PHEASANT MEADOWS SUBDIVISION PHASE 1

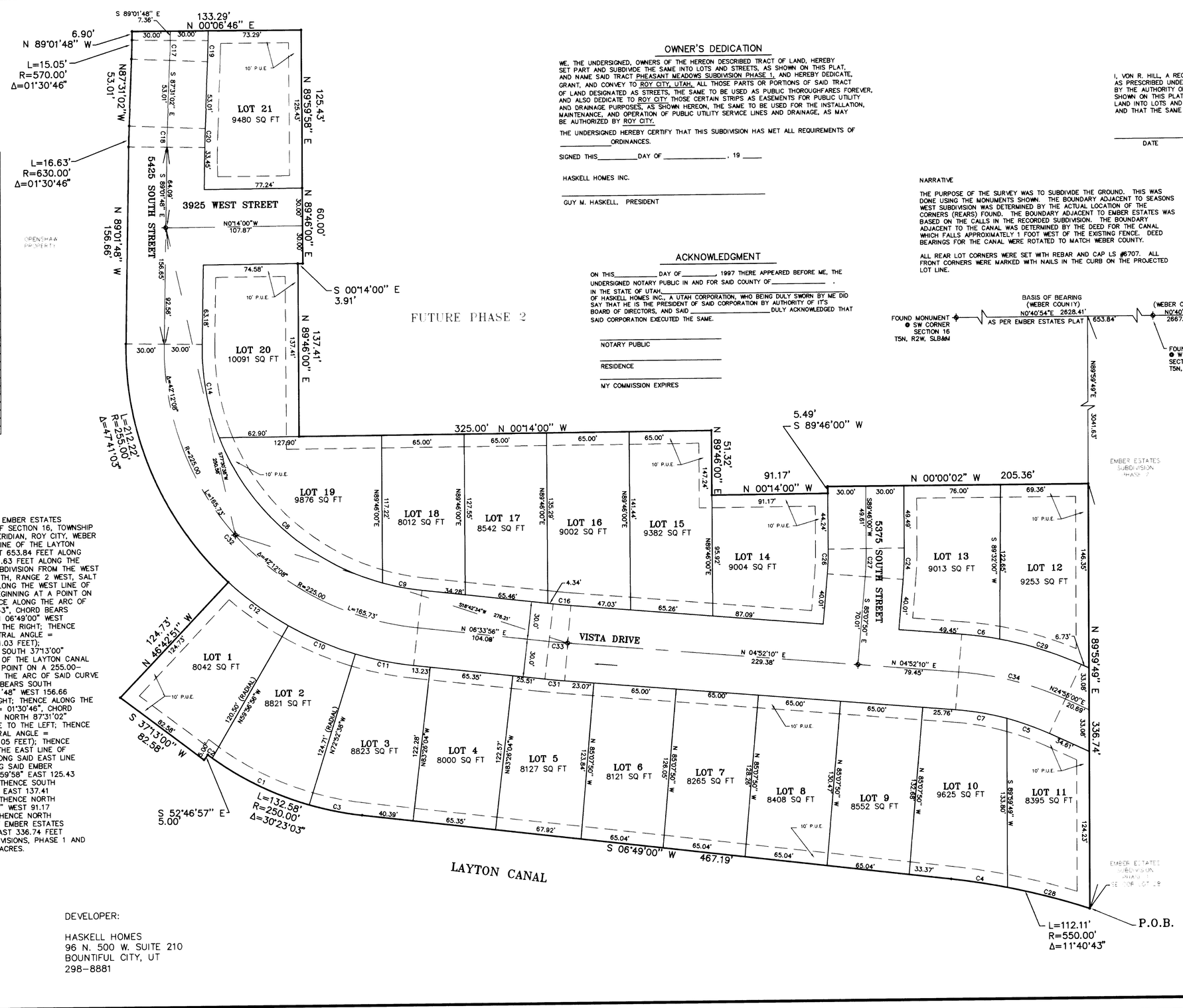
LOCATED IN THE SOUTH HALF OF SECTION 16,
TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
ROY CITY, WEBER COUNTY, UTAH
MAY 1997

NORTH

40 0 40 80 120
Scale 1" = 40'

NOTE:

THE BOTTOM OF FOOTINGS TO BE NO LOWER THAN 18' BELOW TOP BACK OF CURB FRONTING EACH LOT.



NUMBER	DELTA =	R '	L '	CHORD BEARING	LC '
C1	19°36'17"	250.00	85.54	N 26°24'21" E	85.12
C2	01°00'33"	250.00	4.40	N 36°42'46" E	4.40
C3	09°46'13"	250.00	42.63	N 11°43'06" E	42.58
C4	04°39'52"	550.00	44.77	S 09°08'56" W	44.76
C5	09°20'27"	220.00	35.87	S 20°14'46" W	35.83
C6	06°11'16"	280.00	30.24	S 07°57'48" W	30.22
C7	10°42'24"	220.00	41.11	S 10°13'21" W	41.05
C8	52°49'34"	195.00	179.79	N 42°16'14" E	173.49
C9	09°17'31"	195.00	31.62	N 11°12'41" E	31.59
C10	12°55'42"	255.00	57.54	N 23°35'13" E	57.42
C11	10°33'28"	255.00	46.99	N 11°50'39" E	46.92
C12	13°14'05"	255.00	58.90	N 36°40'06" E	58.77
C13	NOT USED				
C14	22°17'11"	195.00	75.85	N 79°49'36" E	75.37
C15	NOT USED				
C16	01°41'46"	470.00	13.91	N 05°43'03" E	13.91
C17	01°30'46"	600.00	15.84	S 88°16'25" E	15.84
C18	01°30'46"	600.00	15.84	S 88°16'25" E	15.84
C19	01°30'46"	630.00	16.63	S 88°16'25" E	16.63
C20	01°30'46"	570.00	15.05	S 88°16'25" E	15.05
C21	NOT USED				
C22	NOT USED				
C23	NOT USED				
C24	05°06'10"	280.00	24.94	N 87°40'55" W	24.93
C25	NOT USED				
C26	05°06'10"	220.00	19.59	N 87°40'55" W	19.59
C27	05°06'10"	250.00	22.26	S 87°40'55" E	22.26
C28	07°00'51"	550.00	67.33	S 14°59'17" W	67.29
C29	13°51'34"	280.00	67.73	N 17°59'13" E	67.57
C30	NOT USED				
C31	01°41'46"	530.00	15.69	N 05°43'03" E	15.69
C32	84°24'16"	225.00	331.46	N 48°46'04" E	302.29
C33	01°41'46"	500.00	14.80	N 05°43'03" E	14.80
C34	20°02'50"	250.00	87.47	N 14°53'35" E	87.03

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF LOT 28, EMBER ESTATES SUBDIVISION PHASE 1, PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, ROY CITY, WEBER COUNTY, UTAH SAID POINT IS ALSO ON THE WEST LINE OF THE LAYTON CANAL WHICH POINT IS ALSO SOUTH 00°40'54" WEST 653.84 FEET ALONG THE SECTION LINE AND NORTH 89°59'49" EAST 3041.63 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID EMBER ESTATES SUBDIVISION FROM THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG THE WEST LINE OF SAID LAYTON CANAL THE FOLLOWING 5 COURSES BEGINNING AT A POINT ON A 550.00-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 112.11 FEET (CENTRAL ANGLE = 11°40'43", CHORD BEARS SOUTH 12°39'21" WEST 111.91 FEET); THENCE SOUTH 06°49'00" WEST 467.19 FEET TO A 250.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 132.58 FEET (CENTRAL ANGLE = 30°23'03", CHORD BEARS SOUTH 22°01'31" WEST 131.03 FEET); THENCE SOUTH 52°46'57" EAST 5.00 FEET; THENCE SOUTH 37°13'00" WEST 82.58 FEET; THENCE LEAVING THE WEST LINE OF THE LAYTON CANAL RUNNING NORTH 46°42'51" WEST 124.73 FEET TO A POINT ON A 255.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 212.22 FEET (CENTRAL ANGLE = 47°41'03", CHORD BEARS SOUTH 67°07'40" WEST 206.15 FEET); THENCE NORTH 89°01'48" WEST 156.66 FEET TO A 630.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 16.63 FEET (CENTRAL ANGLE = 01°30'46", CHORD BEARS NORTH 88°16'25" WEST 16.63 FEET); THENCE NORTH 87°31'02" WEST 53.01 FEET TO A 570.00-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 15.05 FEET (CENTRAL ANGLE = 01°30'46", CHORD BEARS NORTH 88°16'25" WEST 15.05 FEET); THENCE NORTH 89°01'48" WEST 6.90 FEET TO A POINT ON THE EAST LINE OF SEASONS WEST SUBDIVISION PHASE 2; THENCE ALONG SAID EAST LINE NORTH 0°06'46" EAST 133.29 FEET; THENCE LEAVING SAID EMBER ESTATES SUBDIVISION PHASE 2 RUNNING NORTH 89°59'58" EAST 125.43 FEET; THENCE NORTH 89°46'00" EAST 60.00 FEET; THENCE SOUTH 0°14'00" EAST 3.91 FEET; THENCE NORTH 89°46'00" EAST 137.41 FEET; THENCE NORTH 0°14'00" WEST 325.00 FEET; THENCE NORTH 89°46'00" EAST 51.32 FEET; THENCE NORTH 0°14'00" WEST 91.17 FEET; THENCE SOUTH 89°46'00" WEST 5.49 FEET; THENCE NORTH 0°00'02" WEST 205.36 FEET TO THE SOUTH LINE OF EMBER ESTATES SUBDIVISION, PHASE 1; THENCE NORTH 89°59'49" EAST 336.74 FEET ALONG THE SOUTH LINES OF EMBER ESTATES SUBDIVISIONS, PHASE 1 AND 2 TO THE POINT OF BEGINNING, CONTAINING 6.065 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET PART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS, AS SHOWN ON THIS PLAT, AND NAME SAID TRACT PHEASANT MEADOWS SUBDIVISION PHASE 1, 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 UTILITY 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 REQUIREMENTS OF _____ ORDINANCES.

SIGNED THIS_____DAY OF _____, 19 ____

HASKELL HOMES INC.

GUY M. HASKELL, PRESIDENT

ACKNOWLEDGMENT

ON THIS_____ DAY OF_____, 1997 THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF_____ , IN THE STATE OF UTAH_____ OF HASKELL HOMES INC., A UTAH CORPORATION, WHO BEING DULY SWORN BY ME DID SAY THAT HE IS THE PRESIDENT OF SAID CORPORATION BY AUTHORITY OF IT'S BOARD OF DIRECTORS, AND SAID _____ DULY ACKNOWLEDGED THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

RESIDENCE

MY COMMISSION EXPIRES

I, VON R. HILL, A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 6707 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS PHEASANT MEADOWS SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

DATE

UTAH SURVEYOR NO. 6707
HILL, JAMISON AND ASSOCIATES, INC.
298-2236

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE THE GROUND. THIS WAS DONE USING THE MONUMENTS SHOWN. THE BOUNDARY ADJACENT TO SEASONS WEST SUBDIVISION WAS DETERMINED BY THE ACTUAL LOCATION OF THE CORNERS (REARS) FOUND. THE BOUNDARY ADJACENT TO EMBER ESTATES WAS BASED ON THE CALLS IN THE RECORDED SUBDIVISION. THE BOUNDARY ADJACENT TO THE CANAL WAS DETERMINED BY THE DEED FOR THE CANAL WHICH FALLS APPROXIMATELY 1 FOOT WEST OF THE EXISTING FENCE. DEED BEARINGS FOR THE CANAL WERE ROTATED TO MATCH WEBER COUNTY.

ALL REAR LOT CORNERS WERE SET WITH REBAR AND CAP LS #6707. ALL FRONT CORNERS WERE MARKED WITH NAILS IN THE CURB ON THE PROJECTED LOT LINE.

REGISTERED LAND SURVEYOR
17 MAY 97
No.6707
VON R. HILL
STATE OF UTAH

ROY CITY ACCEPTANCE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT AND THE DEDICATION OF THIS PLAT WAS ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF ROY CITY, WEBER COUNTY, UTAH BY RESOLUTION PASSED ON THE_____DAY OF_____, 19__

IN WITNESS WHEREOF I HERE UNTO SET MY HAND AND AFFIX THE CORPORATE SEAL OF ROY CITY.

APPROVED THIS_____DAY OF_____,19__

MAYOR

ATTEST:

CITY RECORDER

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 HAVE BEEN COMPLIED WITH. DATED THIS DAY OF _____, 19__

ENGINEER

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 HAVE BEEN COMPLIED WITH. DATED THIS DAY OF _____, 19__

ATTORNEY

ROY CITY PLANNING COMMISION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE ROY CITY PLANNING COMMISSION DATED THIS DAY OF _____, 19__

SIGNATURE

RECEIVED
DEC 10 1997
Weber County Surveyor

WEBER COUNTY RECORDER

ENTRY NO._____FEE PAID _____
FILED FOR RECORD AND RECORDED
_____AT_____
IN BOOK_____OF THE OFFICIAL
RECORDS, PAGE_____
RECORDED FOR:

WEBER COUNTY RECORDER
BY:_____DEPUTY

DEVELOPER:

HASKELL HOMES
96 N. 500 W. SUITE 210
BOUNTIFUL CITY, UT
298-8881

HJA Hill, Jamison and Associates, Inc.
Engineering and Surveying
181 North 200 West, Bountiful, Utah 84010 (801)298-2236

HJA PROJECT NO. 95-220

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