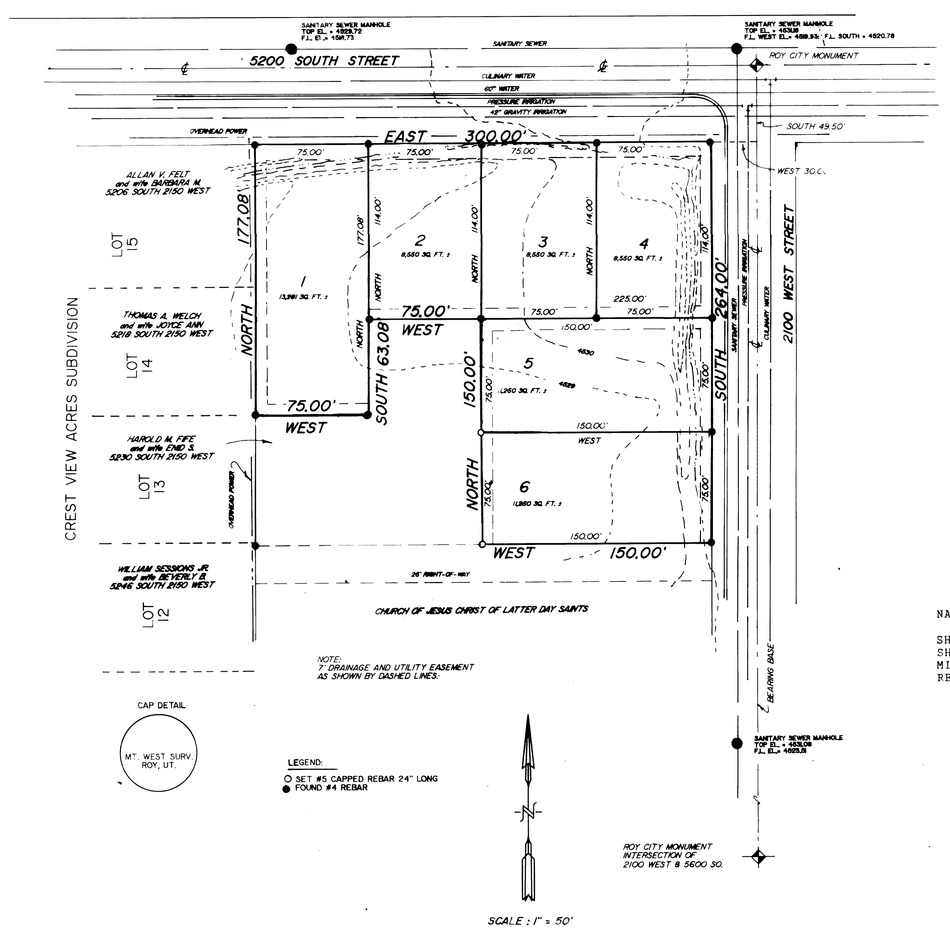
REPLAT OF RYANS PLACE

(A MINOR SUBDIVISION)

A PART OF THE SE1/4 OF SECTION 14, T5N, R2W, S.L.B. & M.



NOTE:
7' DRAINAGE AND UTILITY EASEMENT AS SHOWN BY DASHED LINES.

CAP DETAIL

MT. WEST SURV. ROY, UT.

LEGEND:

○ SET #5 CAPPED REBAR 24" LONG
● FOUND #4 REBAR

OVERALL BOUNDARY DESCRIPTION

BEING A PART OF THE SE1/4 OF SECTION 14, T5N, R2W, S.L.B. &M., AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH LINE OF 5200 SOUTH STREET AND THE WEST LINE OF 2100 WEST STREET, SAID POINT BEING 30.00 FEET WEST OF THE NE CORNER OF THE WEST 1/2 OF THE SE1/4 OF SAID SECTION 14, SAID POINT ALSO BEING SOUTH 49.50 FEET AND WEST 30.00 FEET FROM THE ROY CITY MONUMENT AT THE INTERSECTION OF 5200 SOUTH STREET AND 2100 WEST STREET AND RUNNING;
THENCE SOUTH, ALONG THE WEST LINE OF 2100 WEST STREET, 264.00 FEET;
THENCE WEST, 150.00 FEET;
THENCE NORTH, 150.00 FEET;
THENCE WEST, 75.00 FEET;
THENCE SOUTH, 67.00 FEET;
THENCE WEST, 75.00 FEET, TO THE EAST LINE OF CREST VIEW ACRES SUBDIVISION;
THENCE NORTH, ALONG THE EAST LINE OF CREST VIEW ACRES SUBDIVISION, 177.08 FEET TO THE SOUTH LINE OF 5200 SOUTH STREET;
THENCE EAST, ALONG THE SOUTH LINE OF 5200 SOUTH STREET, 300.00 FEET, TO POINT OF BEGINNING.
CONTAINS 61,431 SQUARE FEET MORE OR LESS

LOT 1 DESCRIPTION

BEING A PART OF THE SE1/4 OF SECTION 14, T5N, R2W, S.L.B. & M., AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 5200 SOUTH STREET SAID POINT BEING WEST, 255.00 FEET FROM THE NE CORNER OF THE WEST 1/2 OF THE SE1/4 OF SAID SECTION 14, SAID POINT ALSO BEING SOUTH, 49.50 FEET AND WEST, 255.00 FEET FROM THE ROY CITY MONUMENT AT THE INTERSECTION OF 5200 SOUTH STREET AND 2100 WEST STREET AND RUNNING;
THENCE SOUTH, 177.08 FEET;
THENCE WEST, 75.00 FEET, TO THE EAST LINE OF CREST VIEW ACRES SUBDIVISION;
THENCE NORTH, ALONG SAID EAST LINE, 177.08 FEET TO THE SOUTH LINE OF 5200 SOUTH STREET;
THENCE EAST, ALONG SAID SOUTH LINE, 75.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 13,281 SQUARE FEET MORE OR LESS
SUBJECT TO A UTILITY AND DRAINAGE EASEMENT ALONG THE SOUTH, AND, WEST, 7 FEET. AND THE NORTH 10 FEET THEREOF

LOT 2 DESCRIPTION

BEING A PART OF THE SE1/4 OF SECTION 14, T5N, R2W, S.L.B. & M., AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 5200 SOUTH STREET SAID POINT BEING WEST, 180.00 FEET FROM THE NE CORNER OF THE WEST 1/2 OF THE SE1/4 OF SAID SECTION 14, SAID POINT ALSO BEING SOUTH, 49.50 FEET AND WEST, 180.00 FEET FROM THE ROY CITY MONUMENT AT THE INTERSECTION OF 5200 SOUTH STREET AND 2100 WEST STREET AND RUNNING;
THENCE SOUTH, 114.00 FEET;
THENCE WEST, 75.00 FEET;
THENCE NORTH, 114.00 FEET TO THE SOUTH LINE OF 5200 SOUTH STREET;
THENCE EAST, ALONG SAID SOUTH LINE, 75.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 8,550 SQUARE FEET MORE OR LESS
SUBJECT TO A UTILITY AND DRAINAGE EASEMENT ALONG THE SOUTH 7 FEET AND THE NORTH 10 FEET THEREOF

LOT 3 DESCRIPTION

BEING A PART OF THE SE1/4 OF SECTION 14, T5N, R2W, S.L.B. & M., AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF 5200 SOUTH STREET SAID POINT BEING WEST, 105.00 FEET FROM THE NE CORNER OF THE WEST 1/2 OF THE SE1/4 OF SAID SECTION 14, SAID POINT ALSO BEING SOUTH, 49.50 FEET AND WEST, 105.00 FEET FROM THE ROY CITY MONUMENT AT THE INTERSECTION OF 5200 SOUTH STREET AND 2100 WEST STREET AND RUNNING;
THENCE SOUTH, 114.00 FEET;
THENCE WEST, 75.00 FEET;
THENCE NORTH, 114.00 FEET TO THE SOUTH LINE OF 5200 SOUTH STREET;
THENCE EAST, ALONG SAID SOUTH LINE, 75.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 8,550 SQUARE FEET MORE OR LESS
SUBJECT TO A UTILITY AND DRAINAGE EASEMENT ALONG THE SOUTH 7 FEET AND THE NORTH 10 FEET THEREOF

LOT 4 DESCRIPTION

BEING A PART OF THE SE1/4 OF SECTION 14, T5N, R2W, S.L.B. &M., AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF 2100 WEST STREET, AND THE SOUTH LINE OF 5200 SOUTH STREET, SAID INTERSECTION BEING 30.00 FEET WEST OF THE NE CORNER OF THE WEST 1/2 OF THE SE1/4 OF SAID SECTION 14, SAID POINT ALSO BEING SOUTH 49.50 FEET AND WEST 30.00 FEET FROM THE ROY CITY MONUMENT AT THE INTERSECTION OF 5200 SOUTH STREET AND 2100 WEST STREET AND RUNNING;
THENCE SOUTH, ALONG THE WEST LINE OF 2100 WEST STREET, 114.00 FEET;
THENCE WEST, 75.00 FEET;
THENCE NORTH, 114.00 FEET, TO THE SOUTH LINE OF 5200 SOUTH STREET;
THENCE EAST, ALONG SAID SOUTH LINE, 75.00 FEET, TO THE POINT OF BEGINNING.
CONTAINS 8,550 SQUARE FEET MORE OR LESS
SUBJECT TO A UTILITY AND DRAINAGE EASEMENT ALONG THE SOUTH AND EAST 7 FEET AND NORTH 10 FEET THEREOF.

LOT 5 DESCRIPTION

BEING A PART OF THE SE1/4 OF SECTION 14, T5N, R2W, S.L.B. &M., AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 2100 WEST STREET, SAID POINT BEING SOUTH, 114.00 FEET AND 30.00 FEET WEST OF THE NE CORNER OF THE WEST 1/2 OF THE SE1/4 OF SAID SECTION 14, SAID POINT ALSO BEING SOUTH 163.50 FEET AND WEST 30.00 FEET FROM THE ROY CITY MONUMENT AT THE INTERSECTION OF 5200 SOUTH STREET AND 2100 WEST STREET AND RUNNING; THENCE SOUTH, ALONG THE WEST LINE OF 2100 WEST STREET, 75.00 FEET;
THENCE WEST, 150.00 FEET;
THENCE NORTH, 75.00 FEET;
THENCE EAST, 150.00 FEET, TO THE POINT OF BEGINNING.
CONTAINS 11,250 SQUARE FEET MORE OR LESS
SUBJECT TO A UTILITY AND DRAINAGE EASEMENT ALONG THE NORTH AND EAST AND WEST 7 FEET THEREOF.

LOT 6 DESCRIPTION

BEING A PART OF THE SE1/4 OF SECTION 14, T5N, R2W, S.L.B. &M., AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF 2100 WEST STREET, SAID POINT BEING SOUTH, 189.00 FEET AND 30.00 FEET WEST OF THE NE CORNER OF THE WEST 1/2 OF THE SE1/4 OF SAID SECTION 14, SAID POINT ALSO BEING SOUTH 238.50 FEET AND WEST 30.00 FEET FROM THE ROY CITY MONUMENT AT THE INTERSECTION OF 5200 SOUTH STREET AND 2100 WEST STREET AND RUNNING;
THENCE SOUTH, ALONG THE WEST LINE OF 2100 WEST STREET, 75.00 FEET;
THENCE WEST, 150.00 FEET;
THENCE NORTH, 75.00 FEET;
THENCE EAST, 150.00 FEET, TO THE POINT OF BEGINNING.
CONTAINS 11,250 SQUARE FEET MORE OR LESS
SUBJECT TO A UTILITY EASEMENT ALONG THE EAST AND WEST 7 FEET THEREOF.

NARRATIVE OF SURVEY

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE THE PROPERTY AS SHOWN. NO PROBLEMS WERE ENCOUNTERED, AND CONTROL WAS AVAILABLE AS SHOWN. THIS PROPERTY WAS SURVEYED AND DIVIDED IN 1987, AND ONLY MINOR REVISIONS WERE MADE TO THAT SURVEY IN JULY, 1989. THE PLAT REFLECTS WHICH CORNERS WERE SET IN JULY, 1989.

SURVEYORS CERTIFICATE

I, MARTIN B. MOORE JR., LICENSED LAND SURVEYOR NO. 3984, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT THIS REPLAT OF RYANS PLACE WAS MADE ON BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS P.C., AT THE REQUEST OF, AND EXCLUSIVELY FOR, C., E., & E. DEVELOPMENT CO., ONLY FOR THE PURPOSE HEREIN EXPRESSED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARTIN B. MOORE JR.

REGISTERED LAND SURVEYOR No. 3984 MARTIN B. MOORE, JR. State of Utah

SUBDIVIDER

C. E. & E. DEVELOPMENT CO.
2795 WEST 5450 SO.
ROY, UT. 84067
(801) 773-0792

SURVEYOR

MARTIN B. MOORE JR.
1825 WEST 4400 SO. P.O. BOX 207
ROY, UT. 84067
(801) 731-5330

MOUNTAIN WEST Professional LAND SURVEYORS
5523 So. 1900 W. Suite No. 11 Roy, Utah 84067 825-8689

ROY CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE ROY CITY COUNCIL ON THE_____ DAY OF _____ 19____.

MAYOR

ATTEST

TITLE

ROY CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE ROY CITY PLANNING COMMISSION ON THE_____ DAY OF _____ 19____.

CHAIRMAN, ROY CITY PLANNING COMMISSION

COUNTY RECORDER

Entry no. _____ Fee paid
_____ Filed for record and recorded _____, at
_____ in book _____ of official records, page _____

County Recorder

By _____ Deputy

AUG 04 1999

Weber Co.

RECORD OF SURVEY

for

DAN CLARK

A PART OF THE SE1/4 OF SECTION 14, T5N, R2W, S.L.B. &M

Date 08-04-89	No 87-2015	Drwn E.E.S.	Ckd M.B.M.

MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS, P.C.
Roy, Utah

000245