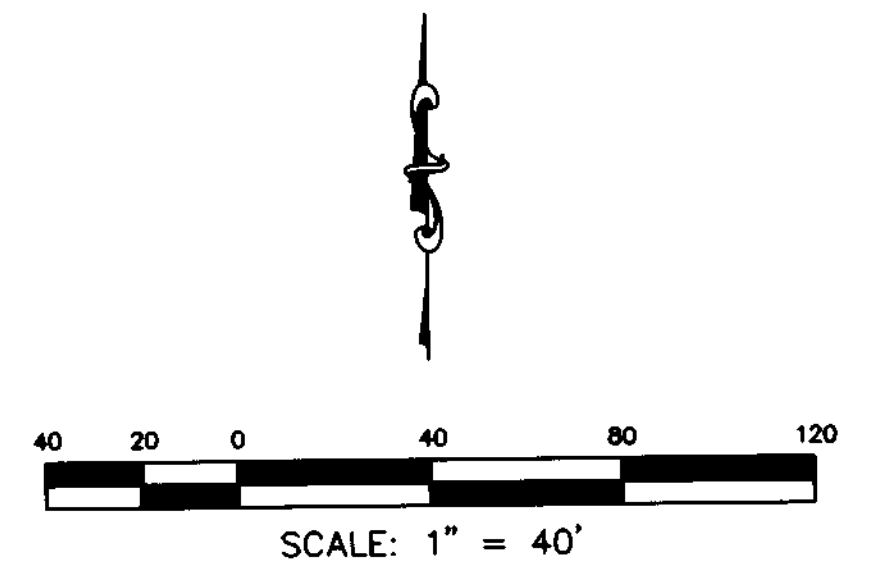


BINGHAM ESTATES SUBDIVISION

LOCATED IN THE SW QUARTER OF THE NE QUARTER OF SECTION 22, T5N, R2W SLB & M
ROY CITY, WEBER COUNTY, UTAH
FINAL PLAT



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 186385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS BINGHAM ESTATES SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

DATE: 25 OCT 2007
VON R. HILL

BOUNDARY DESCRIPTION

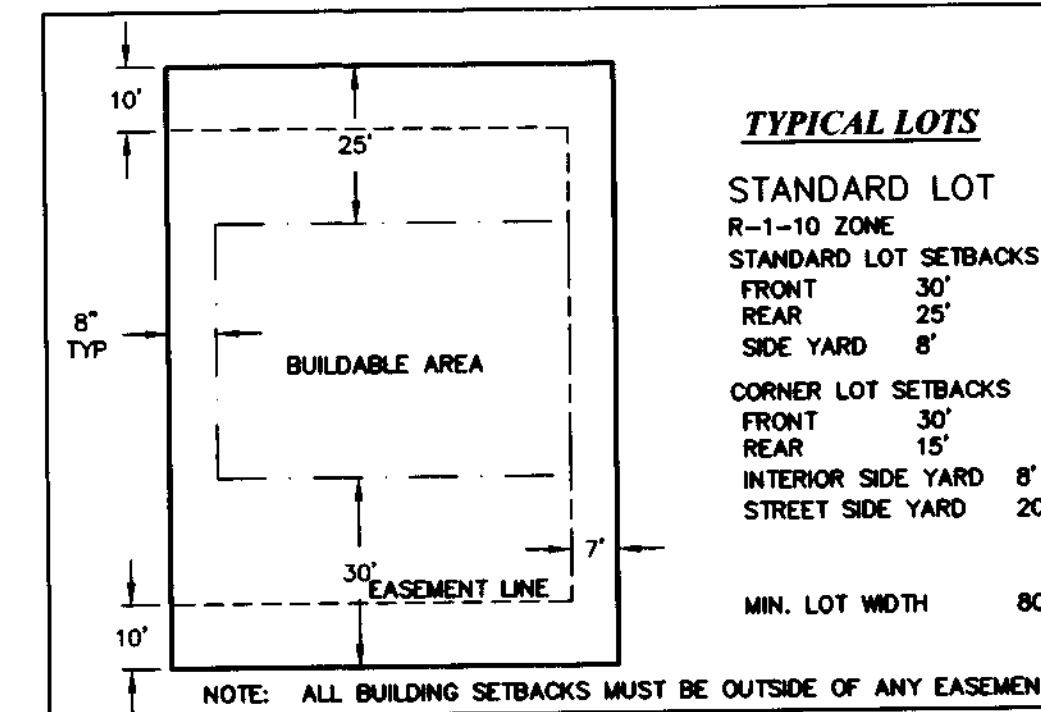
BEGINNING AT A POINT WHICH IS SOUTH 89°43'39" EAST 680.00 FEET ALONG THE EAST-WEST QUARTER SECTION LINE FROM THE CENTER QUARTER CORNER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEBER COUNTY, UTAH AND RUNNING THENCE NORTH 0°16'21" EAST 660.00 FEET; THENCE SOUTH 89°43'39" EAST 146.79 FEET; THENCE NORTH 0°25'40" EAST 0.82 FEET TO THE SOUTHEAST CORNER OF LOT 27, ARTHUR JONES ESTATES SUBDIVISION NO. 2; THENCE SOUTH 89°34'20" EAST 60.00 FEET ALONG THE SOUTH LINE OF SAID SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 28 OF SAID SUBDIVISION; THENCE SOUTH 0°25'40" WEST 0.65 FEET; THENCE SOUTH 89°43'39" EAST 123.21 FEET; THENCE SOUTH 0°16'21" WEST 660.00 FEET TO THE QUARTER SECTION LINE; THENCE NORTH 89°43'39" WEST 330.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.0 ACRES.

GENERAL NOTES:

- ALL SIDE EASEMENTS SHOWN ARE TYPICAL 7' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED. ALL REAR EASEMENTS AND EASEMENTS FRONTING ROADS ARE 10' WIDE.
- APPROVAL OF THIS DEVELOPMENT PLAT BY ROY CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUND WATER TABLES.
- P.U.E. DENOTES A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT.
- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES, AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE AT THE LOT OWNERS EXPENSE OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THIS PUE.
- THIS SUBDIVISION IS LOCATED WITHIN OR NEAR A PHYSICAL AND ENVIRONMENTAL HAZARDS AREA OF ROY CITY. SEE THE ROY CITY GENERAL PLAN FOR MORE INFORMATION.

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	12.09	15.00	48°11'13"	N22°21'57"E	11.77
C2	42.25	50.00	48°25'02"	S22°15'03"W	41.01
C3	65.19	50.00	74°42'17"	S39°18'36"E	60.67
C4	51.71	50.00	58°15'08"	N73°42'42"E	49.43
C5	12.09	15.00	48°11'13"	S87°10'45"W	11.77
C6	23.56	15.00	90°00'00"	S44°43'39"E	21.21

LOT	EG	NEW TBC @ LOT CEN.	MIN FFE	(TBC)-(FFE)=
1	4299.88	4302.09	4296.84	-3.54
2	4299.18	4302.70	4297.04	-5.66
3	4298.65	4303.11	4297.45	-5.27
4	4297.95	4303.54	4297.84	-5.70
5	4297.86	4303.71	4298.05	-5.56
6	4299.65	4304.24	4298.17	-6.07
7	4301.19	4304.67	4298.53	-6.14
8	4301.39	4303.28	4297.54	-5.74
9	4302.02	4302.83	4298.02	-4.81
10	4302.31	4302.38	4298.31	-4.07
12	4298.05	4299.17	4294.05	-5.12
13	4299.10	4300.13	4295.10	-5.03



TYPICAL LOTS

STANDARD LOT

R-1-10 ZONE

STANDARD LOT SETBACKS

FRONT 30'

REAR 25'

SIDE YARD 8'

CORNER LOT SETBACKS

FRONT 30'

REAR 15'

INTERIOR SIDE YARD 8'

STREET SIDE YARD 20'

MIN. LOT WIDTH 80'

LEGEND

- PUBLIC UTILITY EASEMENT (P.U.E.)
- FENCE LINE
- PROPERTY LINE
- ROAD CENTERLINE
- TIE TO MONUMENT

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO SUBDIVIDE THE PROPERTY. THIS WAS DONE USING THE MONUMENTS SHOWN. HILL & ARGYLE REBAR AND CAP WERE SET AT ALL REAR LOT CORNERS. NAILS WILL BE SET ON PROJECTED PROPERTY LINES. THE SOUTH LINES OF ARTHUR JONES ESTATES SUBDIVISION NO. 2 WAS SET BY USING THE GRAPHICAL DESCRIPTION OF THE SAID SUBDIVISION AND ROTATING BEARINGS FOR SAID SUBDIVISION TO MATCH OUR BASIS OF BEARING. THE GRAPHICAL DESCRIPTION CONFLICTS WITH THE WRITTEN DESCRIPTION.

ROY CITY ACCEPTANCE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT AND THE DEDICATION OF THIS PLAT WAS ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF ROY CITY, WEBER COUNTY, UTAH BY RESOLUTION PASSED ON THE _____ DAY OF _____, 20____.

IN WITNESS WHEREOF I HERE UNTO SET MY HAND AND AFFIX THE CORPORATE SEAL OF ROY CITY.

APPROVED THIS _____ DAY OF _____, 20____.

ATTEST: _____

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 HAVE BEEN COMPLIED WITH. DATED THIS DAY OF _____, 20____.

ENGINEER

ROY CITY ATTORNEY

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE ATTORNEY OF THE FOREGOING PLAT HAVE BEEN COMPLIED WITH. DATED THIS DAY OF _____, 20____.

ATTORNEY

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, CODY WILDER, MEMBER OF TALLIN CONSTRUCTION L.L.C., WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF TALLIN CONSTRUCTION L.L.C. AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

ROY CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE ROY CITY PLANNING COMMISSION DATED THIS DAY OF _____, 20____.

SIGNATURE

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED _____ AT _____
 IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
 RECORDED FOR: _____
 WEBER COUNTY RECORDER
 BY: _____ DEPUTY

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 Engineering and Surveying
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