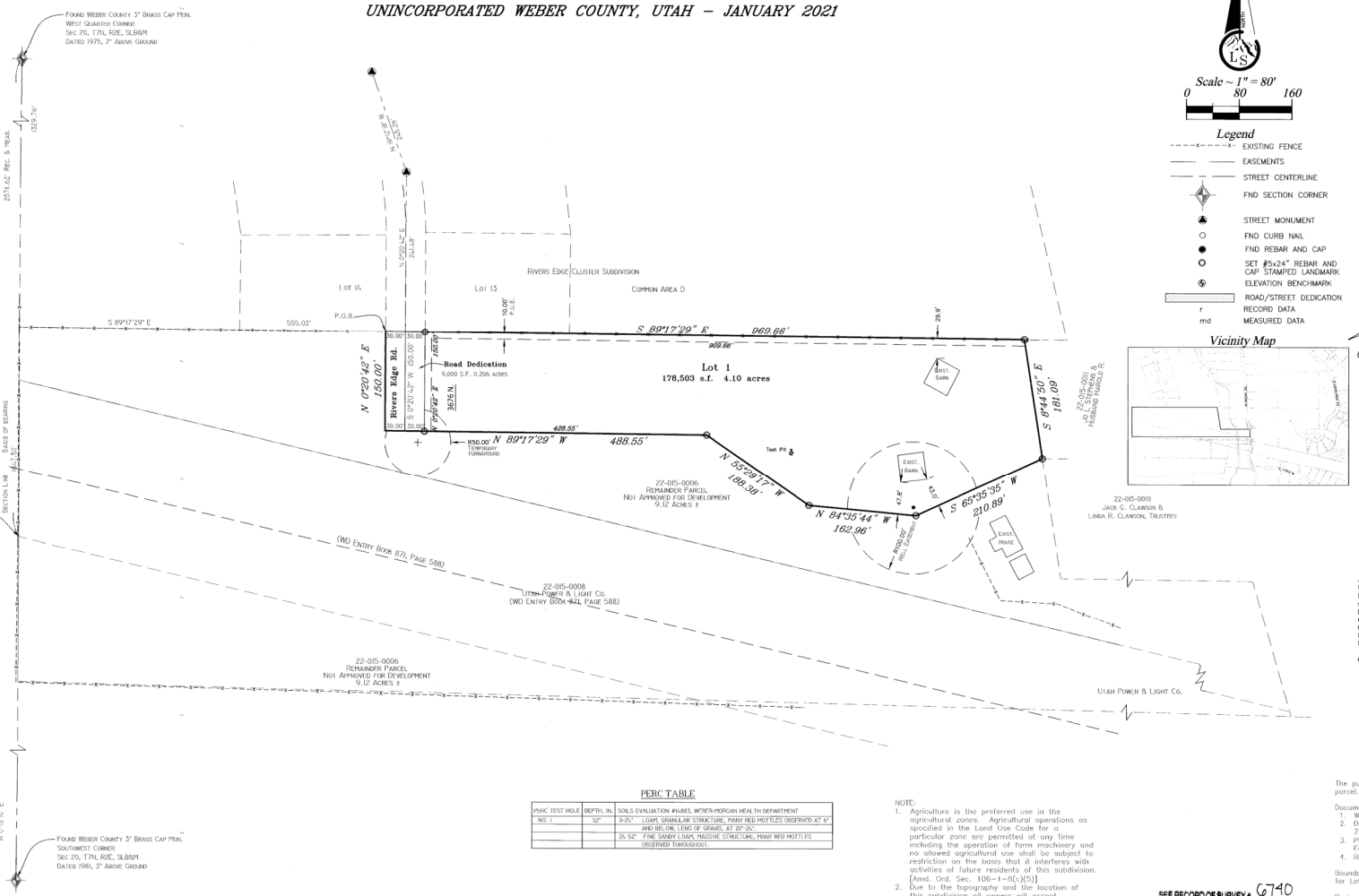
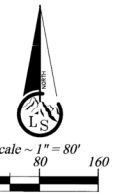
# CLAWSON SUBDIVISION

## PART OF THE SW 1/4 OF SECTION 21 TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
## UNINCORPORATED WEBER COUNTY, UTAH – JANUARY 2021




### Legend

- EXISTING FENCE
- EASEMENTS
- STREET CENTERLINE
- FND SECTION CORNER
- 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.

We hereby grant a Temporary Turnaround Easement as shown hereon, said easement shall terminate at such time as Rivers Edge Road is extended. The extension of said street shall constitute evidence of the termination of the easement and shall terminate, relinquish and/or extinguish without further documentation. Furthermore, the easement may be terminated at any time by the governing entity without the approval or acknowledgment of the underlying fee owner(s), whichever may occur first. The granting of this easement is intended for authorized use only in accordance with the governing entities needs or requirements and for the use of owners within this subdivision. No use by the general public shall constitute a statutory dedication to the public of the Temporary Turnaround Easement.

### Trust Acknowledgement

IN WITNESS WHEREOF, said The JACK G. CLAWSON AND LINDA R. CLAWSON REVOCABLE TRUST, dated January 9, 2007 has caused this instrument to be executed by its trustee(s) hereunto duly authorized, this 4th day of February, 2021.

Jack G. Clawson TRUSTEE — Linda R. Clawson TRUSTEE

STATE OF UTAH )
: SS
COUNTY OF WEBER )

On the date first above written personally appeared before me the above named trustee(s) as signers, who, being by me duly sworn and affirmed, did say that [he/she/they is/are] the trustee(s) of said trust and that the within and foregoing instrument was signed in behalf of said trust by authority, and the said signer(s) acknowledged to me that [he/she/they] as trustee(s), executed the same in the name of the trust.
As a Notary Public commissioned in Utah, WITNESS my hand and official stamp the date in this certificate first above written:

Notary Signature: — My Commission Expires: 12-3-2024

(print name below signature):

715592

### 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

### PERC TABLE

| PERC TEST HOLE | DEPTH, IN. | SOILS EVALUATION #16283, WEBER-MORGAN HEALTH DEPARTMENT |
|---|---|---|
| NO. 1 | 32" | 0-24" LOAM, GRANULAR STRUCTURE, MANY RED MOTTLES OBSERVED AT 6" |
| | | AND BELOW, LENS OF GRAVEL AT 20"-24" |
| | | 24-52" FINE SANDY LOAM, MASSIVE STRUCTURE, MANY RED MOTTLES |
| | | OBSERVED THROUGHOUT. |

NOTE:
1. Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code 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. [Amd. Ord. Sec. 106-1-8(c)(5)]
2. Due to the topography and the location of this subdivision all owners will accept responsibility for any storm water runoff from the road adjacent to this property until curb and gutter is installed.

SEE RECORD OF SURVEY # 6740

### 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-S.
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: #37-0.35 River Ranch Estate Subdivision, #65-062 Rivers Edge Cluster Subdivision.
4. Record of Survey's: #679, #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 21st day of January, 2021.

Director, Weber–Morgan Health Department

### WEBER COUNTY PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Weber County Planning Commission on the 25 day of January, 2021.

Chairman, Weber County Planning Commission

### WEBER COUNTY ATTORNEY

I have examined the financial guarantee and other documents associated with this subdivision plat 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 15th day of January, 2021.

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 25 day of Jan, 2021.

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 13th day of January, 2021.

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.

PROFESSIONAL LAND SURVEYOR — TYLER D. KNIGHT — 1-8-21 — 9008384 — STATE OF UTAH


Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-4075


**DEVELOPER:** Jack Clawson
Address: 3641 N. River Dr. Eden UT 84310

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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

This Plat is the Intellectual Property of Landmark Surveying, Inc.. all legal rights are reserved.

Weber County Recorder
Entry no. 3123632
Fee paid $ 50.00
Filed for record and recorded 04 day of Feb 2021 at 4:22 PM
in book 89 of official records, on page 88
County Recorder: Leann H Kilts
By Deputy: Carrie Mockli

89-88