

Roylance Farms P.R.U.D. - Phase II 4th Amendment

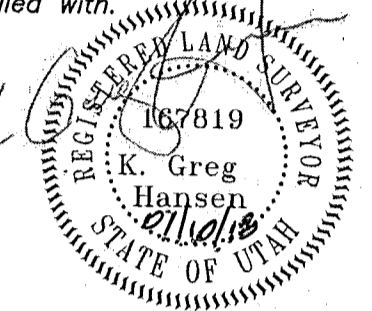
A Part of the Northwest Quarter of Section 5, Township 6 North, Range 1 West,
and a Part of the Southwest Quarter of Section 32, Township 7 North, Range 1 West,
Salt Lake Base & Meridian
North Ogden, Weber County, Utah
July 2018

SEP 16 2018
BY: 6106

SURVEYOR'S CERTIFICATE

I, K. Greg Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Act; and I have completed a survey of the property described on this Plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this plat, and that this plat of Roylance Farms P.R.U.D. - Phase II 4th Amendment located in North Ogden, Weber County, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, based upon data compiled from records in the Weber County Recorder's Office and from said survey made by me on the ground. I further hereby certify that the requirements of all applicable statutes and ordinances of North Ogden City Concerning Zoning Requirements regarding lot Measurements have been Complied with.

Signed this 10th day of July 2018.



LOTS 68 - 72, 76, AND 78-84 BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST AND A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET AND THE SOUTH BOUNDARY LINE OF ROYLANCE FARMS P.R.U.D. - PHASE II LOCATED 1112.28 FEET NORTH 89°47'35" EAST ALONG THE NORTH LINE OF SAID SECTION 5 AND 290.30 FEET SOUTH 07°06'55" WEST ALONG THE WEST BOUNDARY LINE OF SAID ROYLANCE FARMS P.R.U.D. - PHASE II AND 391.02 FEET NORTH 89°48'30" EAST ALONG SAID SOUTH BOUNDARY LINE FROM THE NORTHWEST CORNER OF SAID SECTION 5;

RUNNING THENCE NORTH 00°00'00" EAST 128.42 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF 200 WEST STREET TO THE SOUTH RIGHT-OF-WAY LINE OF 1875 NORTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; (1) NORTH 88°23'44" EAST 225.23 FEET; AND (2) THENCE TO THE LEFT ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE, A DISTANCE OF 78.31 FEET, CHORD BEARS NORTH 79°39'59" EAST 78.01 FEET, HAVING A CENTRAL ANGLE OF 17°21'11" TO THE NORTHWEST CORNER OF LOT 77, ROYLANCE FARMS P.R.U.D. - PHASE II, 3RD AMENDMENT; THENCE ALONG THE BOUNDARY LINE OF SAID LOT 77 THE FOLLOWING THREE (3) COURSES; (1) SOUTH 27°29'00" EAST 91.87 FEET; (2) NORTH 88°41'20" EAST 58.04 FEET; AND (3) NORTH 27°22'45" WEST 114.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 77 BEING ON THE SOUTH RIGHT-OF-WAY LINE OF 1875 NORTH STREET; THENCE NORTH 62°33'24" EAST 51.88 FEET SOUTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 75, ROYLANCE FARMS P.R.U.D. - PHASE II, 3RD AMENDMENT; THENCE SOUTH 27°16'21" EAST 102.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 75; THENCE NORTH 59°47'08" EAST 104.81 FEET ALONG THE SOUTH BOUNDARY LINE OF LOT 75 AND LOT 74 OF SAID ROYLANCE FARMS P.R.U.D. - PHASE II, 3RD AMENDMENT TO THE SOUTHWEST CORNER OF LOT 73 OF SAID ROYLANCE FARMS P.R.U.D. - PHASE II, 3RD AMENDMENT; THENCE SOUTH 89°33'53" EAST 42.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 73 BEING ON THE WEST RIGHT-OF-WAY LINE OF 150 WEST STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE IN AN EASTERLY DIRECTION TO THE LEFT OF A NON-TANGENT 55.00 FOOT CURVE, A DISTANCE OF 156.28 FEET, CHORD BEARS SOUTH 80°57'59" EAST 108.76 FEET, HAVING A CENTRAL ANGLE OF 162°48'12" TO THE SOUTHWEST CORNER OF LOT 67 OF SAID ROYLANCE FARMS P.R.U.D. - PHASE II, 3RD AMENDMENT; THENCE SOUTH 72°22'48" EAST 135.15 FEET TO THE SOUTHWEST CORNER OF SAID LOT 67; THENCE SOUTH 02°41'52" WEST 82.83 FEET TO THE SOUTH BOUNDARY LINE OF SAID ROYLANCE FARMS P.R.U.D. - PHASE II, 3RD AMENDMENT; THENCE ALONG SAID SOUTH BOUNDARY LINE THE FOLLOWING TWO (2) COURSES; (1) SOUTH 85°18'00" WEST 152.86 FEET; AND (2) SOUTH 89°48'30" WEST 655.30 FEET TO THE POINT OF BEGINNING. CONTAINING 2.321 ACRES.

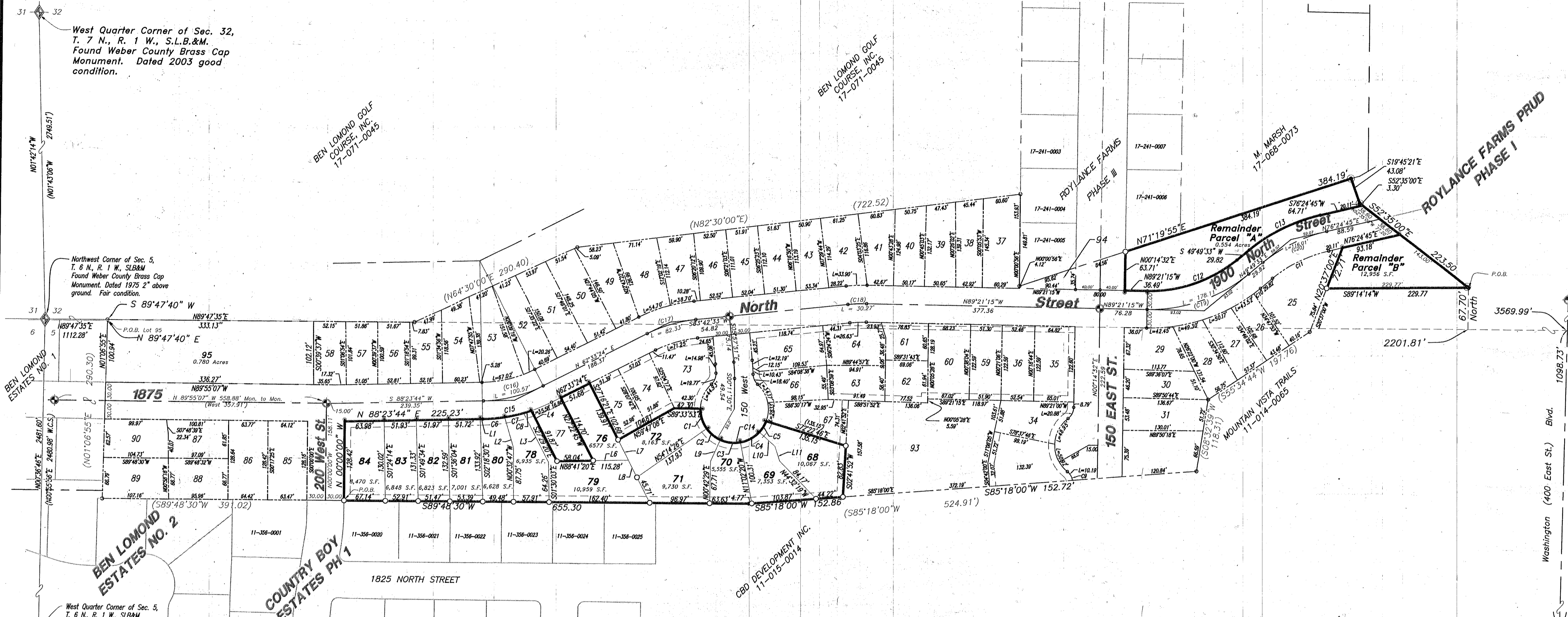
REMAINDER PARCELS "A" AND "B" BOUNDARY DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN.

BEGINNING AT THE SOUTHWEST CORNER OF ROYLANCE FARMS P.R.U.D. - PHASE II 3RD AMENDMENT LOCATED 1112.28 FEET NORTH 89°47'35" EAST ALONG THE NORTH LINE OF SAID SECTION 5 AND 2201.81 FEET NORTH 89°47'35" EAST AND 67.70 FEET NORTH 00°00'00" EAST FROM THE NORTHWEST CORNER OF SAID SECTION 5;

RUNNING THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID ROYLANCE FARMS P.R.U.D. - PHASE II 3RD AMENDMENT SOUTH 89°14'14" WEST 229.77 FEET TO THE SOUTHWEST CORNER OF LOT 92 OF SAID ROYLANCE FARMS P.R.U.D. - PHASE II 3RD AMENDMENT; THENCE NORTH 20°37'00" EAST 72.71 FEET TO THE NORTHWEST CORNER OF SAID LOT 92 BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1900 NORTH STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 76°24'45" EAST 93.18 FEET TO THE EAST BOUNDARY LINE OF SAID ROYLANCE FARMS P.R.U.D. - PHASE II 3RD AMENDMENT; THENCE NORTH 52°35'00" WEST 77.20 FEET ALONG SAID EAST BOUNDARY LINE TO THE NORTH RIGHT-OF-WAY LINE OF 1900 NORTH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES; (1) SOUTH 78°24'45" EAST 128.77 FEET; (2) TO THE LEFT ALONG THE ARC OF A 280.00 FOOT RADIUS CURVE, A DISTANCE OF 129.93 FEET, CHORD BEARS SOUTH 63°07'09" WEST 128.77 FEET, HAVING A CENTRAL ANGLE OF 26°35'17"; (3) SOUTH 49°49'33" WEST 29.82 FEET; (4) TO THE RIGHT ALONG THE ARC OF A 220.00 FOOT RADIUS CURVE, A DISTANCE OF 156.73 FEET, CHORD BEARS SOUTH 70°14'09" WEST 153.44 FEET, HAVING A CENTRAL ANGLE OF 40°49'06"; AND (5) NORTH 89°21'15" WEST 36.49 FEET TO THE EAST RIGHT-OF-WAY LINE OF 150 EAST STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 00°14'33" EAST 63.71 FEET TO THE NORTH BOUNDARY LINE OF SAID ROYLANCE FARMS P.R.U.D. - PHASE II 3RD AMENDMENT; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES; (1) NORTH 71°19'55" EAST 384.19 FEET; (2) SOUTH 19°45'21" EAST 43.08 FEET; AND (3) SOUTH 52°35'00" EAST 223.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.851 ACRES.

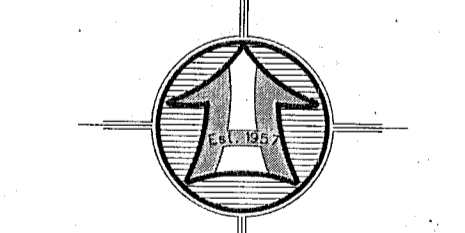
Pg. 1 of 2



West Quarter Corner of Sec. 32, T. 7 N., R. 1 W., S.L.B.&M. Found Weber County Brass Cap Monument. Dated 2003 good condition.

Northwest Corner of Sec. 5, T. 6 N., R. 1 W., S.L.B.&M. Found Weber County Brass Cap Monument. Dated 1975 2" above ground. Fair condition.

West Quarter Corner of Sec. 5, T. 6 N., R. 1 W., S.L.B.&M. Calculated Position



- LEGEND**
- Subject Property Line
 - Interior Lot Lines
 - Adjoining Property Line
 - Previous Property Line
 - Centerline
 - Public Utility Easement (P.U.E.)
 - Ditch
 - Field Separation Line
 - Fence Line (Wire)
 - Fence Line (wood or Vinyl)
 - Street Monument
 - Found rebar or curb nail set by others
 - Set 5/8"x24" Rebar With Cap
 - Section Corner

NOTE:

1 - All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.

2 - Rebar and cap set on all back lot corners with curb nails set in top back of curb and gutter on all side yard projections.

Applicant: Bell Isle PUD
Attn: Ken Graham
Address: PO BOX 198
LEHI UT 840430198
Phone: 801-391-0009

HANSEN & ASSOCIATES, INC.
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Brigham City Ogden Logan
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NORTH OGDEN CITY APPROVALS

THIS PLAT WAS APPROVED BY THE CITY ENGINEER AND THE PLANNING DIRECTOR.

BY: _____ DATE _____
CITY ENGINEER

BY: _____ DATE _____
PLANNING DIRECTOR

SEGMENT	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	34.74'	55.00'	36°11'24"	34.17'	S17°39'35"E
C2	29.13'	55.00'	30°20'45"	28.79'	S50°55'40"E
C3	33.53'	55.00'	34°55'47"	33.012'	S87°31'56"E
C4	35.41'	55.00'	36°53'12"	34.80'	N67°31'32"E
C5	23.47'	55.00'	24°28'59"	23.29'	N29°51'24"E
C6	33.58'	257.00'	7°29'11"	33.56'	N84°39'09"E
C7	31.54'	257.00'	7°01'54"	31.52'	N72°23'37"E
C8	13.19'	257.00'	2°56'26"	13.19'	N72°24'27"E
C9	6.60'	23.00'	16°26'55"	6.58'	S18°07'12"E
C10	13.84'	280.00'	2°49'56"	13.84'	N51°14'34"E
C11	102.09'	220.00'	26°35'17"	101.18'	N67°07'09"E
C12	156.73'	220.00'	40°49'06"	153.44'	S70°14'09"W
C13	129.93'	280.00'	26°35'17"	128.77'	S63°07'09"W
C14	156.28'	55.00'	162°48'12"	108.76'	S80°57'59"E
C15	78.31'	257.00'	17°27'24"	78.01'	N79°39'59"E
C16	100.57'	227.00'	25°23'03"	99.75'	N75°14'55"E
C17	82.31'	223.00'	21°09'10"	81.86'	N73°07'58"E
C18	30.27'	250.00'	06°56'12"	30.25'	N87°10'39"E
C19	178.11'	250.00'	40°49'13"	174.37'	N70°14'09"E
C19	116.01'	250.00'	26°35'13"	114.97'	N63°07'09"E

NARRATIVE

The Purpose of this amendment was to remove the remaining Common Areas, with the exception of Lots 93 and 94 as shown on the Roylance Farms P.R.U.D. - Phase II 3rd Amendment. Those Common Areas are to go to adjoining private lots and to North Ogden City as shown and described herein. This Survey was ordered by Ken Graham of the Belle Isle PUD HOA. The control used to establish the property corners was the existing platted and recorded Roylance Farms P.R.U.D. - Phase II 3rd Amendment along with the Weber County Surveyor Monumentation surrounding Section 5, Township 6 North, Range 1 West, S.L.B.&M. and the centerline monumentation along Washington Blvd. The basis of bearing is the centerline of Washington Blvd. from the monument at 1700 North Street to the monument at 2600 North Street which has a bearing of North 00°50'15" East, per said Roylance Farms P.R.U.D. - Phase II 3rd Amendment subdivision plat.

LAND USE AUTHORITY

THIS IS TO CERTIFY THAT THIS PLAT AND THE DEDICATION OF THIS PLAT ALONG WITH THE DEDICATION OF ALL EASEMENTS WERE DULY APPROVED AND ACCEPTED BY THE LAND USE AUTHORITY ON NORTH OGDEN CITY THIS _____ DAY OF _____ A.D., 2018.

BY: _____ DATE _____
MAYOR

BY: _____ DATE _____
CITY RECORDER

NORTH OGDEN CITY ATTORNEY / CITY ADMINISTRATOR

I CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE BY THE STATE OF UTAH AND THE ORDINANCES OF NORTH OGDEN CITY OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH. SIGNED THIS _____ DAY OF _____, 2018.

BY: _____ DATE _____
CITY ATTORNEY

BY: _____ DATE _____
CITY ADMINISTRATOR

COUNTY RECORDER

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