

RECORD OF SURVEY FOR ROSE ESTATES SUBDIVISION PHASE 2

LOCATED IN THE EAST HALF OF SECTION 6,
TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
PLAIN CITY, WEBER COUNTY, UTAH
AUGUST, 2016

BOUNDARY DESCRIPTION

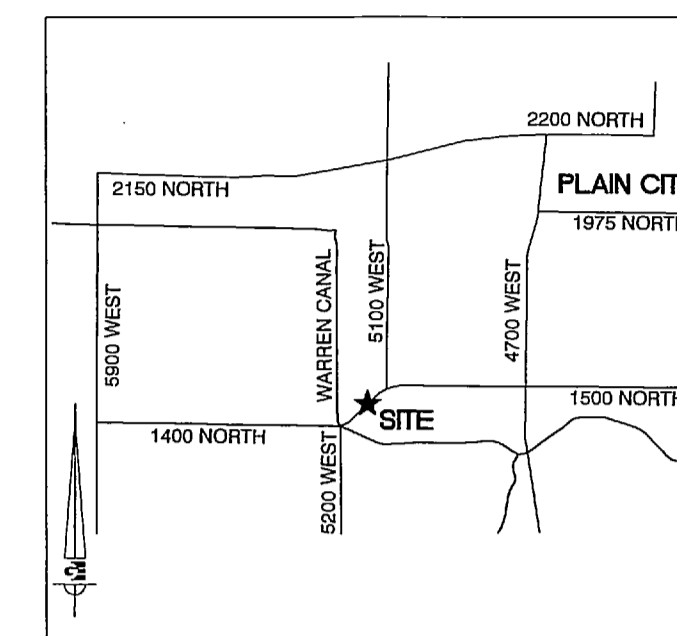
A PART OF THE EAST HALF OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NORTH PORTION
BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 6; RUNNING THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION SOUTH 1°14'28" WEST 42.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 1400 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES: (1) ALONG THE ARC OF A CURVE TO THE LEFT 186.20 FEET, HAVING A RADIUS OF 636.11 FEET, A CENTRAL ANGLE OF 16°46'18", AND WHICH CHORD BEARS SOUTH 54°17'30" WEST 185.54 FEET; (2) SOUTH 45°54'21" WEST 686.44 FEET; (3) ALONG THE ARC OF A CURVE TO THE RIGHT 149.03 FEET, HAVING A RADIUS OF 355.98 FEET, A CENTRAL ANGLE OF 23°59'14", AND WHICH CHORD BEARS SOUTH 57°53'53" WEST 147.95 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 148.13 FEET, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 56°57'51", AND WHICH CHORD BEARS NORTH 28°11'44" WEST 143.06 FEET; THENCE NORTH 0°17'12" EAST 608.59 FEET; THENCE SOUTH 89°27'34" EAST 821.03 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE ALONG SAID EAST LINE SOUTH 1°30'45" WEST 34.23 FEET TO THE POINT OF BEGINNING, CONTAINING 354,049 SQ.FT. OR 8.128 ACRES, MORE OR LESS.

SOUTH PORTION
BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1, DAUGHERTY ACRES SUBDIVISION, BEING LOCATED SOUTH 1°14'28" WEST 588.99 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION; RUNNING THENCE ALONG SAID EAST LINE SOUTH 1°14'28" WEST 385.36 FEET TO A POINT ON THE NORTHERLY LINE OF THE WILSON CANAL; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING (6) SIX COURSES: (1) NORTH 87°12'22" WEST 29.47 FEET; (2) SOUTH 82°11'59" WEST 21.67 FEET; (3) NORTH 84°07'08" WEST 2.97 FEET; (4) NORTH 73°17'45" WEST 38.98 FEET; (5) NORTH 69°33'36" WEST 50.23 FEET; (6) NORTH 64°15'40" WEST 66.53 FEET TO THE EASTERLY BOUNDARY OF THE ROSE ESTATES SUBDIVISION; THENCE ALONG SAID BOUNDARY NORTH 44°05'39" WEST 467.55 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 1400 NORTH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 45°54'21" EAST 377.15 FEET TO THE BOUNDARY OF LOT 1, DAUGHERTY ACRES SUBDIVISION; THENCE ALONG SAID LOT SOUTH 44°05'39" EAST 375.10 FEET TO THE POINT OF BEGINNING, CONTAINING 199,328 SQ.FT. OR 4.576 ACRES, MORE OR LESS.

VICINITY MAP

NOT TO SCALE



NOTES:

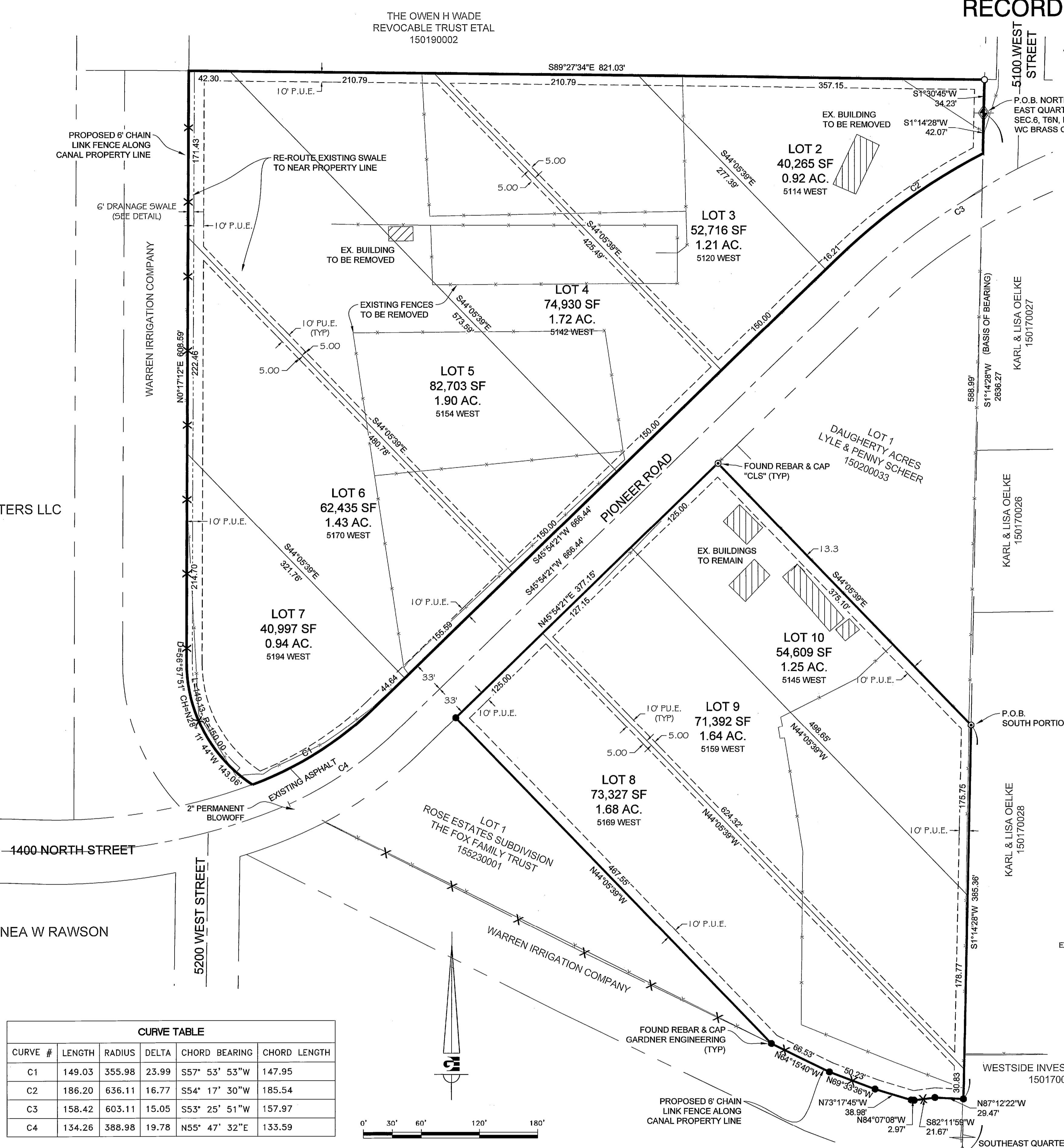
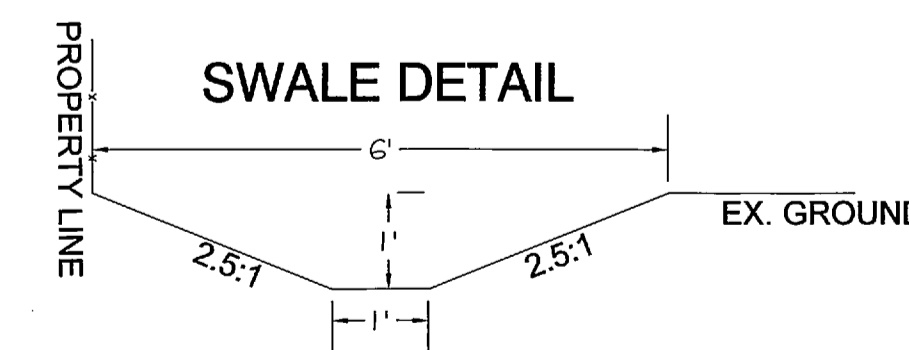
- ZONE A-2 CURRENT YARD SETBACKS: FRONT-40' / SIDE-10' WITH A TOTAL NOT LESS THAN 24' REAR-30'
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA MAP NO. 49057C0200E WITH AN EFFECTIVE DATE OF DECEMBER 16, 2005.
- 10 FOOT UTILITY EASEMENTS AS INDICATED BY DASHED LINES UNLESS OTHERWISE SHOWN. ALL EASEMENTS TO BE USED FOR IRRIGATION WATER LINES, DRAINAGE, SANITARY AND STORM SEWER, POWER LINES, TELEPHONE LINES AND OTHER PUBLIC UTILITIES.
- THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE EACH LOT SUCH THAT RUNOFF WATER IS DIRECTED TO THE FRONTING ROADS OR SWALES THAT CARRY WATER TO INTERSECTING ROADS. GRADING SHALL ENSURE THAT THE RUNOFF FROM EACH LOT DOES NOT DRAIN ONTO NEIGHBORING LOTS OR PROPERTIES.
- WATER AND SEWER LATERALS ARE TO BE INSTALLED PER CURRENT PLAIN CITY STANDARDS.
- DUE TO THE POSSIBILITY OF HIGH GROUND WATER, THE FINISHED FLOOR DEPTH OF ANY HOME CONSTRUCTED ON ANY LOT SHOULD BE NO DEEPER THAN THE FINISHED FLOOR ELEVATIONS OF THE SURROUNDING HOMES. A DEEPER FINISHED FLOOR MAY BE CONSIDERED IF A LETTER REPORT FROM A GEOTECHNICAL ENGINEER INDICATING THE ACTUAL GROUND WATER DEPTH AND A RECOMMENDATION AS TO HOW DEEP THE LOWEST FINISHED FLOOR CAN BE CONSTRUCTED IS SUBMITTED TO PLAIN CITY FOR REVIEW.
- THE DEVELOPER SHALL BE RESPONSIBLE TO GRADE ALL LOTS TO ENSURE THAT THE RUNOFF FROM EACH LOT DOES NOT DRAIN ONTO NEIGHBORING LOTS OR PROPERTIES. + #5 REBAR AND CAP MARKED "GARDNER ENGINEERING" SET AT ALL PROPERTY CORNERS.
- THE INDIVIDUAL OWNER OF EACH LOT ACCESSING PIONEER ROAD SHALL BE RESPONSIBLE FOR THE INSTALLATION OF A DRAINAGE CULVERT WHERE DRIVEWAYS ARE INSTALLED, TO ALLOW WATER TO DRAIN IN ITS NATURAL STATE ALONG PIONEER ROAD.

NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF BILL FOX FOR THE PURPOSE OF SUBDIVIDING PARCELS NO. 150200002 AND 150200042 INTO 9 SEPARATE SINGLE FAMILY LOTS. THE SOUTHERLY PORTION OF THE SUBDIVISION IS THE REMAINDER PARCEL OF THE ROSE ESTATES SUBDIVISION. THE CENTERLINE OF PIONEER ROAD WAS DETERMINED BY HONORING THE ROSE ESTATES SUBDIVISION AND THE DAUGHERTY ACRES SUBDIVISION. THE BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 1°14'28" WEST WEBER COUNTY GRID BEARING.

LEGEND

WEBER COUNTY MONUMENT		EXISTING WATER METER	
SUBDIVISION BOUNDARY		EXISTING FIRE HYDRANT	
LOT LINE		EXISTING WATER VALVE	
ADJACENT PARCEL		EXISTING SEWER MANHOLE	
SECTION LINE		EXISTING POWER POLE	
EXISTING FENCE		EXISTING TRANSFORMER	
EASEMENT		EXISTING TELEPHONE PEDESTAL	
EXISTING WATER LINE		PROPOSED WATER SERVICE	
EXISTING SECONDARY WATER LINE		PROPOSED SECONDARY WATER SERVICE	
EXISTING SANITARY SEWER		PROPOSED SEWER SERVICE	
EXISTING STORM DRAIN			
EXISTING OVERHEAD POWER			



CURVE TABLE

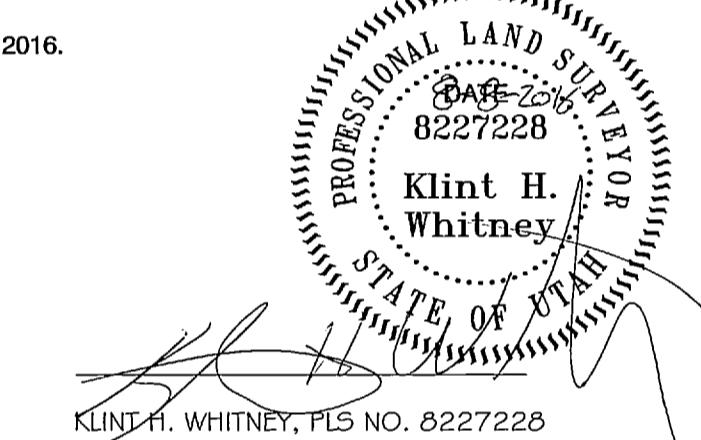
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	149.03	355.98	23.99	S57° 53' 53" W	147.95
C2	186.20	636.11	16.77	S54° 17' 30" W	185.54
C3	158.42	603.11	15.05	S53° 25' 51" W	157.97
C4	134.26	388.98	19.78	N55° 47' 32" E	133.59

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS ROSE ESTATES SUBDIVISION PHASE 2 IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 8TH DAY OF AUGUST, 2016.

RECEIVED
AUG 16 2016
BY: 5532



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

ROSE ESTATES SUBDIVISION PHASE 2

AND HEREBY DEDICATE, GRANT AND CONVEY TO PLAIN 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 GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE 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 WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY PLAIN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 2016.

BILL FOX, REPRESENTATIVE, FOX PROPERTIES LLC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WEBER)

On this _____ day of _____, 2016, personally appeared before me BILL FOX, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the REPRESENTATIVE OF FOX PROPERTIES LLC, and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said BILL FOX acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

DEVELOPER:
BILL FOX
1406 NORTH 2000 WEST
FARR WEST, UTAH 84404
801-430-3259

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL _____

RECORDS, PAGE _____, RECORDED _____

FOR _____

COUNTY RECORDER

BY: _____

PLAIN CITY ATTORNEY

I HAVE EXAMINED THE FOREGOING PLAT AND DESCRIPTION OF ROSE ESTATES SUBDIVISION PHASE 2 AND IN MY OPINION, THEY CONFORM WITH THE CITY ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT

SIGNED THIS _____ DAY OF _____, 2016.

PLAIN CITY ATTORNEY

PLAIN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO CITY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 2016.

PLAIN CITY ENGINEER

PLAIN CITY APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT, ALONG WITH THE DEDICATION OF ALL STREETS, EASEMENTS AND PUBLIC IMPROVEMENTS GUARANTEE WERE DULY APPROVED AND ACCEPTED BY THE CITY COUNCIL AND MAYOR OF PLAIN CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 2016.

ATTEST:
CITY RECORDER

PLAIN CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE PLAIN CITY PLANNING COMMISSION.

SIGNED THIS _____ DAY OF _____, 2016.

CHAIRMAN, PLAIN CITY PLANNING COMMISSION