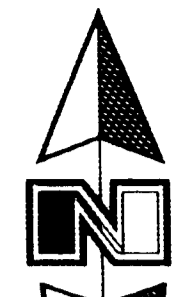


Open Monument Area  
 Eastern 12  
 Flows  
 Master  
 13  
 Subdivision

**NARRATIVE:**  
 This survey and subdivision plat was requested by Mr. John Hansen for the purpose of developing twenty-one (21) residential lots. Brass cap monuments were found at the Northeast corner and the Southeast corner of the Northeast 1/4 of Section 17, T5N, R2W, SLB&M, U.S. Survey. A line bearing N 0°40'37" E between these two monuments was used as the Basis of Bearings. Lot corners were monumented as depicted on this plat.



Scale 1" = 60'

- Set Nail in Curb
- Set Rebar & Cap
- ⊕ Fence post
- ⊙ Set Hub & Tack
- ⊠ Monument to be set
- (Rad) Radial line
- (N/R) Non-Radial Line
- (W.C.S.) Weber County Surveyor

# Country Acres Subdivision

A part of the Northeast 1/4 of Section 17,  
 T5N, R2W, SLB&M, U.S. Survey  
 Roy City, Weber County, Utah

Northeast corner of the Northeast 1/4 of Section 17, T5N, R2W, SLB&M, U.S. Survey, (Found Brass Cap Monument)

Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 17, T5N, R2W, SLB&M, U.S. Survey (Not Found)

SURVEYOR'S CERTIFICATE 002477

I, Gary L. Newman, a Professional Registered Land Surveyor in the State of Utah, do hereby certify that this plat of Country Acres Subdivision in Roy City, Weber County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following described lands included in said subdivision based on data compiled from records in the Weber County Recorder's Office and of a survey made on the ground.

Signed this 7th day of February 2000

4778  
 License No.

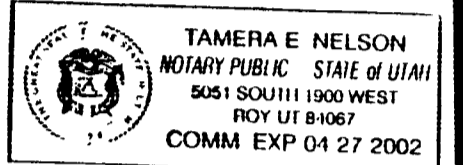
OWNER'S DEDICATION

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 Country Acres Subdivision and hereby dedicate grant and convey to Roy City, Weber County, 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.

Signed this 25th day of February, 2000

Allen Hansen  
 Alan Karas  
 William Jacob Venstra  
 Roy City, Weber County, Utah

ACKNOWLEDGMENT

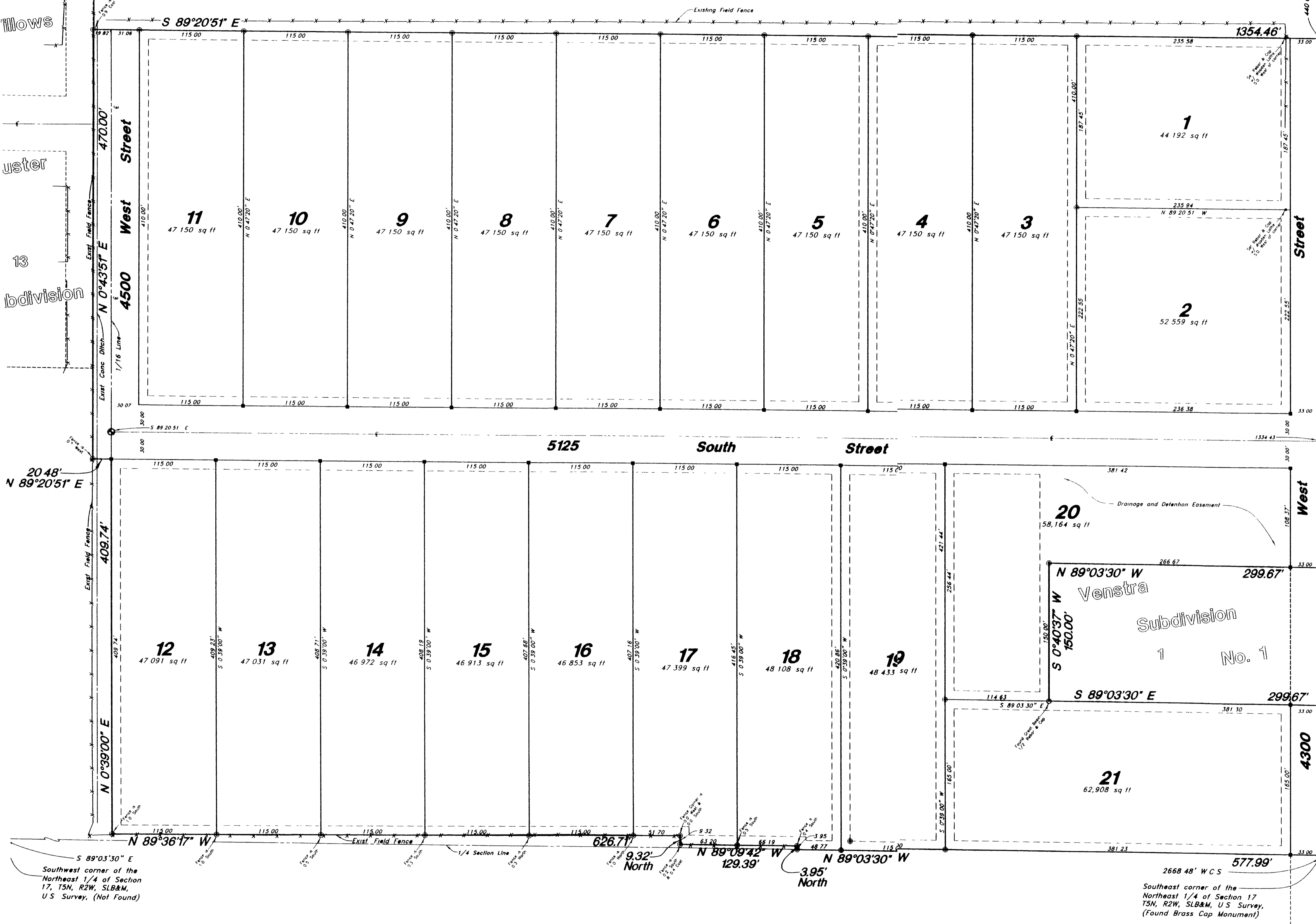


On the 25th day of February, 2000, personally appeared before me, the undersigned Notary Public, the signers of the above Owner's Dedication, four (4), in number, who duly acknowledged to me they signed it freely and voluntarily and for the purposes therein mentioned.

Residing at Roy, Utah  
 Commission Expires 4-27-02  
 Tamera E. Nelson  
 Notary Public Commissioned in Utah

BOUNDARY DESCRIPTION

A part of the Northeast quarter of Section 17 Township 5 North Range 2 West, Salt Lake Base and Meridian, U.S. Survey Beginning at the Southeast corner of said Quarter Section running thence North 89°03'30" West 577.99 feet along south line of said quarter Section, thence North 3.95 feet to an existing fence, thence North 89°09'42" West 129.39 feet along said fence, thence North 9.32 feet to an existing fence, thence North 89°36'17" East 626.71 feet along said existing fence to the 1/16 line, thence North 0°39'00" East 409.74 feet along said 1/16 line thence North 89°20'51" West 20.48 feet thence North 0°43'51" East 470.00 feet thence South 89°20'51" East 1354.46 feet to the East line of said quarter Section, thence South 0°40'37" West 578.54 feet along said East line to the North boundary line extended of Venstra Subdivision No. 1 Weber County Utah, thence three (3) courses along the North, West and South boundaries and said South boundary line extended of said Subdivision as follows North 89°03'30" West 299.67 feet South 0°40'37" West 150.00 feet and South 89°03'30" East 299.67 feet to said East line of said quarter Section, thence South 0°40'37" West 165.00 feet along said East line to the point of beginning. Contains 26.299 Acres.



7  
 6  
 1  
 33  
 Country  
 Park Phase No. 1  
 Park Phase No. 2  
 5150 South Street  
 4300  
 Country

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 day of 2000.

Attest: [Signature]  
 Title: 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 and dedications have been complied with.

Signed this 24th day of February, 2000  
 [Signature]  
 Engineer

ROY CITY ATTORNEY

Approved by the Roy City Attorney on this 6th day of March, 2000

[Signature]  
 Attorney

ROY CITY PLANNING COMMISSION

Approved by the Roy City Planning Commission on the 9th day of November 2000/1999

[Signature]  
 Chair

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

**GREAT BASIN ENGINEERING NORTH**  
 CONSULTING ENGINEERS AND SURVEYORS  
 4774 South 1300 West - Suite 102  
 Rivardale Utah 84405  
 P.O. Box 9307 Ogden Utah 84409  
 Ogden (801)334-4515 Salt Lake City (801)521-0222 Fax (801)332-7544

RECEIVED  
 APR 2 2000  
 Weber County Surveyor

002477

**WEBER COUNTY RECORDER**  
 ENTRY NO. 1145970 FEE PAID \$51.00  
 RECORDED 22 MARCH 2000 AT 10:44 AM IN BOOK 511 OF OFFICIAL RECORDS PAGE 16 RECORDED FOR ROY CITY  
 DELO CRONIS  
 WEBER COUNTY RECORDER  
 BY: [Signature] DEPUTY