DRAWING NUMBER 001385
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07549

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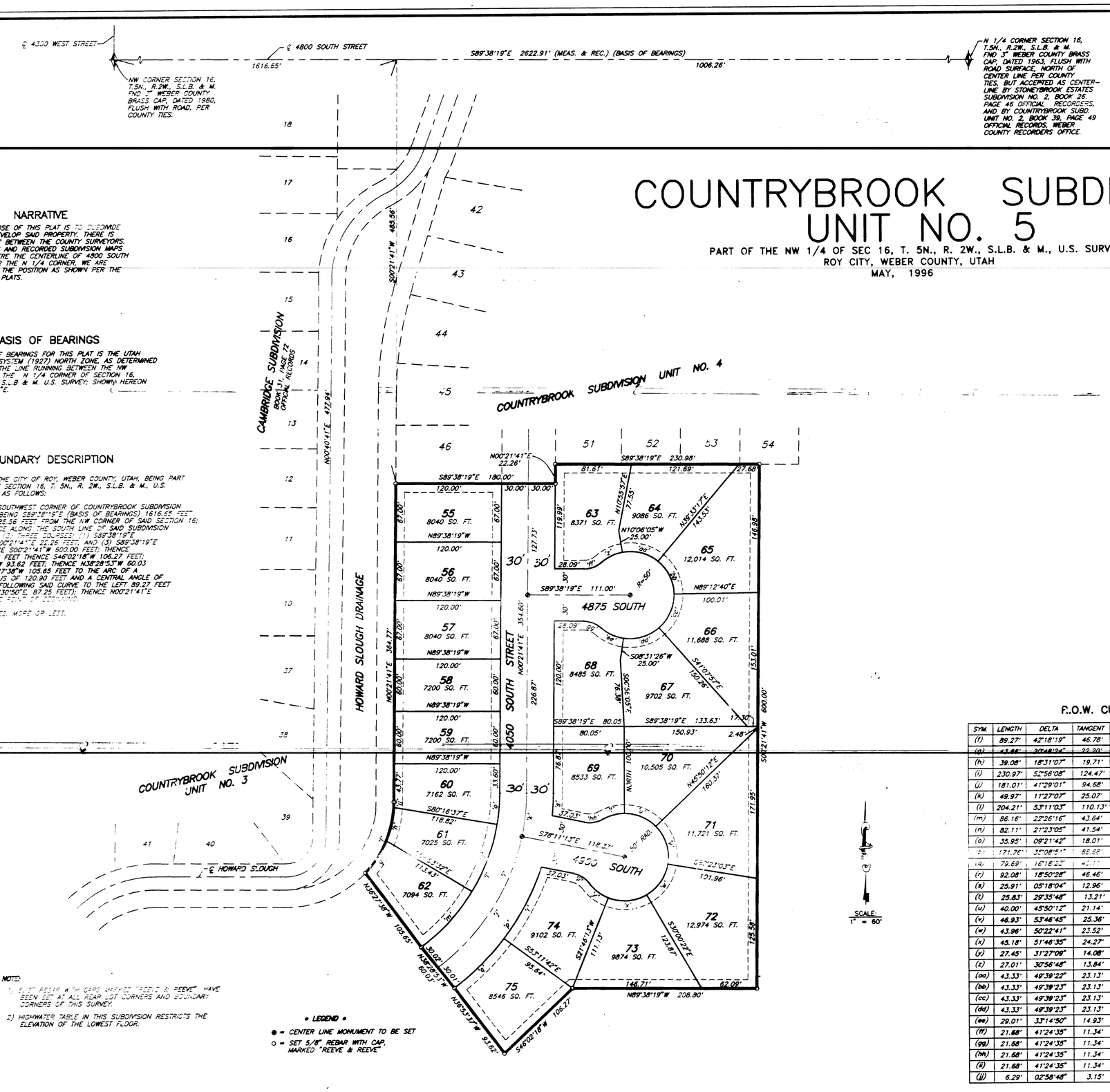


# COUNTRYBROOK SUBDIVISION UNIT NO. 5

PART OF THE NW 1/4 OF SEC 16, T. 5N., R. 2W., S.L.B. & M., U.S. SURVEY
ROY CITY, WEBER COUNTY, UTAH
MAY, 1996

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE AND TO DEVELOP SAID PROPERTY. THERE IS A CONFLICT BETWEEN THE COUNTY SURVEYORS TIE SHEETS AND RECORDED SUBDIVISION MAPS AS TO WHERE THE CENTERLINE OF 4800 SOUTH RUNS NEAR THE N 1/4 CORNER. WE ARE ACCEPTING THE POSITION AS SHOWN PER THE RECORDED PLATS.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE, AS DETERMINED LOCALLY BY THE LINE RUNNING BETWEEN THE NW CORNER AND THE N 1/4 CORNER OF SECTION 16, T.5N., R.2W., S.L.B. & M. U.S. SURVEY; SHOWN HEREON AS S89°13'19"E.

## BOUNDARY DESCRIPTION

ALL THAT LAND IN THE CITY OF ROY, WEBER COUNTY, UTAH, BEING PART OF THE NW 1/4 OF SECTION 16, T. 5N., R. 2W., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF COUNTRYBROOK SUBDIVISION NO. 4, SAID POINT BEING S89°38'19"E (BASIS OF BEARINGS) 1616.65 FEET AND S00°21'41"W 485.56 FEET FROM THE NW CORNER OF SAID SECTION 16; AND RUNNING THENCE ALONG THE SOUTH LINE OF SAID SUBDIVISION THROUGH THE NEXT (3) THREE COURSES: (1) S89°38'19"E 180.00 FEET; (2) N00°21'41"E 22.26 FEET; AND (3) S89°38'19"E 230.98 FEET; THENCE S00°21'41"W 503.90 FEET; THENCE N89°38'19"W 208.80 FEET; THENCE S46°02'16"W 106.27 FEET; THENCE N38°53'37"W 93.62 FEET; THENCE N38°28'53"W 60.03 FEET; THENCE N38°27'38"W 105.65 FEET TO THE ARC OF A CURVE WITH A RADIUS OF 120.90 FEET AND A CENTRAL ANGLE OF 42°18'19"; THENCE FOLLOWING SAID CURVE TO THE LEFT 89.27 FEET (CHORD BEARS N21°30'50"E 87.25 FEET); THENCE N00°21'41"E 364.77 FEET TO THE POINT OF BEGINNING.

CONTAINS 6.66 ACRES, MORE OR LESS.

NOTE:

1) 5/8" REBAR W/ CAP MARKED "REEVE & REEVE" HAVE BEEN SET AT ALL REAR LOT CORNERS AND SECONDARY CORNERS OF THIS SURVEY.

2) HIGHWATER TABLE IN THIS SUBDIVISION RESTRICTS THE ELEVATION OF THE LOWEST FLOOR.

## SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF COUNTRYBROOK SUBDIVISION UNIT No. 5, ROY CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY 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 A SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF ROY CITY CONCERNING SURVEY REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 10 DAY OF MAY, 1996

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE

REGISTERED LAND SURVEYOR 22-146666-2201 JOHN P. REEVE STATE OF UTAH

## OWNERS DEDICATION AND CERTIFICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON-DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT COUNTRYBROOK SUBD. UNIT NO. 5, AND HEREBY DEDICATE, GRANT AND CONVEY TO ROY CITY, 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 DEDICATED TO ROY CITY, THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES, AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE, AS MAY BE AUTHORIZED BY RC CITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 10th DAY OF May, 1996

## ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Davis } ss.

ON THE 10th DAY OF May, 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, [illegible] (AND) [illegible], SIGNER(S) OF THE ABOVE OWNER'S DEDICATION, AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME [illegible] SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

2/23/2000
COMMISSION EXPIRES

NOTARY PUBLIC

## ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____ } ss.

ON THE _____ DAY OF _____, 19__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES

NOTARY PUBLIC

RECEIVED
JUN 10 1996
Weber County Surveyor

## F.O.W. CURVE DATA

| SYM. | LENGTH | DELTA | TANGENT | RADIUS | CHORD | LENGTH OF CHORD |
|---|---|---|---|---|---|---|
| (f) | 89.27' | 42°18'19" | 46.78' | 120.90' | S21°30'51"W | 87.25' |
| (g) | 43.86' | 30°48'24" | 22.30' | 120.90' | S32°15'46"W | 43.66' |
| (h) | 39.08' | 18°31'07" | 19.71' | 120.90' | S12°36'02"W | 38.91' |
| (i) | 230.97' | 52°56'08" | 124.47' | 250.00' | S26°49'45"W | 222.85' |
| (j) | 181.01' | 41°29'01" | 94.68' | 250.00' | S22°33'18"W | 177.08' |
| (k) | 49.97' | 11°27'07" | 25.07' | 250.00' | S06°05'14"W | 49.88' |
| (l) | 204.21' | 53°11'03" | 110.13' | 220.00' | S26°57'13"W | 196.96' |
| (m) | 86.16' | 22°26'16" | 43.64' | 220.00' | S42°19'36"W | 85.61' |
| (n) | 82.11' | 21°23'05" | 41.54' | 220.00' | S20°24'56"W | 81.64' |
| (o) | 35.95' | 09°21'42" | 18.01' | 220.00' | S05°02'32"W | 35.91' |
| (p) | 171.76' | 35°08'51" | 88.69' | 280.00' | S35°32'15"W | 169.08' |
| (q) | 79.69' | 16°18'23" | 40.11' | 280.00' | S44°57'05"W | 79.42' |
| (r) | 92.08' | 18°50'28" | 46.46' | 280.00' | S27°23'04"W | 91.66' |
| (s) | 25.91' | 05°18'04" | 12.96' | 280.00' | S03°00'43"W | 25.90' |
| (t) | 25.83' | 29°35'48" | 13.21' | 50.00' | N75°12'06"E | 25.54' |
| (u) | 40.00' | 45°50'12" | 21.14' | 50.00' | S67°04'54"E | 38.94' |
| (v) | 46.93' | 53°46'45" | 25.36' | 50.00' | S17°16'25"E | 45.23' |
| (w) | 43.96' | 50°22'41" | 23.52' | 50.00' | S34°48'17"W | 42.56' |
| (x) | 45.18' | 51°46'35" | 24.27' | 50.00' | S85°52'55"W | 43.66' |
| (y) | 27.45' | 31°27'09" | 14.08' | 50.00' | N52°30'13"W | 27.10' |
| (z) | 27.01' | 30°56'48" | 13.84' | 50.00' | N64°25'31"E | 26.68' |
| (aa) | 43.33' | 49°39'22" | 23.13' | 50.00' | S75°16'24"E | 41.99' |
| (bb) | 43.33' | 49°39'23" | 23.13' | 50.00' | S25°37'01"E | 41.99' |
| (cc) | 43.33' | 49°39'23" | 23.13' | 50.00' | S24°02'22"W | 41.99' |
| (dd) | 43.33' | 49°39'23" | 23.13' | 50.00' | S73°41'44"W | 41.99' |
| (ee) | 29.01' | 33°14'50" | 14.93' | 50.00' | N64°51'09"W | 28.61' |
| (ff) | 21.88' | 41°24'35" | 11.34' | 30.00' | S69°39'24"W | 21.21' |
| (gg) | 21.88' | 41°24'35" | 11.34' | 30.00' | S68°56'02"E | 21.21' |
| (hh) | 21.88' | 41°24'35" | 11.34' | 30.00' | S81°06'30"W | 21.21' |
| (ii) | 21.88' | 41°24'35" | 11.34' | 30.00' | S57°28'56"E | 21.21' |
| (jj) | 6.29' | 02°58'48" | 3.15' | 120.90' | S01°51'05"W | 6.29' |

| | |
|---|---|
| PROJECT NO. 1314.03 | DESIGNED J. REEVE |
| DATE DECEMBER 7, 1995 | DRAWN C.CAVE |
| SCALE 1" = 60' | REVISED 3/8/96 (C.CAVE) |

## ROY CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE ROY CITY PLANNING COMMISSION ON THE 24th DAY OF May, 1996.

CHAIRMAN, ROY CITY PLANNING COMMISSION

## ROY CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH CITY STANDARDS AND THE AMOUNT OF THE GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

SIGNED THIS 21 DAY OF May, 1996.

SIGNATURE

## ROY CITY APPROVAL

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 CITY COUNCIL OF ROY CITY, UTAH, THIS 24th DAY OF MAY, 1996.

MAYOR, ROY CITY

TITLE: City Recorder

ATTEST

## ROY CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 21 DAY OF May, 1996

SIGNATURE

REEVE & REEVE ENGINEERING, INC.
ENGINEERS, PLANNERS & SURVEYORS
3670 QUINCY AVE. SUITE No. 1
OGDEN, UTAH 84403
(801)621-3100 fax (801)621-2666

## WEBER COUNTY RECORD

ENTRY NO. 1409271 FEE PAID $15
FILED FOR RECORD AND RECO
30-May-96 AT 9
IN BOOK 47 OF THE OFFI
RECORDS, PAGE 19

RECORDED FOR:
Roy City
Doug Crofts
WEBER COUNTY RECORDER

BY: Eric Larsen DEP

42-19

42-19

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