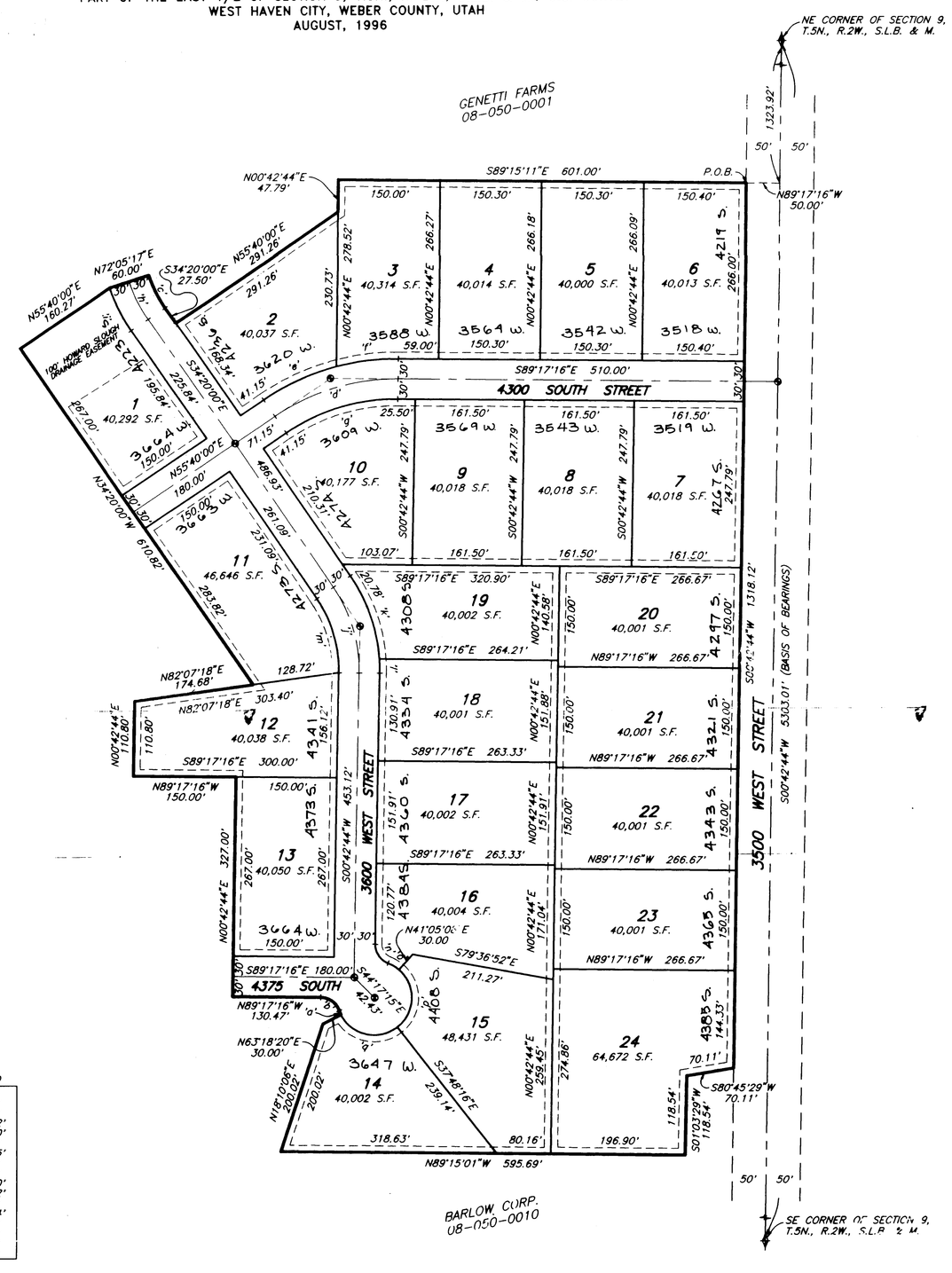
DRAWING NUMBER 001790
PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07540

REGAL COUNTRY ESTATES PHASE 1

PART OF THE EAST 1/2 OF SECTION 9, T.5N., R. 2W., S.L.B. & M., U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAH
AUGUST, 1996



NARRATIVE

THE PURPOSE OF THIS SUBDIVISION PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND STREETS. THE BOUNDARY LINES WERE ESTABLISHED BY A SURVEY THAT WAS PERFORMED ON SAID LAND. SUBDIVISION BOUNDARY AND REAR LOT CORNERS SHALL BE MONUMENTED WITH 5/8" REBAR AND CAP, STAMPED 'REEVE & REEVE'. NAILS SHALL BE SET IN THE TOP CURB ON THE EXTENSION OF LOT SIDELINES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE UTAH COORDINATE SYSTEM 1927 NORTH ZONE, AS DETERMINED LOCALLY BY THE LINE BETWEEN THE NE CORNER AND THE SE CORNER OF SECTION 9, T.5N., R.2W., S.L.B. & M., U.S. SURVEY, SHOWN HEREON AS: S00°42'44"W

BOUNDARY DESCRIPTION

PART OF THE EAST 1/2 OF SECTION 9, T. 5N., R. 2W., S.L.B. & M., U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 3500 WEST STREET, SAID POINT BEING S00°42'44"W ALONG THE SECTION LINE 1323.92 FEET AND N89°17'16"W 50.00 FEET FROM THE NE CORNER OF SAID SECTION 9; THENCE S00°42'44"W 1,318.12 FEET ALONG SAID WEST LINE; THENCE S80°45'29"W 70.11 FEET; THENCE S01°03'29"W 118.54 FEET; THENCE N89°15'01"W 595.69 FEET; THENCE N18°10'06"E 200.02 FEET; THENCE N63°18'20"E 30.00 FEET TO A POINT ON A CURVE WITH A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 06°44'22"; THENCE ALONG SAID CURVE TO THE RIGHT 6.47 FEET (CHORD BEARS N23°19'29"W, 6.47 FEET) TO THE BEGINNING OF A CURVE WITH A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 69°19'58"; THENCE ALONG SAID CURVE TO THE LEFT 36.30 FEET (CHORD BEARS N54°37'17"W, 34.13 FEET); THENCE N89°17'16"W 130.47 FEET; THENCE N00°42'44"E 327.00 FEET; THENCE N89°17'16"W 150.00 FEET; THENCE N00°42'44"E 110.80 FEET; THENCE N82°07'18"E 174.68 FEET; THENCE N34°20'00"W 610.82 FEET; THENCE N55°40'00"E 160.27 FEET; THENCE N72°05'17"E 60.00 FEET TO A POINT ON A CURVE WITH A RADIUS OF 191.70 FEET AND A CENTRAL ANGLE OF 16°25'17"; THENCE ALONG SAID CURVE TO THE LEFT 54.94 FEET (CHORD BEARS S26°07'21"E, 54.76 FEET); THENCE S34°20'00"E 27.50 FEET; THENCE N55°40'00"E 291.26 FEET; THENCE N00°42'44"E 47.79 FEET; THENCE S89°15'11"E 601.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 26.19 ACRES, MORE OR LESS.

* CURVE DATA *

CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
'a'	6.47'	06°44'22"	55.00'	3.24'	N23°19'29"W	6.47'
'b'	36.30'	69°19'58"	30.00'	20.75'	N54°37'17"W	34.13'
'c'	54.94'	16°25'17"	191.70'	27.66'	N26°07'21"W	54.76'
'd'	193.73'	35°02'44"	316.72'	100.00'	N73°11'22"E	190.72'
'e'	120.00'	19°49'46"	346.72'	60.60'	N85°34'53"E	119.40'
'f'	92.08'	15°12'58"	346.72'	46.31'	N83°06'15"E	91.81'
'g'	175.38'	35°02'44"	286.72'	90.53'	N73°11'22"E	172.65'
'h'	63.54'	16°25'17"	221.70'	31.99'	N26°07'21"W	63.32'
'i'	72.14'	16°25'17"	251.70'	36.32'	N26°07'21"W	71.89'
'j'	135.61	35°02'44"	221.70'	70.00'	N16°48'38"W	133.50'
'k'	132.96'	30°15'59"	251.70'	68.07'	N19°12'00"W	131.42'
'l'	21.99'	04°46'45"	251.70'	10.50'	N01°40'38"W	20.99'
'm'	117.25'	35°02'44"	191.70'	60.53'	N16°48'38"W	115.44'
'n'	36.30'	69°19'58"	30.00'	20.75'	N33°57'15"W	34.13'
'o'	18.92'	19°42'22"	55.00'	9.55'	N58°46'03"W	18.82'
'p'	97.06'	101°06'36"	55.00'	66.85'	N01°38'26"E	84.95'
'q'	97.06'	101°06'36"	55.00'	66.85'	S77°14'58"E	84.95'

* LEGEND *

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

♦ = SECTION CORNER FOUND AS NOTED HEREON

SURVEYOR'S CERTIFICATE

I, JOHN P. REEVE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS PLAT OF REGAL COUNTRY ESTATES PHASE 1 IN WEST HAVEN 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 WEST HAVEN 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 12 DAY OF SEPT, 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 HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID PLAT REGAL COUNTRY ESTATES PHASE 1 AND DO HEREBY DEDICATE, GRANT AND CONVEY TO WEST HAVEN 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 GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, STORM WATER DETENTION PONDS, DRAINAGE AND CANAL MAINTENANCE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY WEST HAVEN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS 20TH DAY OF SEPT, 1996

NORTHERN REGAL HOMES INC.
RICK G. WILLIAMS

ACKNOWLEDGEMENT

STATE OF UTAH,
COUNTY OF Weber } ss.

ON THE 20 DAY OF September, 1996, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, RICK G. WILLIAMS (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.

August 6, 1998
COMMISSION EXPIRES

NOTARY PUBLIC

NOTARY PUBLIC PATRICIA G. MESSELL 2402 South 2050 West West Haven, Utah 84401 My Commission Expires Aug 6, 1998 STATE OF UTAH

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
DEC 01 1997
Weber County Surveyor

JOB NO.:	2484-01	DESIGNED	R. WILLIFORD R.L.S.
DATE:	AUGUST 16, 1996	DRAFTER	C. CAVE
SCALE:	1" = 100'	CHECKED	

WEST HAVEN CITY PLANNING COMMISSION APPROVAL

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION, ON THE 24 DAY OF SEPT, 1996.

Ron Livingston
CHAIRMAN

WEST HAVEN 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.

SIGNED THIS 17 DAY OF SEPT, 1996

Tom Gardner
SIGNATURE

WEST HAVEN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND DEDICATION OF THIS PLAT WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF WEST HAVEN CITY, UTAH, THIS 25TH DAY OF SEPTEMBER 1996.

Lynn D. Messerman
MAYOR

Patricia G. Mitchell
ATTEST

WEST HAVEN 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.

SIGNED THIS 25 DAY OF SEPTEMBER, 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 RECORDER

ENTRY NO. 1821064 FEE PAID $41.00
FILED FOR RECORD AND RECORDED, 11-22-96 AT 10:52
IN BOOK 48 OF THE OFFICIAL RECORDS, PAGE 19

RECORDED FOR:
RICK G. WILLIAMS
DOUG CROFTS
WEBER COUNTY RECORDER

BY: Carrie Ward DEPUTY.

43-19