46-47

Woodmere Estates No. 2

A part of the Southeast 1/4 of Section 16, T5N, R2W, SLB&M, U.S. Survey Roy City, Weber County, Utah

NARRATIVE:

This plat and survey was requested by Mr. Jeff Shultz of Shron Builders Inc. in order to subdivide Twenty-six (26) residential lots. Monuments were found at the South 1/4 corner and the Southeast corner of Section 16, T5N, R2W. A line bearing N 89°45'19" W between them was used as the basis of bearings. Lot corners were monumented as depicted on this drawing.

NOTE:

10' Utility and Drainage Easements each side of Property Line as indicated by dashed lines, except as otherwise shown.

PROPERTY LINE CURVE DATA

(1)	(2)	(3)
Δ = 8°36'42"	Δ = 5°32'29"	Δ = 14°09'11"
R = 432.77'	R = 432.77'	R = 372.77'
L = 65.05'	L = 41.86'	L = 92.08'
LC = 64.98'	LC = 41.84'	LC = 91.85'
S 5°09'10" W	S 12°13'45" W	S 7°55'24" W

(4)	(5)	(6)
Δ = 9°24'41"	Δ = 5°19'10"	Δ = 14°43'51"
R = 413.74'	R = 413.74'	R = 353.74'
L = 67.96'	L = 38.41'	L = 90.95'
LC = 67.89'	LC = 38.40'	LC = 90.70'
S 79°42'21" E	S 87°04'16" E	S 82°21'56" E

CENTERLINE CURVE DATA

(A)	(B)
Δ = 14°09'11"	Δ = 14°43'51"
R = 402.77'	R = 383.74'
L = 98.48'	L = 98.66'
LC = 98.24'	LC = 98.39'
S 7°55'24" W	S 82°21'56" E
T = 50.00'	T = 49.60'

Scale : 1" = 60'

- ♦ Set Nail in Curb
- ◉ Set Rebar & Cap w/ Fence post
- ■ Set Hub & Tack
- ⊕ Monument to be set

W.C.S. Weber County Surveyor

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 16, Township 5 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey:

Beginning at the Northeast corner of Lot 62, Woodmere Estates No. 1, a subdivision in Roy City, Weber County, Utah; said point being 1309.95 feet North 89°45'19" West along the section line and 24.76 feet North 0°14'30" East from the Southeast corner of said Section 16; running thence North 89°43'51" West 1210.75 feet along the North boundary of said Subdivision to the Northwest corner of Lot 7 of said subdivision also being the East line of the Layton Canal; thence North 0°50'49" East 300.84 feet along said East line; thence South 75°00'00" East 221.64 feet; thence North 15°00'00" East 52.67 feet; thence South 89°43'51" East 280.82 feet; thence South 0°14'30" West 32.67 feet; thence South 89°43'51' East 216.00 feet; thence North 89°08'33" East 60.012 feet; thence South 89°43'51' East 273.00 feet; thence South 0°14'30" West 41.91 feet; thence South 89°43'51' East 150.00 feet; thence South 0°14'30" West 222.00 feet to the point of beginning.

Contains 7.424 Acres

SURVEYOR'S CERTIFICATE

I, Gary L. Newman, a Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Woodmere Estates No. 2 in Roy City, Weber County, Utah, has been correctly drawn to the designated scale and is a true and correct representation of the herein described lands in said subdivision, based on 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 engineering or 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 22nd day of October, 1997.

4778 — License No.

Gary L. Newman

OWNER'S DEDICATION

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 Woodmere Estates No. 2, and hereby dedicate, grant and convey to Roy City, Weber County, Utah, all those portions 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.

Signed this 23 day of October, 1997.

"The undersigned hereby certify that this subdivision has met all the requirements of Roy City Ordinances."

~ Shron Inc. ~

Ronald D. Lynch — President

Jeffery L. Shultz — Vice President

ACKNOWLEDGMENT

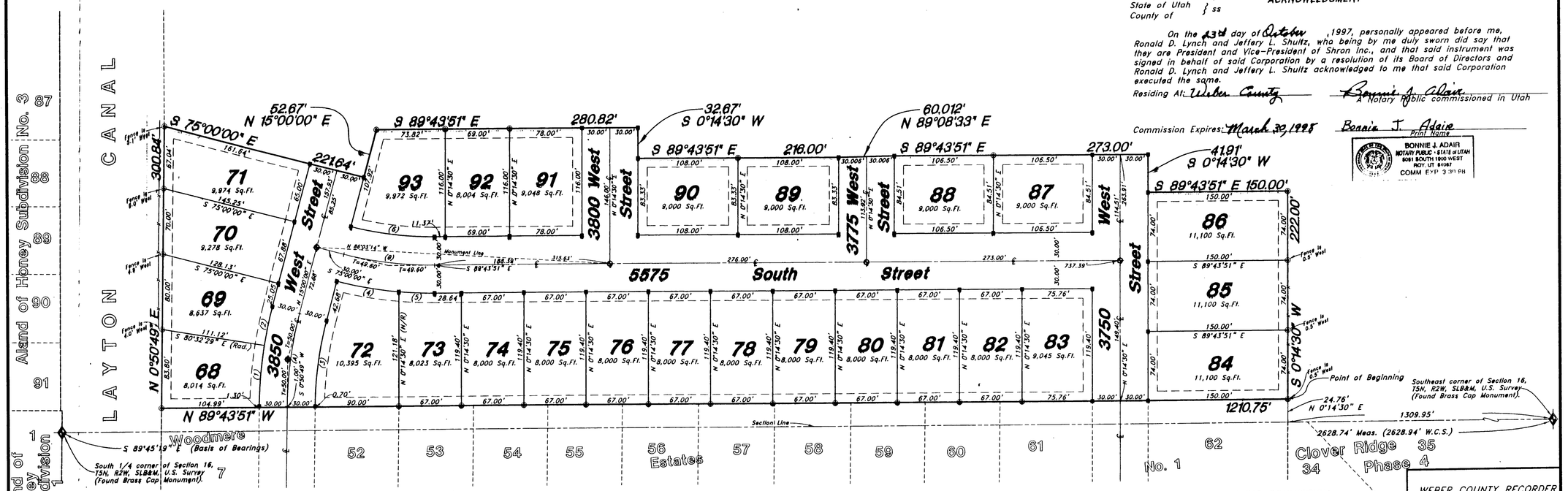
State of Utah } ss
County of }

On the 23rd day of October, 1997, personally appeared before me, Ronald D. Lynch and Jeffery L. Shultz, who being by me duly sworn did say that they are President and Vice-President of Shron Inc., and that said instrument was signed in behalf of said Corporation by a resolution of its Board of Directors and Ronald D. Lynch and Jeffery L. Shultz acknowledged to me that said Corporation executed the same.

Residing At: Weber County — A Notary Public commissioned in Utah

Commission Expires: March 30, 1998 — Bonnie J. Adair (Print Name)

BONNIE J. ADAIR
NOTARY PUBLIC - STATE of UTAH
5081 SOUTH 1900 WEST
ROY, UT 84067
COMM EXP 3-30-98



ROY CITY ATTORNEY

Approved by the Roy City Attorney on this 30 day of January, 1998

Signature

ROY CITY ENGINEER

I hereby certify that I have carefully investigated the lines of Survey of the foregoing plat and legal description of the lands embraced therein, and find them to be correct and to agree with the lines and monuments on record in this office and in compliance with the requirements of Roy City Ordinances.

Signed this 26 day of January, 1998.

Signature

ROY CITY APPROVAL

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 17th day of February, 1998.

Attest

Title Recorder

Mayor

ROY CITY PLANNING COMMISSION

Approved by the Roy City Planning Commission on the 12th day of January, 1998.

Chairperson

WEBER COUNTY RECORDER

ENTRY NO. 1823720 FEE PAID $ 15.00 CO. FILED FOR RECORD AND RECORDED 24-FEB-98 AT 12:24 PM IN BOOK 46 OF OFFICIAL RECORDS, PAGE 46 RECORDED FOR ROY CITY

RON CROPPS
WEBER COUNTY RECORDER

BY: Carrie Warner
DEPUTY

GREAT BASIN ENGINEERING, INC.
3544 Lincoln Avenue, Ogden, Utah 84401
P.O. Box 8307, Ogden, Utah 84409

46-48

RECEIVED
APR 28 1998
Weber County Surveyor

46-48 PLAT HOLD CORPORATION • IRVINE, CALIFORNIA