

WALKER ESTATES

PHASE ONE

A PART OF THE SE 1/4 OF SECTION 10, T5N, R2W, S.L.B. & M.

ROY CITY, UTAH

JULY, 1989

BOUNDARY DESCRIPTION PHASE ONE

BEING A PART OF THE SE 1/4 OF SECTION 10, T5N, R2W, S.L.B. & M., AND DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SW CORNER OF THE YOSIMURA PROPERTY, SAID CORNER BEING S.00 DEG. 24 MIN. 02 SEC. W., ALONG THE MONUMENTED WEST LINE OF SAID SE 1/4, 1121.99 FEET MORE OR LESS FROM THE NW CORNER OF SAID SE 1/4 AND RUNNING;
 THENCE S.89 DEG. 36 MIN. 40 SEC. E., ALONG THE SOUTH LINE OF THE YOSIMURA PROPERTY, 453.00 FEET;
 THENCE S.00 DEG. 24 MIN. 02 SEC. W., 198.00 FEET TO THE SOUTH LINE OF THE JAMES C. WALKER PROPERTY;
 THENCE N.89 DEG. 36 MIN. 40 SEC. W., ALONG THE SOUTH LINE OF SAID PROPERTY, 453.00 FEET TO THE MONUMENTED WEST LINE OF SAID SE 1/4;
 THENCE N.00 DEG. 24 MIN. 02 SEC. E., ALONG SAID WEST LINE 198.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS 2.06 ACRES.

OWNERS DEDICATION:

WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AND NAME SAID TRACT OF LAND "WALKER ESTATES", AND DO HEREBY 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 GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICH EVER IS APPLICABLE AS MAY BE AUTHORIZED BY ROY CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 198__.

JAMES C. WALKER- IN TRUST

LULA M. WALKER- IN TRUST

ACKNOWLEDGEMENT:

STATE OF UTAH
 COUNTY OF _____

ON THIS _____ DAY OF _____, 198__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, SIGNERS OF THE ABOVE DEDICATION, _____ IN NUMBER, WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING DEDICATION FREELY AND VOLUNTARILY, AND FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

COMMISSION EXPIRES _____

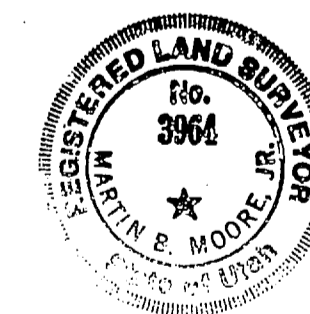
NOTARY PUBLIC

RESIDING AT _____

SURVEYORS CERTIFICATE

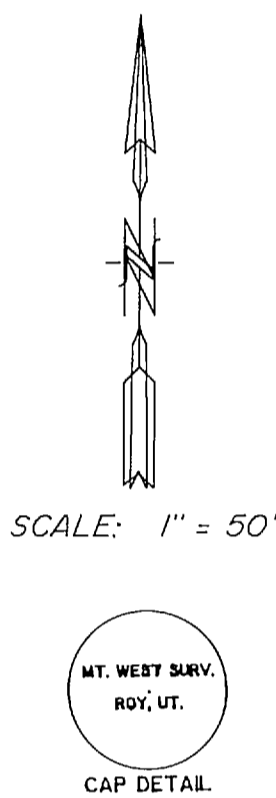
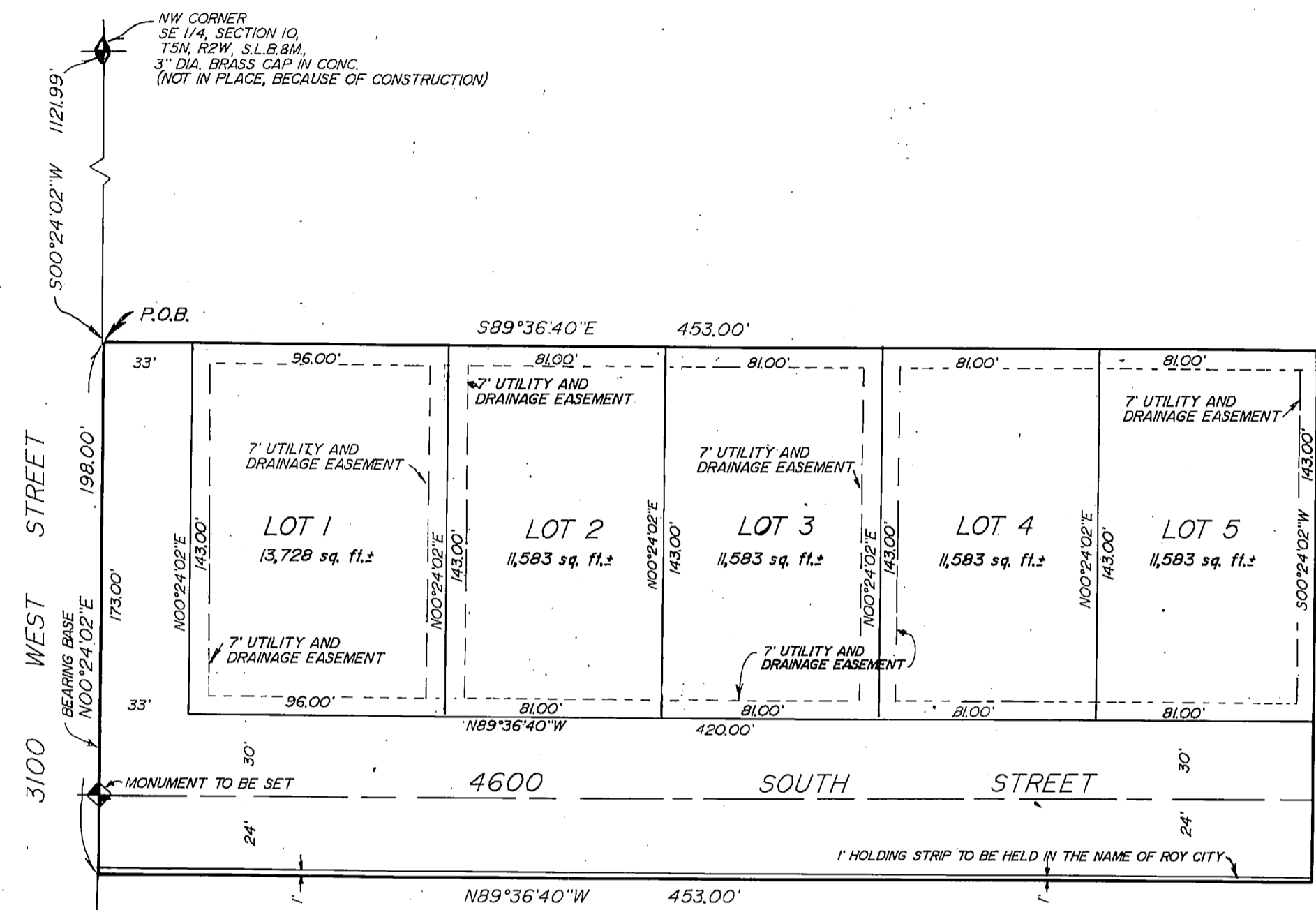
I, MARTIN B. MOORE JR., UTAH REGISTERED LAND SURVEYOR NO. 3964, DO HEREBY CERTIFY THAT THIS PLAT OF "WALKER ESTATES", WAS PREPARED FROM A SURVEY MADE BY ME, OR UNDER MY SUPERVISION, ON THE GROUND AT THE REQUEST OF JAMES C. WALKER- IN TRUST, AND ON BEHALF OF MOUNTAIN WEST PROFESSIONAL LAND SURVEYORS P.C., AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARTIN B. MOORE JR. No. 3964



COUNTY RECORDER

Entry no. _____ Fee paid _____
 Filed for record and recorded _____ of _____
 in book _____ of official records, page _____
 County Recorder
 By _____ Deputy



NOTE: BASIS OF BEARINGS IS THE UTAH STATE PLANE GRID SYSTEM.

NOTE: SET #5 CAPPED REBAR 24" LONG ON ALL REAR CORNERS AND CURB NAILS TO REFERENCE FRONT CORNERS.

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

CHAIRMAN _____

ROY CITY ATTORNEY _____

I HAVE EXAMINED THIS PLAT AND IN MY OPINION IT CONFORMS WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.

SIGNED THIS _____ DAY OF _____, 19__.

ROY CITY ATTORNEY _____

ROY CITY COUNCIL

THIS IS TO CERTIFY THAT WE, THE CITY COUNCIL OF ROY CITY, WEBER COUNTY, UTAH HAVE ACCEPTED THIS PLAT ON THE _____ DAY OF _____.

MAYOR, ROY CITY _____

CITY RECORDER _____

ROY CITY ENGINEER _____

THIS IS TO CERTIFY THAT THIS PLAT WAS DULY APPROVED BY THE ROY CITY ENGINEER ON THE _____ DAY OF _____, 19__.

ROY CITY ENGINEER _____

NARRATIVE OF SURVEY
 THE PURPOSE OF THIS SURVEY WAS TO CREATE A SUBDIVISION AS SHOWN. WEBER COUNTY MONUMENTATION WAS USED AS CONTROL, AND THE SUBDIVISION WAS CREATED ACCORDING TO THE SUBDIVISION ORDINANCES OF ROY CITY, UTAH. NO PROBLEMS WERE ENCOUNTERED.

RECEIVED
 JAN 10 1990
 Weber County Surveyor

RECORD OF SURVEY

for
 JAMES C. WALKER- IN TRUST

A PART OF THE SE 1/4 OF SECTION 10, T5N, R2W, S.L.B. & M.

Date 08-27-89 No. 89-1011 Drwn. E.E.S. Ckd. M.B.M.

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

000298