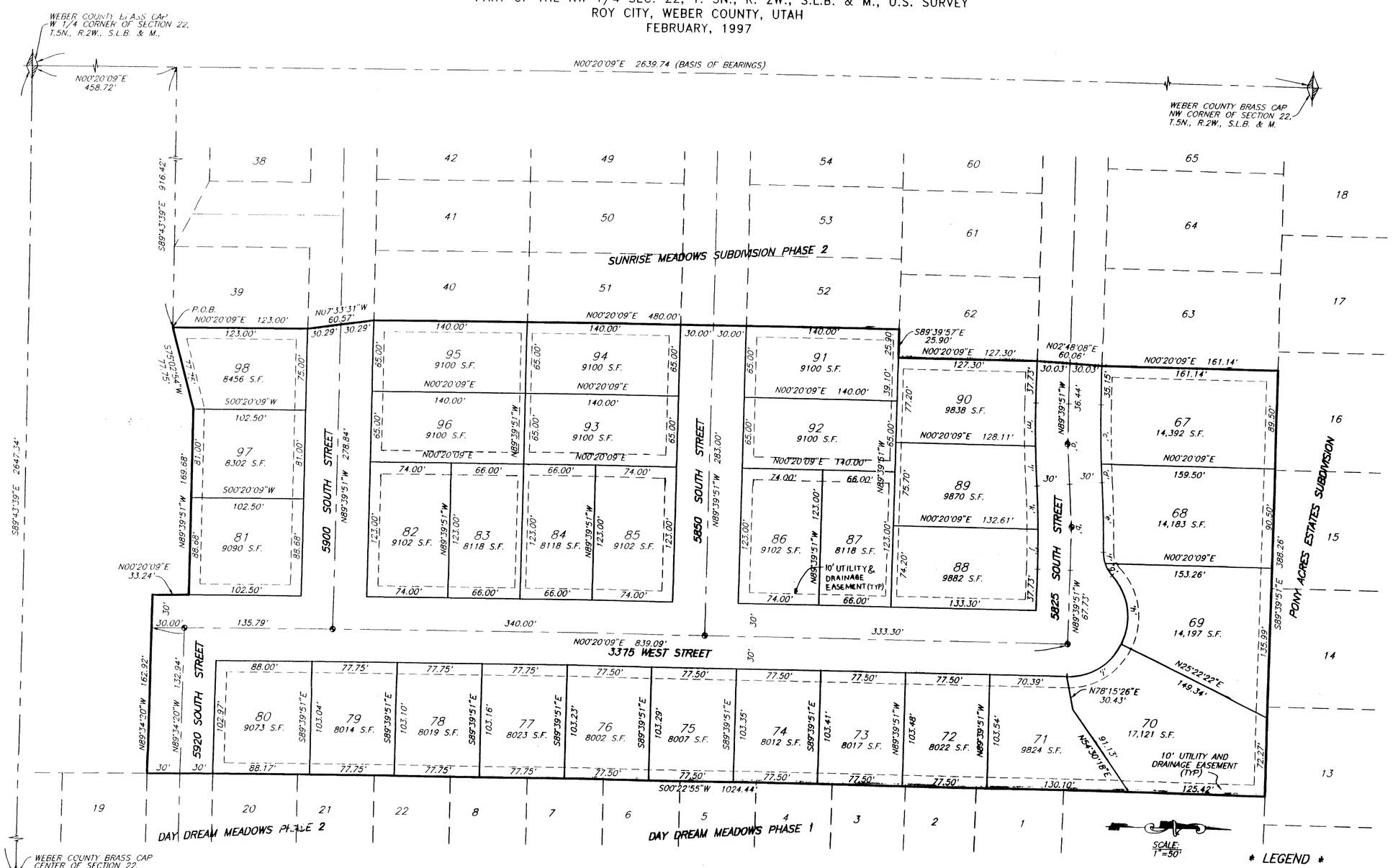
SUNRISE MEADOWS SUBDIVISION No. 3

PART OF THE NW 1/4 SEC. 22, T. 5N., R. 2W., S.L.B. & M., U.S. SURVEY
ROY CITY, WEBER COUNTY, UTAH
FEBRUARY, 1997



SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF SUNRISE MEADOWS SUBDIVISION No. 3 IN ROY CITY, 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 4 DAY OF APRIL, 1997

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 SUNRISE MEADOWS SUBDIVISION No.3, 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, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 5th DAY OF May, 1997.

Nelson Thomas Ely
Bruce E. Nielson

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF Weber } ss.

ON THE 5th DAY OF May, 1997, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Bonnie J. Adair (AND) _____, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO, BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME he SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

March 30, 1998
COMMISSION EXPIRES

Bonnie J. Adair
NOTARY PUBLIC

BONNIE J. ADAIR
NOTARY PUBLIC - STATE of UTAH
504 - 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, _____ 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 _____

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM (1927) NORTH ZONE AS DETEMINED LOCALLY BY THE WEST LINE OF SECTION 22, T.5N., R.2W., S.L.B. & M., ALSO BEING THE CENTERLINE OF 3500 WEST STREET, ROY CITY, WEBER COUNTY, UTAH. SHOWN HEREON AS: N00°20'09"E.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY LINES WERE ESTABLISHED BY A SURVEY THAT WAS PERFORMED ON THE GROUND. MONUMENTS USED TO ESTABLISH THE BOUNDARY ARE SHOWN HEREON. ALL BOUNDARY CORNERS AND REAR LOT CORNERS ARE TO BE MARKED WITH A 5/8" REBAR AND CAP MARKED "REEVE & REEVE". ALL FRONT LOT CORNERS ARE TO BE MARKED WITH A "NAIL" SET IN THE TOP OF CURB ON THE EXTENSION OF THE LOT SIDELINES.

RECEIVED
OCT 01 1997
Weber County Surveyor

BOUNDARY DESCRIPTION

PART OF THE NW 1/4 SECTION 22, T. 5N., R. 2W., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 39 OF SUNRISE MEADOWS SUBDIVISION PHASE 2, SAID CORNER BEING N00°20'09"E ALONG THE SECTION LINE 458.72 FEET AND S89°43'29"E 916.42 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 22; THENCE ALONG THE EASTERLY LINE OF SAID SUBDIVISION THROUGH THE NEXT (7) SEVEN COURSES: (1) N00°20'09E" 123.00 FEET, (2) N07°33'31"W 60.57 FEET, (3) N00°20'09"E 480.00 FEET, (4) S89°39'57"E 25.90 FEET, (5) N00°20'09"E 127.30 FEET, (6) N02°48'08"E 60.06 FEET, AND (7) N00°20'09"E 161.41 FEET TO THE SOUTHERLY BOUNDARY OF PONY ACRES ESTATES SUBDIVISION; THENCE S89°39'51"E ALONG SAID BOUNDARY 388.26 FEET TO THE EXTENSION OF THE WEST LINE OF DAY DREAM MEADOWS; THENCE S00°22'55"W ALONG SAID EXTENSION AND LINE 1024.44 FEET; THENCE N89°34'20"W 162.92 FEET; THENCE N00°20'09"E 33.24 FEET; THENCE N89°39'51"W 169.68 FEET; THENCE S75°02'54"W 77.75 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.37 ACRES

* LEGEND *

● = CENTER LINE MONUMENT TO BE SET PER CITY REQUIREMENTS UPON COMPLETION OF IMPROVEMENTS

= SECTION CORNER FOUND AS NOTED HEREON

* CURVE DATA *

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
'a'	73.52'	04°31'54"	929.58'	36.78'	N88°04'12"E	73.50'
'b'	78.27'	04°31'54"	989.58'	39.16'	N88°04'12"E	78.25'
'c'	54.39'	03°27'50"	899.58'	27.20'	N88°36'14"E	54.38'
'd'	16.77'	01°04'04"	899.58'	8.38'	N86°20'17"E	16.76'
'e'	63.52'	03°34'11"	1019.58'	31.77'	N87°35'20"E	63.51'
'f'	10.59'	20°13'19"	30.00'	5.35'	N70°15'47"E	10.53'
'g'	12.60'	24°03'21"	30.00'	6.39'	N57°07'27"E	12.50'
'h'	67.46'	70°16'36"	55.00'	38.71'	N80°14'04"E	63.31'
'i'	62.36'	64°57'47"	55.00'	35.01'	S32°09'43"E	59.07'
'j'	36.47'	02°10'40"	959.58'	18.24'	N89°14'49"E	36.47'
'k'	39.42'	02°21'14"	959.58'	19.71'	N88°58'51"E	39.42'
'l'	36.42'	02°10'28"	959.58'	18.21'	N86°53'29"E	36.41'
'm'	39.48'	02°21'26"	959.58'	19.74'	N89°09'26"E	39.48'

JOB NO.: 1301-41 ENGINEER: J. REEVE
DATE: FEBRUARY, 3 1996 DRAFTER: C. CAVE
SCALE: 1"=50' CHECKED: JPR

ROY CITY PLANNING COMMISSION

APPROVED BY THE ROY CITY PLANNING COMMISSION ON THE 20TH DAY OF MAY 19 .

Tommy Smith
CHAIRMAN

ROY CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ENGINEER OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 20TH DAY OF MAY, 1997.

ROY CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF ROY CITY, UTAH, THIS 6 DAY OF June 1997.

ATTEST: Paul S. Dalton
TITLE: Asst. Recorder

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 AND DEDICATIONS HAVE BEEN COMPLIED WITH. DATED THIS 6TH DAY OF June, 1997.

Christopher G. Davis

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 RECORDER

ENTRY NO. 1414492 FEE PAID $62.00
FILED FOR RECORD AND RECORDED
JUN 4 1997
AT 12:31PM
IN BOOK 44 OF THE OFFICIAL RECORDS, PAGE 82

RECORDED FOR:
ROY CITY
DOUG CROFTS
WEBER COUNTY RECORDER

DRAWING NUMBER 001730
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07549

44-82