

**BOUNDARY DESCRIPTION**

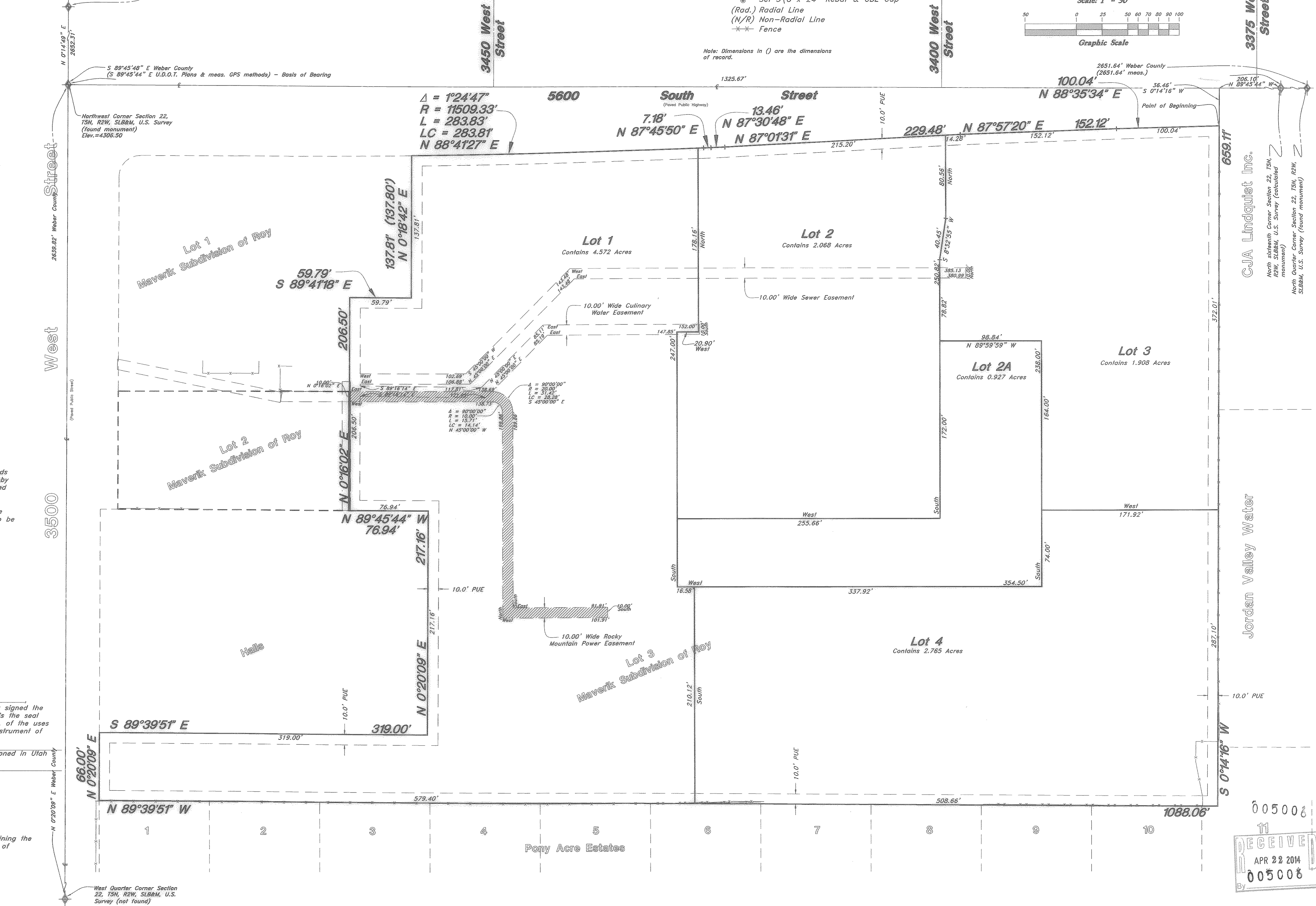
All of Lot 3 of the Maverik SUBDIVISION OF ROY, Roy City, Weber county, Utah, and a part of the Northwest Quarter of Section 22, Township 5 North Range 2 West, Salt Lake Base and Meridian, U.S. Survey, and being more fully described as follows: Beginning at the Northwest corner of Lot 1 of the Lindquist Roy Subdivision being 206.10 feet North 89°45'44" West along the Section line and 36.46 feet South 0°14'16" West from the calculated position of the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 22, said calculated position located 1325.67 feet North 89°45'44" West along the Section line from the North Quarter corner of said Section 22, and running thence South 0°14'16" West 659.11 feet along the West Boundary line of said Lindquist Roy Subdivision and said line extended to the North line of Pony Acre Estates Subdivision in Roy City, Weber County, Utah; thence North 89°39'51" West 1088.06 feet along said North Boundary line to the East right of way of 3500 West Street; thence North 0°20'09" East 66.00 feet along said East right of way line; thence South 89°39'51" East 319.00 feet to the West Boundary line of said Lot 3, Maverik Subdivision of Roy, in Roy City, Weber County, Utah; thence five (5) courses along the West Boundary line of said Lot 3, as follows: (1) North 0°20'09" East 217.16 feet; (2) North 89°45'44" West 76.94 feet; (3) North 0°16'02" East 206.50 feet; (4) South 89°41'18" East 59.79 feet; and (5) North 0°18'42" East 137.81 feet (137.80 feet recorded) to the Southerly right of way line of 5600 South Street being on a point of curvature on a non-tangent curve (whose center bears North 0°36'10" West); thence six (6) courses along said Southerly right of way line as follows: (1) Easterly along the arc of a 11509.33 feet radius curve to the left a distance of 283.83 feet (Delta Angle equals 01°24'47", Long Chord bears North 88°41'27" East 283.81 feet); (2) North 87°45'50" East 7.18 feet; (3) North 87°30'48" East 13.46 feet; (4) North 87°01'31" East 229.48 feet; (5) North 87°57'20" East 152.12 feet; and (6) North 88°35'34" East 100.04 feet to the point of beginning.

West Quarter Corner Section 15, T5N, R2W, SLB&M, U.S. Survey (found monument)

S 89°45'48" E Weber County (S 89°45'44" E U.D.G.T. Plans & meas. GPS methods) - Basis of Bearing

Northwest Corner Section 22, T5N, R2W, SLB&M, U.S. Survey (found monument) Elev.=4306.50

Containing 12.240 Net Acres

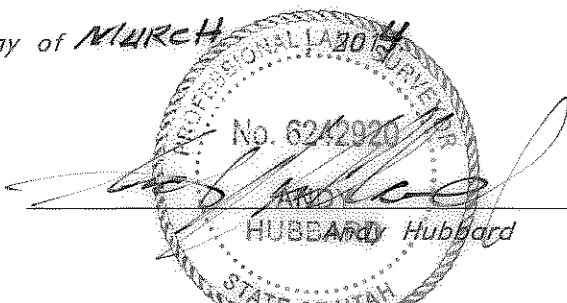


**SURVEYOR'S CERTIFICATE**

I, Andy Hubbard, do hereby certify that I am a Registered Professional Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that this - Roy Medical Office Building Subdivision in Weber County, 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 in accordance with Section 17-23-17, Monumented Lot corners have been set as shown on this drawing.

I also certify that all the lots within this - Roy Medical Office Building Subdivision meet the frontage and area requirements of the Roy City Zoning Ordinance.

Signed this 24th day of MARCH



**OWNERS DEDICATION**

The undersigned owner of the hereon described tract of land hereby sets apart and subdivides the same tract into lots and streets as shown on this plat, and assigns the lands included in this plat the name of Iasis - Roy Medical Office Building Subdivision, and hereby dedicates, grants and conveys to Roy City all those portions of said tract of land designated hereon as public utility and drainage easements (PUE), the same to be used for drainage purposes and the installation, maintenance, and operation of public utilities as may be authorized by Roy City; and also hereby dedicates, grants and conveys to Roy City all those portions of said tract of land designated hereon as Private Access Easements, the same to be used as public thoroughfares and pedestrian access to these parcels forever.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_ Iasis Healthcare, LLC  
by: \_\_\_\_\_ Title: \_\_\_\_\_

**ACKNOWLEDGMENT**

On the \_\_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me \_\_\_\_\_, who acknowledged before me that they signed the foregoing instrument as \_\_\_\_\_, and that the seal impressed on the within instrument is the seal of said Corporation; and that said instrument is the free and voluntary act of said Corporation, of the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument of behalf of said Corporation and that said Corporation executed the same.

Residing at: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

**NARRATIVE:**

This survey was requested by Joey Abney of Iasis Healthcare, LLC for the purpose of defining the overall property boundary. A line between the Northwest Corner and the North Quarter Corner of Section 22 bearing South 89°45'44" East was used as the Basis of Bearings.

**NOTES**

- 10' public utility easement (PUE) each side of property line as indicated by dashed lines, except as otherwise shown.
- Lots 2 and 2A shall be consolidated into a single lot upon expansion of the building.
- Owner intends to vacate Lot 3 and easements associated with said lot and replace with easements and lot lines shown hereon.
- Access easements are for vehicular access to the K.C. & Susan Halls' lot and for Lot 1 Maverik Subdivision of Roy.

**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 \_\_\_\_\_, 2013.

Attest: \_\_\_\_\_  
Title: \_\_\_\_\_

**ROY CITY ATTORNEY**

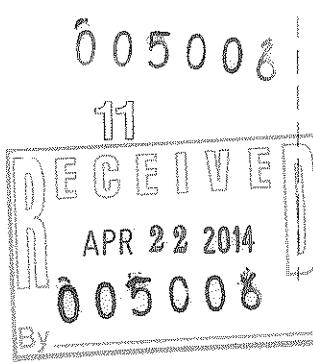
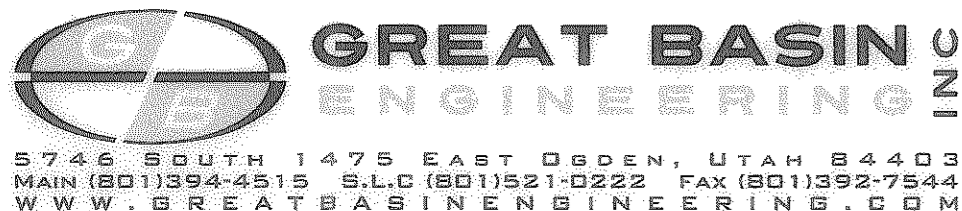
I hereby certify that the requirements of all applicable statutes and ordinances prerequisite to approval by the attorney of the foregoing plat and dedications have been complied with.

City Attorney

**ROY CITY ENGINEER**

I hereby certify that all applicable statutes and ordinances prerequisite to approval by the engineer of the foregoing plat and dedications have been complied with.

Roy City Engineer



**RECORD OF SURVEY**

WEBER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_ FILED FOR RECORD \_\_\_\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF RECORDS, PAGE \_\_\_\_\_ REC'D FOR \_\_\_\_\_

WEBER COUNTY RECORDER

BY: \_\_\_\_\_ DEPUTY