DRAWING NUMBER 001791

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07SAR

45-14

REGAL COUNTRY ESTATES PHASE-2

PART OF THE EAST 1/2 OF SEC 9, T. 5N., R. 2W., S.L.B. & M., U.S. SURVEY
WEST HAVEN CITY, WEBER COUNTY, UTAH
MAY, 1997

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 WESTERLY LINE OF REGAL COUNTRY ESTATES PHASE-1, SAID POINT BEING S00°42'44"W ALONG THE SECTION LINE 1578.41 FEET AND N89°17'16"W 1118.03 FEET FROM THE NE CORNER OF SAID SECTION 9; THENCE S34°20'00"E ALONG SAID WESTERLY LINE 610.82 FEET; THENCE S82°07'18"W 174.68 FEET; THENCE S00°42'44"W 44.40 FEET; THENCE S83°30'22"W 265.70 FEET TO A POINT ON A CURVE WITH A RADIUS OF 486.91 FEET AND A CENTRAL ANGLE OF 07°12'22"; THENCE ALONG SAID CURVE TO THE RIGHT 61.24 FEET (CHORD BEARS S02°53'27"E 61.20 FEET); THENCE S00°42'44"W 75.44 FEET; THENCE N89°17'16"W 60.00 FEET; THENCE S84°48'40"W 274.89 FEET; THENCE N85°43'41"W 276.60 FEET; THENCE N83°32'20"W 60.30 FEET; THENCE N89°17'16"W 266.67 FEET; THENCE S00°42'44"W 447.50 FEET; THENCE N89°15'01"W 528.19 FEET TO A POINT ON AN EXISTING FENCE; THENCE ALONG SAID FENCE THE FOLLOWING THREE (3) COURSES: (1) N00°53'42"E 333.03 FEET, (2) N06°53'59"E 16.34, AND (3) N00°38'14"E 305.48 FEET; THENCE N83°46'32"E 319.98 FEET; THENCE N60°00'00"E 60.00 FEET; THENCE N30°00'00"W 24.81 FEET TO A POINT ON A CURVE WITH A RADIUS OF 515.56 FEET AND A CENTRAL ANGLE OF 08°41'28"; THENCE ALONG SAID CURVE TO THE RIGHT 78.20 FEET (CHORD BEARS N25°39'16"W 78.13 FEET); THENCE N68°41'28"E 216.04 FEET; THENCE S89°15'11"E 329.04 FEET; THENCE N86°02'41"E 168.29 FEET; THENCE N09°02'32"W 104.22 FEET; THENCE S89°15'11"E 286.13 FEET; THENCE N75°45'00"E 60.00 FEET; THENCE N14°15'00"W 48.18 FEET; THENCE N71°05'47"E 93.80 FEET; THENCE N55°24'43"E 150.00 FEET TO THE POINT OF BEGINNING.

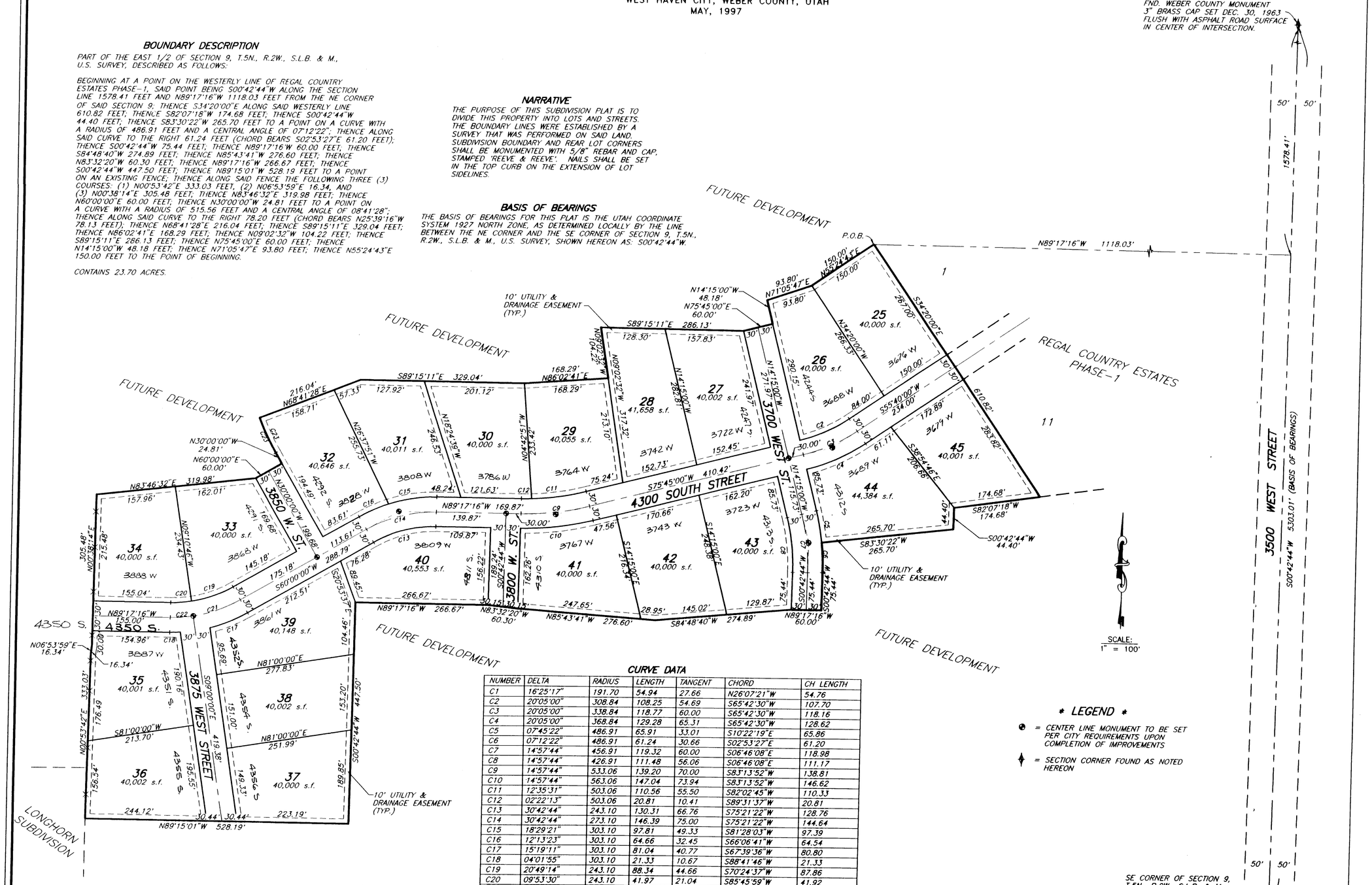
CONTAINS 23.70 ACRES.

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.



CURVE DATA

NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH LENGTH
C1	16°25'17"	191.70	54.94	27.66	N26°07'21"W	54.76
C2	20°05'00"	308.84	108.25	54.69	S65°42'30"W	107.70
C3	20°05'00"	338.84	118.77	60.00	S65°42'30"W	118.16
C4	20°05'00"	368.84	129.28	65.31	S65°42'30"W	128.62
C5	07°45'22"	486.91	65.91	33.01	S10°22'19"E	65.86
C6	07°12'22"	486.91	61.24	30.66	S02°53'27"E	61.20
C7	14°57'44"	456.91	119.32	60.00	S06°46'08"E	118.98
C8	14°57'44"	426.91	111.48	56.06	S06°46'08"E	111.17
C9	14°57'44"	533.06	139.20	70.00	S83°13'52"W	138.81
C10	14°57'44"	563.06	147.04	73.94	S83°13'52"W	146.62
C11	12°35'31"	503.06	110.56	55.50	S82°02'45"W	110.33
C12	02°22'13"	503.06	20.81	10.41	S89°31'37"W	20.81
C13	30°42'44"	243.10	130.31	66.76	S75°21'22"W	128.76
C14	30°42'44"	273.10	146.39	75.00	S75°21'22"W	144.64
C15	18°29'21"	303.10	97.81	49.33	S81°28'03"W	97.39
C16	12°13'23"	303.10	64.66	32.45	S66°06'41"W	64.54
C17	15°19'11"	303.10	81.04	40.77	S67°39'36"W	80.80
C18	04°01'55"	303.10	21.33	10.67	S88°41'46"W	21.33
C19	20°49'14"	243.10	88.34	44.66	S70°24'37"W	87.86
C20	09°53'30"	243.10	41.97	21.04	S85°45'59"W	41.92
C21	21°00'00"	273.10	100.10	50.62	S70°30'00"W	99.54
C22	09°42'44"	273.10	46.28	23.20	S85°51'22"W	46.24
C23	08°41'28"	515.56	78.20	39.18	N25°39'16"W	78.13

* LEGEND *

- = CENTER LINE MONUMENT TO BE SET PER CITY REQUIREMENTS UPON COMPLETION OF IMPROVEMENTS
- = SECTION CORNER FOUND AS NOTED HEREON

RECEIVED
DEC 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 REGAL COUNTRY ESTATES PHASE-2 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 29 DAY OF July, 1997

22-146666-2201
UTAH LICENSE NUMBER

SIGNATURE
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 SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID PLAT REGAL COUNTRY ESTATES PHASE-2 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 30 DAY OF July, 1997.

FOR NORTHERN REGAL HOMES INC.

ACKNOWLEDGEMENT

STATE OF UTAH, COUNTY OF Weber)ss.

NOTARY PUBLIC LORENZO MARCUS 10 Pamela Dr. 84404 Ogden, Utah Aug 1, 1998 STATE OF UTAH

ON THE 30 DAY OF July, 1997 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, Rick 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.

Aug 1, 1998 — COMMISSION EXPIRES
Lorenzo D. Marcus — 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

001791

JOB NO.: 2484-02 SURVEYOR R. WILLIFORD
DATE: 5-27-97 DRAFTER R. HANSEN
SCALE: 1"=100' CHECKED

WEST HAVEN CITY PLANNING COMMISSION APPROVAL

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION. ON THE 4TH DAY OF AUGUST, 1997.

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 31 DAY OF JULY, 1997

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 4TH DAY OF August, 1997.

TITLE MAYOR
ATTEST TITLE

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 4 DAY OF AUG, 1997

SIGNATURE

REEVE & ASSOCIATES, INC.
Civil Engineering • Structural Engineering
Surveying • Land Planning
3670 QUINCY AVE. SUITE #1 OGDEN, UTAH 84403
(801) 621-3100 FAX (801) 621-2666

WEBER COUNTY RECORDER

ENTRY NO. 1495175 FEE PAID $ 51.00
FILED FOR RECORD AND RECORDED, AUG. 5, 1997 AT 10:25 AM
IN BOOK 45 OF THE OFFICIAL RECORDS, PAGE 14

RECORDED FOR: DRG. DEV. LLC
DOUG CROFTS
WEBER COUNTY RECORDER
BY: Kathy Thompson DEPUTY.

G:\DRAWINGS\SHARED\2484\02-REGL\REGL2PL.T Tue Jul 29 11:56:51 1997 JAE