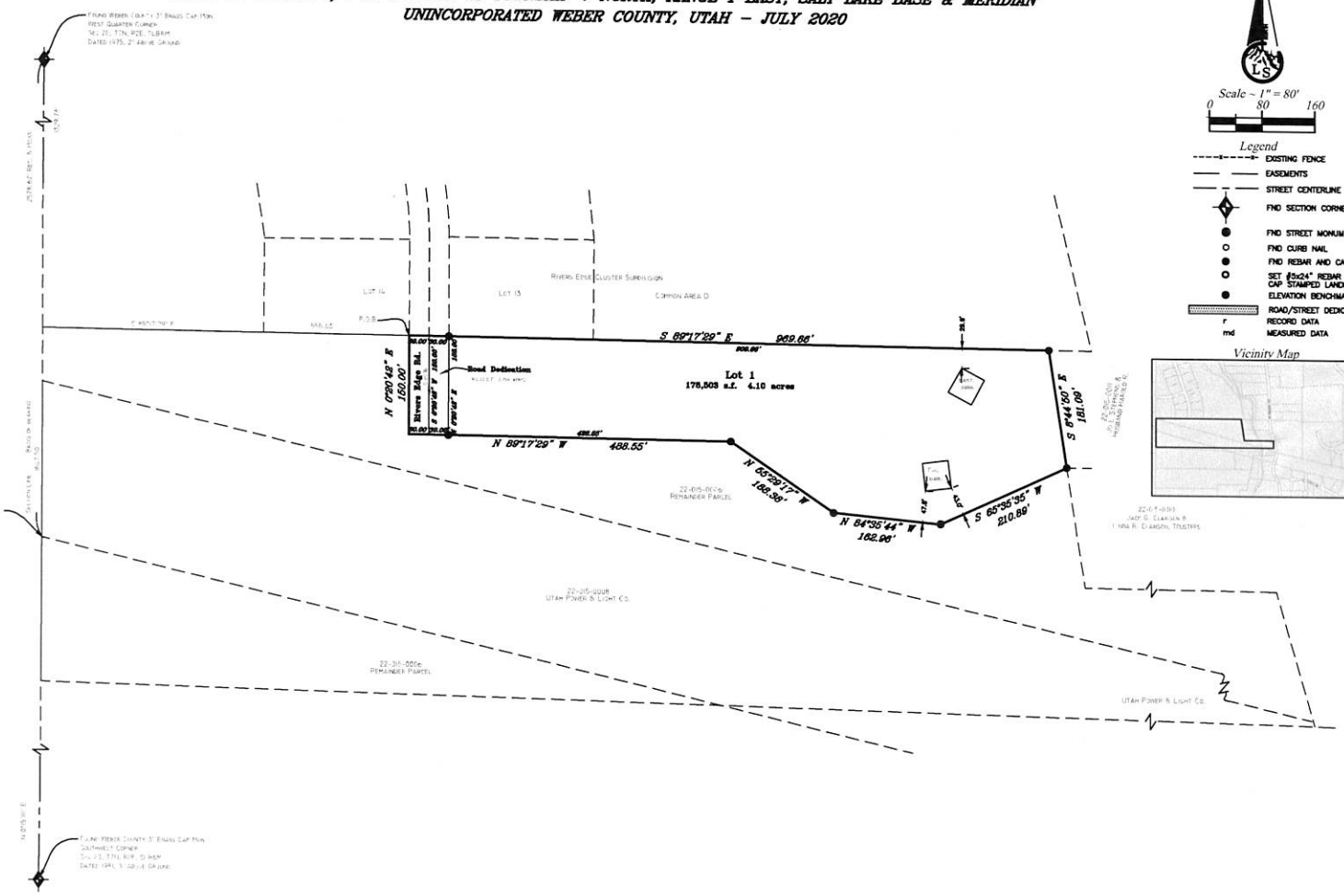
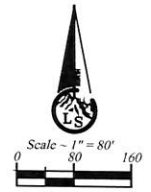
CLAWSON SUBDIVISION

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

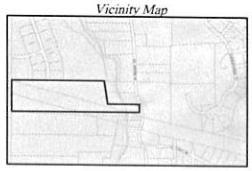




Legend

- 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)
: SS
COUNTY OF WEBER)

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:
(print name below signature):

My Commission Expires:

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 969.86 feet; thence South 6°44'50" East 181.09 feet; thence South 65°35'35" West 210.69 feet; thence North 84°35'44" West 162.96 feet; thence North 55°29'17" West 186.98 feet; thence North 89°17'29" West 488.55 feet; thence North 0°20'42" East 156.00 feet to the point of beginning.

Contains 187,503 s.f. or 4.30 Acres

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, #65-082 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 plat 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 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 _____ 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. 9006384–2201 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 shown 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 9006384 STATE OF UTAH

PRELIMINARY NOT TO CLAIM FINAL

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

Landmark Surveying, Inc.
A Complete Land Surveying Service
www.LandmarkSurveyUtah.com
4646 South 3500 West - #A-3
West Haven, UT 84401
801-731-8075

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:	7-9-2020
FILE:	18CS-1

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: _____