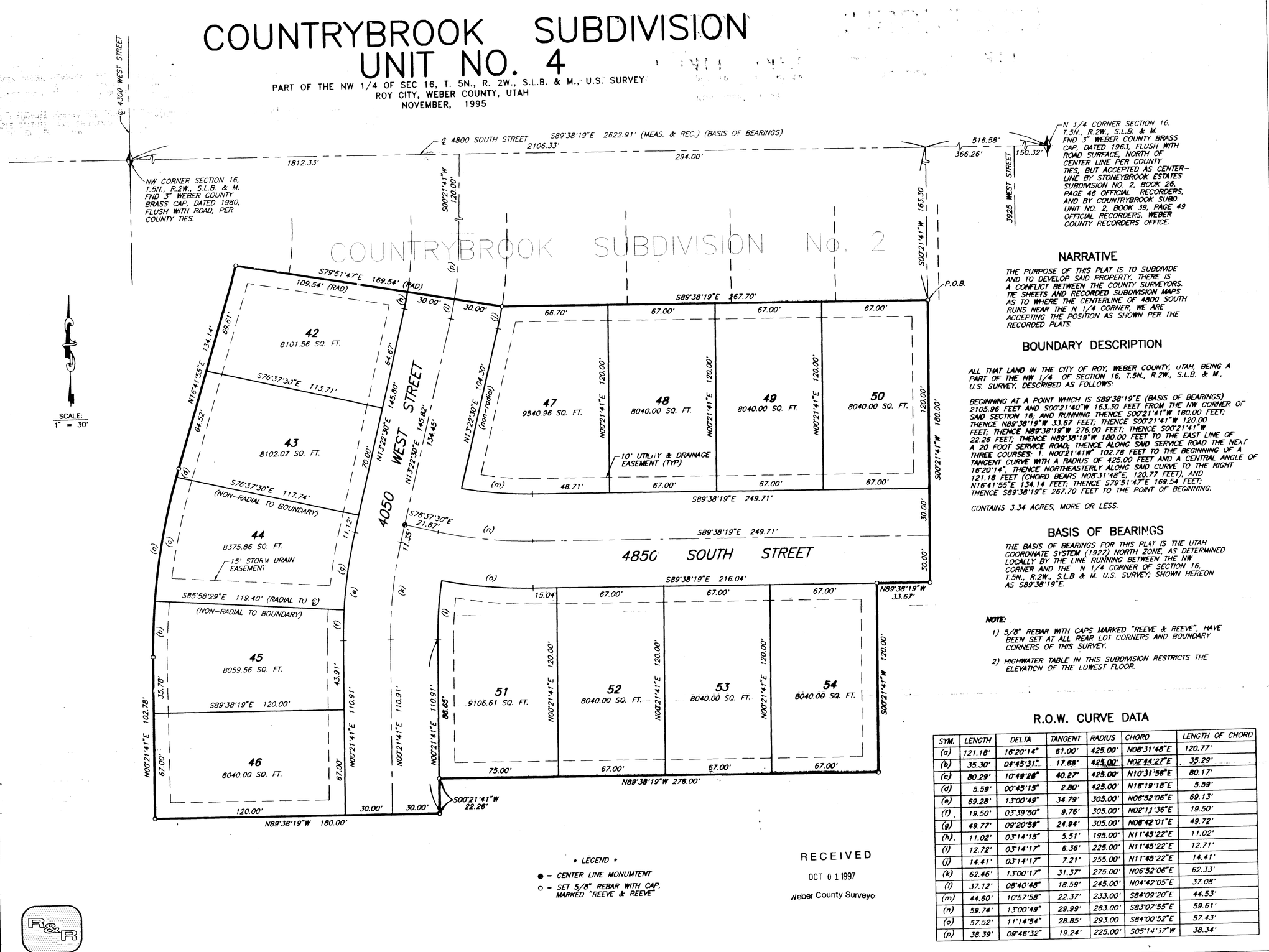
COUNTRYBROOK SUBDIVISION
UNIT NO. 4

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
NOVEMBER, 1995



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.

BOUNDARY DESCRIPTION

ALL THAT LAND IN THE CITY OF ROY, WEBER COUNTY, UTAH, BEING A 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 A POINT WHICH IS S89°38'19"E (BASIS OF BEARINGS) 2105.96 FEET AND S00°21'40"W 163.30 FEET FROM THE NW CORNER OF SAID SECTION 16; AND RUNNING THENCE S00°21'41"W 180.00 FEET; THENCE N89°38'19"W 33.67 FEET; THENCE S00°21'41"W 120.00 FEET; THENCE N89°38'19"W 276.00 FEET; THENCE S00°21'41"W 22.26 FEET; THENCE N89°38'19"W 180.00 FEET TO THE EAST LINE OF A 20 FOOT SERVICE ROAD; THENCE ALONG SAID SERVICE ROAD THE NEXT THREE COURSES: 1. N00°21'41"W 102.78 FEET TO THE BEGINNING OF A TANGENT CURVE WITH A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 16°20'14", THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT 121.18 FEET (CHORD BEARS N08°31'48"E, 120.77 FEET), AND N16°41'55"E 134.14 FEET; THENCE S79°51'47"E 169.54 FEET; THENCE S89°38'19"E 267.70 FEET TO THE POINT OF BEGINNING.

CONTAINS 3.34 ACRES, MORE OR LESS.

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°38'19"E.

NOTE:

1) 5/8" REBAR WITH CAPS MARKED "REEVE & REEVE", HAVE BEEN SET AT ALL REAR LOT CORNERS AND BOUNDARY CORNERS OF THIS SURVEY.

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

R.O.W. CURVE DATA

SYM.	LENGTH	DELTA	TANGENT	RADIUS	CHORD	LENGTH OF CHORD
(a)	121.18'	16°20'14"	61.00'	425.00'	N08°31'48"E	120.77'
(b)	35.30'	04°45'31"	17.68'	425.00'	N02°44'27"E	35.29'
(c)	80.29'	10°49'28"	40.27'	425.00'	N10°31'58"E	80.17'
(d)	5.59'	00°45'15"	2.80'	425.00'	N16°19'18"E	5.59'
(e)	69.28'	13°00'49"	34.79'	305.00'	N06°52'06"E	69.13'
(f)	19.50'	03°39'50"	9.76'	305.00'	N02°11'36"E	19.50'
(g)	49.77'	09°20'58"	24.94'	305.00'	N08°42'01"E	49.72'
(h)	11.02'	03°14'15"	5.51'	195.00'	N11°45'22"E	11.02'
(i)	12.72'	03°14'17"	6.36'	225.00'	N11°45'22"E	12.71'
(j)	14.41'	03°14'17"	7.21'	255.00'	N11°45'22"E	14.41'
(k)	62.46'	13°00'17"	31.37'	275.00'	N06°52'06"E	62.33'
(l)	37.12'	08°40'48"	18.59'	245.00'	N04°42'05"E	37.08'
(m)	44.60'	10°57'58"	22.37'	233.00'	S84°09'20"E	44.53'
(n)	59.74'	13°00'49"	29.99'	263.00'	S83°07'55"E	59.61'
(o)	57.52'	11°14'54"	28.85'	293.00	S84°00'52"E	57.43'
(p)	38.39'	09°46'32"	19.24'	225.00'	S05°14'37"W	38.34'

* LEGEND *

● = CENTER LINE MONUMENT

○ = SET 5/8" REBAR WITH CAP, MARKED "REEVE & REEVE"

RECEIVED
OCT 01 1997
Weber County Surveyor

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. 4, ROY CITY, WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNED 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 COMPLIES WITH, AND THE LOTS MEET THE SITE DEVELOPMENT STANDARDS FOR THE ZONE IN WHICH THEY ARE LOCATED.

SIGNED THIS 28 DAY OF Nov, 1995

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. 4, 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 DEDICATE 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 ROY CITY.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS SUBDIVISION HAS MET ALL THE REQUIREMENTS OF _____ ORDINANCES.

SIGNED THIS 27 DAY OF September 1995

Teresy Smalley
Kelly Lane
Scott Stan
Susanne Smalley
Melanie Lane
Lori S. Standing

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Weber } ss.

ON THE 27th DAY OF November, 1995 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Teresy Smalley (AND) Susanne Smalley SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING ME DULY SWORN, DID ACKNOWLEDGE TO ME THEY SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED. additional Signers: Kelly Lane, Melanie Lane, Lori S. Standing, Scott Stan - including

March 30, 1998
COMMISSION EXPIRES

Bonnie J. Adair
NOTARY PUBLIC

BONNIE J. ADAIR NOTARY PUBLIC • STATE of UTAH 5505 SOUTH 1900 WEST ROY, UT 84067 COMM. EXP. 3-30-98

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

PROJECT NO. 1314.03 — DESIGNED J. REEVE
DATE NOVEMBER 28, 1995 — DRAWN C.CAVE
SCALE 1" = 30'

WEBER COUNTY RECORDER

ENTRY NO. 1811711 FEE PAID $ 48.00
FILED FOR RECORD AND RECORDED, 11 Dec 95 AT 8:46 AM
IN BOOK 41 OF THE OFFICIAL RECORDS, PAGE 20.

RECORDED FOR: Roy City

Doug Curtis
WEBER COUNTY RECORDER

BY: Clay Fowlkes DEPUTY.

ROY CITY COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE ROY CITY PLANNING COMMISSION ON THE 6TH DAY OF Dec, 19 95.

Tommy Smith
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 28TH DAY OF Nov, 1995.

G. Blair
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, 7 DAY OF NOVEMBER, 1995

Glade Nielson
MAYOR, ROY CITY

MAYOR
TITLE

Anna N. Williams
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, 7th DAY OF December, 1995

Christopher L. Davis
SIGNATURE

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

41-20

DRAWING NUMBER 001727
PLAN-HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 017548