

ROYLANCE FARMS P.R.U.D.- PHASE 4

A PART OF THE NORTH HALF OF SECTION 5,
TOWNSHIP 6 NORTH, RANGE 1 WEST AND A
PART OF THE SOUTH HALF OF SECTION 32,
TOWNSHIP 7 NORTH, RANGE 1 WEST, S.L.B. & M.
NORTH OGDEN CITY, WEBER COUNTY, UTAH

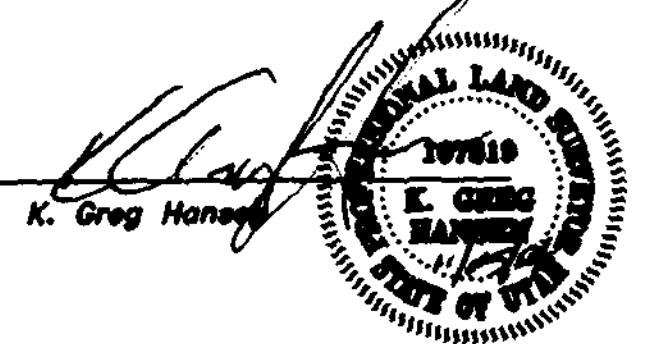
NORTH OGDEN CITY
SURVEY CENTERLINE
MONUMENT (2000 NO.)

SURVEYORS CERTIFICATE 003441

I, K. Greg Hansen, a registered land surveyor in the State of Utah, do hereby certify that this plat of ROYLANCE FARMS P.R.U.D.- PHASE 4 in North Ogden City, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of 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 and that the lots hereon meet required zoning ordinances.

Signed this 5th day of November, 2004

167819
License No.



OWNERS DEDICATION

We the undersigned owners of the herein described tract of land, hereby set apart and subdivide the same into lots and streets as shown on this plat and name said tract ROYLANCE FARMS P.R.U.D.- PHASE 4 and hereby dedicate all common areas to Roylance Farms H.O.A., We the undersigned owners grant and convey to North Ogden City, Utah, streets & public utility easements over, upon and under the lands designated on the plat as common areas and streets. The same to be used for the installation, maintenance and operation of public utility service lines, storm drainage facilities, irrigation canals or for the perpetual preservation of water drainage channels in their natural state whichever is applicable as may be authorized by North Ogden City, Utah, with no buildings or structures being erected within such easements.

Signed this _____ day of _____, 2004

Roy Lance Farms L.C. Joe Calabrese, Manager	AARON MAC HERRERA
FIRST SECURITY BANK	AMY HERRERA
BARNES BANKING COMPANY	CAROL HYMAS
GAYDRA LAUB	SANDRA BOILE
TERRI MCCULLOCK	G NORMAN GEORGE

ACKNOWLEDGMENT

State of Utah
County of Weber
On this, the _____ day of _____, 2004, before me the undersigned Notary Public personally appeared Public, the signers of the above Owners Dedication, in number, who duly acknowledged to me that they signed it freely and voluntarily and for the purpose therein mentioned.

Commission Expires _____

Notary Public _____

PARCEL #1

A PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 1900 NORTH STREET LOCATED SOUTH 89°40'00" WEST 1907.34 FEET, NORTH 00°30'00" WEST 83.37 FEET, AND NORTH 52°35'00" WEST 218.12 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTH HALF OF SECTION 32, RUNNING THENCE NORTH 52°35'00" WEST 5.38 FEET; THENCE NORTH 18°45'21" WEST 45.08 FEET; THENCE NORTH 7°18'58" EAST 14.72 FEET; THENCE NORTH 58°42'34" EAST 28.08 FEET TO THE CENTERLINE COLD WATER CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING 28 COURSES: (1) SOUTH 60° 37'21" EAST 48.04 FEET; (2) SOUTH 82°45'34" EAST 48.18 FEET; (3) NORTH 80° 07'28" EAST 86.80 FEET; (4) NORTH 88°41'10" EAST 38.39 FEET; (5) NORTH 80° 22'14" EAST 87.67 FEET; (6) NORTH 82°48'18" EAST 88.77 FEET; (7) NORTH 83° 58'18" EAST 85.38 FEET; (8) NORTH 74°30'04" EAST 44.04 FEET; (9) SOUTH 85° 52'46" EAST 54.08 FEET; (10) SOUTH 82°58'27" EAST 30.01 FEET; (11) NORTH 60° 00'19" EAST 34.88 FEET; (12) NORTH 83°48'21" EAST 28.13 FEET; (13) NORTH 37° 50'08" EAST 83.54 FEET; (14) NORTH 89°10'36" EAST 46.72 FEET; (15) NORTH 37° 50'08" EAST 83.07 FEET; (16) SOUTH 82°38'42" EAST 88.44 FEET; (17) NORTH 74° 37'08" EAST 48.61 FEET; (18) SOUTH 85°51'27" EAST 48.17 FEET; (19) NORTH 60° 01'27" EAST 72.16 FEET; (20) NORTH 87°08'18" EAST 58.17 FEET; (21) SOUTH 55° 10'04" EAST 71.89 FEET; (22) NORTH 89°44'32" EAST 31.86 FEET; (23) SOUTH 84° 41'38" EAST 36.81 FEET; (24) SOUTH 89°32'44" EAST 37.80 FEET; (25) NORTH 89° 00'51" EAST 35.84 FEET; (26) SOUTH 88°10'48" EAST 30.33 FEET; (27) SOUTH 82° 30'31" EAST 41.38 FEET; (28) SOUTH 86°19'45" EAST 81.08 FEET; THENCE SOUTH 00° 30'15" WEST 40.38 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 1900 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES: (1) NORTH 80°00'48" WEST 22.73 FEET; (2) RIGHT ALONG THE ARC OF A 187.00 FOOT RADIUS CURVE, A DISTANCE OF 115.82 FEET, CHORD BEARS NORTH 72°04'18" WEST 111.96 FEET; (3) NORTH 80°08'44" WEST 140.32 FEET; (4) LEFT ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE, A DISTANCE OF 147.38 FEET, CHORD BEARS NORTH 79°52'00" WEST 143.21 FEET; (5) SOUTH 78°24'48" WEST 804.48 FEET TO THE POINT OF BEGINNING. CONTAINING 0.88 ACRES.

ROYLANCE FARMS - PHASE 1 BOUNDARY DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.
BEGINNING AT A POINT LOCATED SOUTH 89°40'00" WEST 906.68 FEET AND NORTH 00°30'00" WEST 85.67 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTH HALF OF SECTION 32, RUNNING THENCE NORTH 89°42'34" WEST 169.67 FEET; THENCE SOUTH 00°50'00" WEST 3.79 FEET; THENCE SOUTH 88°38'00" WEST 543.60 FEET; THENCE SOUTH 88°03'00" WEST 377.46 FEET; THENCE NORTH 52°35'00" WEST 223.50 FEET; THENCE NORTH 18°45'21" WEST 43.08 FEET; THENCE NORTH 74°18'53" EAST 14.72 FEET; THENCE NORTH 58°42'34" EAST 28.06 FEET TO THE CENTERLINE COLD WATER CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING 28 COURSES: (1) SOUTH 60° 37'21" EAST 48.04 FEET; (2) SOUTH 82°45'34" EAST 48.18 FEET; (3) NORTH 80° 07'28" EAST 86.80 FEET; (4) NORTH 88°41'10" EAST 38.39 FEET; (5) NORTH 80° 22'14" EAST 87.67 FEET; (6) NORTH 82°48'18" EAST 88.77 FEET; (7) NORTH 83° 58'18" EAST 85.38 FEET; (8) NORTH 74°30'04" EAST 44.04 FEET; (9) SOUTH 85° 52'46" EAST 54.08 FEET; (10) SOUTH 82°58'27" EAST 30.01 FEET; (11) NORTH 60° 00'19" EAST 34.88 FEET; (12) NORTH 83°48'21" EAST 28.13 FEET; (13) NORTH 37° 50'08" EAST 83.54 FEET; (14) NORTH 89°10'36" EAST 46.72 FEET; (15) NORTH 37° 50'08" EAST 83.07 FEET; (16) SOUTH 82°38'42" EAST 88.44 FEET; (17) NORTH 74° 37'08" EAST 48.61 FEET; (18) SOUTH 85°51'27" EAST 48.17 FEET; (19) NORTH 60° 01'27" EAST 72.16 FEET; (20) NORTH 87°08'18" EAST 58.17 FEET; (21) SOUTH 55° 10'04" EAST 71.89 FEET; (22) NORTH 89°44'32" EAST 31.86 FEET; (23) SOUTH 84° 41'38" EAST 36.81 FEET; (24) SOUTH 89°32'44" EAST 37.80 FEET; (25) NORTH 89° 00'51" EAST 35.84 FEET; (26) SOUTH 88°10'48" EAST 30.33 FEET; (27) SOUTH 82° 30'31" EAST 41.38 FEET; (28) SOUTH 86°19'45" EAST 81.08 FEET; THENCE SOUTH 00° 30'15" WEST 40.38 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 1900 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES: (1) NORTH 80°00'48" WEST 22.73 FEET; (2) RIGHT ALONG THE ARC OF A 187.00 FOOT RADIUS CURVE, A DISTANCE OF 115.82 FEET, CHORD BEARS NORTH 72°04'18" WEST 111.96 FEET; (3) NORTH 80°08'44" WEST 140.32 FEET; (4) LEFT ALONG THE ARC OF A 178.00 FOOT RADIUS CURVE, A DISTANCE OF 147.38 FEET, CHORD BEARS NORTH 79°52'00" WEST 143.21 FEET; (5) SOUTH 78°24'48" WEST 804.48 FEET TO THE POINT OF BEGINNING. CONTAINING 7.84 ACRES.

LOT 401-405 BOUNDARY

A PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

BEGINNING AT THE SOUTHWEST CORNER OF ROYLANCE FARMS P.R.U.D.- PHASE 1 BEING LOCATED SOUTH 89°40'00" WEST 1907.34 FEET AND NORTH 00°30'00" WEST 85.67 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTH HALF OF SECTION 32, RUNNING THENCE NORTH 13°39'19" WEST 106.83 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1900 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES: (1) NORTH 13°39'19" WEST 106.83 FEET; (2) SOUTH 89°32'44" EAST 37.80 FEET; THENCE SOUTH 13°39'19" EAST 86.00 FEET; THENCE SOUTH 78°24'48" WEST 32.00 FEET; THENCE SOUTH 07°20'00" EAST 100.83 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°38'00" WEST 12.50 FEET; (2) SOUTH 89°35'00" WEST 337.48 FEET TO THE POINT OF BEGINNING. CONTAINING 1.41 ACRES.

LOT 406 BOUNDARY

A PART OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY.

BEGINNING AT SOUTHEAST CORNER OF ROYLANCE FARMS P.R.U.D.- PHASE 1 BEING LOCATED SOUTH 89°40'00" WEST 906.68 FEET AND NORTH 00°30'00" WEST 85.67 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTH HALF OF SECTION 32, RUNNING THENCE NORTH 89°42'34" WEST 169.67 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTH 18°45'21" EAST 138.16 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 1900 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 2 COURSES: (1) TO THE LEFT ALONG THE ARC OF A 257.00 FOOT RADIUS CURVE, A DISTANCE OF 77.01 FEET, CHORD BEARS SOUTH 82°34'14" EAST 78.72 FEET; (2) SOUTH 82°00'48" EAST 22.73 FEET; THENCE SOUTH 07°30'15" WEST 118.23 FEET TO THE POINT OF BEGINNING. CONTAINING 0.34 ACRES.

CURVE	BEARING	LENGTH	TANGENT	CHORD BEG.	CHORD END.
C1	33°01'00"	228.00	128.66	86.68	S 72°36'15" E 127.87
C2	17°10'03"	257.00	77.01	38.79	N 82°34'43" W 76.72
C3	02°14'08"	257.00	10.03	5.01	N 70°52'38" W 10.02
C4	15°26'31"	257.00	81.07	30.68	S 42°57'10" E 80.82
C5	33°01'00"	197.00	113.25	58.38	S 72°36'15" E 113.62
C6	47°26'28"	150.00	124.30	62.81	N 78°20'11" E 126.88
C7	14°43'24"	118.00	30.32	15.28	N 87°30'28" W 30.24
C8	32°43'58"	118.00	67.38	54.84	N 87°13'42" W 68.47
C9	47°26'30"	176.00	147.38	78.21	N 78°52'00" W 143.21
C10	15°43'04"	180.00	41.15	20.70	N 07°01'17" W 41.02
C11	10°46'13"	180.00	53.84	17.02	N 08°28'42" E 33.88
C12	14°10'53"	118.00	28.20	14.87	N 82°30'02" E 28.12
C13	40°54'54"	30.00	31.42	11.18	S 24°32'03" E 30.87
C14	19°00'34"	88.00	18.25	9.21	N 38°28'13" W 18.16
C15	51°44'40"	88.00	48.67	28.87	N 00°04'33" E 48.00
C16	117°10'07"	88.00	112.47	80.00	N 84°20'53" E 83.87
C17	51°38'08"	88.00	48.40	26.51	S 17°20'02" E 47.78
C18	30°17'27"	88.00	28.20	14.84	S 82°30'41" W 28.02
C19	53°51'04"	30.00	28.20	15.24	N 17°32'28" E 27.18
C20	02°26'17"	120.00	11.74	5.87	N 12°04'40" W 11.73

LOT NO.	ADDRESS
LOT 401	241 EAST 1900 NORTH
LOT 402	253 EAST 1900 NORTH
LOT 403	265 EAST 1900 NORTH
LOT 404	277 EAST 1900 NORTH
LOT 405	289 EAST 1900 NORTH
LOT 406	385 EAST 1900 NORTH

FOUND BRASS CAP AND
NORTH OGDEN CITY
SURVEY CENTERLINE
MONUMENT (1780 NO.)

NORTH OGDEN ATTORNEY

I have examined the financial guarantees and other documents associated with this subdivision plat and in my opinion the same conform with the County Ordinances applicable thereto and now in force and effect.

Signed this _____ day of _____, 2004

Signature _____

NORTH OGDEN CITY ENGINEER

This plat was approved by the City Engineer and the Community Development Director.

Signed this _____ day of _____, 2004

By: _____ Date _____
City Engineer

By: _____ Date _____
Community Development Director

NORTH OGDEN CITY COUNCIL ACCEPTANCE

This is to certify that this subdivision plat, the dedication and financial guarantees of public improvements thereon are hereby accepted by the City Council of North Ogden City, Utah this _____ day of _____, 2004.

Mayor _____

Altner _____

RECEIVED

MAR 22 2005
Weber County Surveyor

003441

By: R.A.B.
Rev. 11/04/04
04-134 P.H.D.W.
RE - 96-3-151

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____ AT _____
IN BOOK _____ OF OFFICIAL _____
RECORDS, PAGE _____

COUNTY RECORDER

BY _____
DEPUTY

HANSEN & ASSOCIATES, INC.

Consulting Engineers and Land Surveyors
658 North Main Brigham City, Utah 84302
Brigham City, Utah 84302
765-8481

Checked By: _____