

SNOWBERRY SUBDIVISION - PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
CLINTON CITY, DAVIS COUNTY, UTAH

REED M. BURNETT

BASIS OF BEARING
N 89°59'55" W 2667.83' (D.C.S.)
NORTH 1/4 CORNER
OF SECTION 28
T.5N., R.2W.
S.L.B. & M.
(FOUND)



SECTION LINE
NORTH EAST CORNER
OF SECTION 28
T.5N., R.2W.
S.L.B. & M.
(FOUND)
= 213906.89
= 65371.52
ELEVATION = 4322.43

SURVEYOR'S CERTIFICATE

I, ROBERT B. JONES, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. 127638, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described after to be known as SNOWBERRY SUBDIVISION PHASE 1, and that same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point on the section line, (also being the center line of 2000 West Street), said point being South 0° 07' 29" West 330.95 feet along the section line from the Northeast Corner of Section 28, Township 5 North, Range 2 West, Salt Lake Base and Meridian, and running; thence South 0° 07' 29" West 496.42 feet along the section line, also being the center line of 2000 West Street, thence North 89° 59' 25" West 255.00 feet; thence North 0° 00' 05" East 236.03 feet; thence North 89° 59' 55" West 143.56 feet; thence North 0° 00' 05" East 7.88 feet; thence North 89° 59' 55" West 573.05 feet; thence North 84° 58' 47" West 88.43 feet; thence South 0° 00' 05" West 143.89 feet to a point on a 230.00 foot radius curve to the right the radius point of which is North 20° 01' 23" East; thence West along the arc of said curve and through a central angle of 02° 28' 37", 9.94 feet; thence North 87° 30' 00" West 28.67 feet; thence South 00° 10' 24" West 122.21 feet; thence North 89° 59' 25" West 238.00 feet to the East line of Sierra Estates Phase-2 Subdivision; thence North 01° 02' 24" East 496.30 feet along said East line of Sierra Estates Phase-2 Subdivision and beyond; thence South 89° 59' 43" East 1333.41 feet to the point of beginning. Contains 10.62 acres, 32 lots.

OWNER'S DEDICATION

Known all men by these presents that I, the undersigned owner () of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

SNOWBERRY SUBDIVISION - PHASE 1

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use. In witness whereof I have hereunto set this 14 day of Oct, A.D., 1998.

REED M. BURNETT
PRES. OF RAUFMAN & BROAD OF UTAH, INC.

ACKNOWLEDGMENT

STATE OF UTAH
County of Davis)
On the 14 day of Oct, A.D., 1998, personally appeared before me, the undersigned Notary public, in and for said County of Davis in said State of Utah, the signer () of the above Owner's dedication, in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.
BY COMMISSION EXPIRES 4/5/02 Reed M. Burnett
NOTARY PUBLIC
RESIDING IN DAVIS COUNTY

SNOWBERRY SUBDIVISION - PHASE 1

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST
SALT LAKE BASE AND MERIDIAN
CLINTON CITY, DAVIS COUNTY, UTAH

RECORDED # 1456232

STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF CLINTON CITY
DATE Nov 6, 1998 TIME 1:37 BOOK 2392 PAGE 369
622 Reed M. Burnett
DAVIS COUNTY RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS 15 day of Sept, 1998
BY THE CLINTON CITY PLANNING COMMISSION.
John Kuch
CHAIRMAN, CLINTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
APPROVED THIS 14 day of September, 1998.
Reed M. Burnett
CLINTON CITY ENGINEER

CITY COUNCIL APPROVAL

APPROVED THIS 22 day of Sept, 1998
BY THE CLINTON CITY COUNCIL.
Reed M. Burnett
CLINTON CITY RECORDER

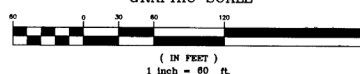
NOTES:

1. ☐ = STREET MONUMENT TO BE SET.
2. ☐ = #4 REBAR & CAP WILL BE SET AT EACH PROPERTY CORNER. NAIL TO BE SET IN TOP OF CURB ☐ EACH EXTENSION OF PROPERTY LINE.
3. --- = 10' PUBLIC UTILITY & DRAINAGE EASEMENTS ON ALL FRONT AND REAR LOT LINES AND 8' PUBLIC UTILITY & DRAINAGE EASEMENTS ON SIDE LOT LINES AS SHOWN HEREON.
4. MANY AREAS IN CLINTON CITY HAVE WATER PROBLEMS DUE TO A SEASONALLY HIGH (FLUCTUATING) WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT ANY BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUND WATER PROBLEMS. SOLUTION OF THESE PROBLEMS IS THE SOLE RESPONSIBILITY OF THE PERMIT APPLICANT AND PROPERTY OWNER.
5. ☐ = EXISTING STREET MONUMENT.
6. ☐ = SECTION CENTER

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BRG	DELTA
C1	23.58	15.00	15.02	21.23	N44°51'48"W	90°04'25"
C2	23.54	15.00	14.98	21.20	N45°08'12"E	89°55'35"
C3	22.52	15.00	14.00	20.47	S42°50'38"E	88°02'05"
C4	25.20	15.00	16.74	22.34	S48°18'40"W	96°16'31"
C5	47.63	170.00	23.97	47.47	N75°31'32"W	160°33'05"
C6	14.10	200.00	7.05	14.10	N87°52'51"W	04°02'20"
C7	8.06	200.00	4.03	8.06	N84°42'23"W	02°18'36"
C8	56.03	200.00	28.20	55.85	N75°31'32"W	160°33'05"
C9	73.71	230.00	37.17	73.39	N76°40'50"W	182°14'41"
C10	23.52	15.00	14.98	21.18	S45°08'12"E	89°49'41"
C11	23.61	15.00	15.05	21.25	S44°54'45"E	90°01'19"
C12	23.56	15.00	15.00	21.21	N44°59'55"W	90°00'00"
C13	23.56	15.00	15.00	21.21	S45°00'05"W	90°00'00"
C14	39.32	25.00	25.05	35.39	N44°56'13"W	90°07'24"
C15	40.00	25.50	25.45	36.07	N45°03'47"E	89°52'36"
C16	9.94	230.00	4.97	9.94	N68°44'18"W	02°28'37"

GRAPHIC SCALE



ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF _____)
ON THE _____ DAY OF _____, 19____ PERSONALLY
APPEARED BEFORE ME
WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT

OF _____
AND THAT THE WITHIN OWNER'S
DEDICATION WAS SIGNED IN BEHALF OF SAID
BY AUTHORITY OF _____
AND THE SAID _____
ACKNOWLEDGED TO ME THAT SAID _____
EXECUTED THE SAME.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC
RESIDING IN _____

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF _____)
ON THE _____ DAY OF _____, 19____ PERSONALLY
APPEARED BEFORE ME
WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT

OF _____
AND THAT THE WITHIN OWNER'S
DEDICATION WAS SIGNED IN BEHALF OF SAID
BY AUTHORITY OF _____
AND THE SAID _____
ACKNOWLEDGED TO ME THAT SAID _____
EXECUTED THE SAME.
MY COMMISSION EXPIRES _____
NOTARY PUBLIC
RESIDING IN _____

ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF Salt Lake)
ON THE 14 day of October, 1998 PERSONALLY
APPEARED BEFORE ME Reed M. Burnett
Richard A. Peterson
he is/ARE THE President
OF RAUFMAN & BROAD OF UTAH, INC. AND THAT THE WITHIN OWNER'S
DEDICATION WAS SIGNED IN BEHALF OF SAID Corporation
BY AUTHORITY OF the Board of Directors
AND THE SAID President
ACKNOWLEDGED TO ME THAT SAID Board of Directors
EXECUTED THE SAME.
MY COMMISSION EXPIRES 4/6/02
NOTARY PUBLIC
RESIDING IN Salt Lake

PLANNING COMMISSION APPROVAL
APPROVED THIS 15 day of Sept, 1998
BY THE CLINTON CITY PLANNING COMMISSION.
John Kuch
CHAIRMAN, CLINTON CITY PLANNING COMMISSION

CITY ENGINEER'S APPROVAL
I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
APPROVED THIS 14 day of September, 1998.
Reed M. Burnett
CLINTON CITY ENGINEER

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
555 South 300 East, Salt Lake City, Utah 84111
(801) 364-1212 Fax (801) 364-1225
Office: St. George, Utah

POOE

POOE